



MADISON COUNTY BOARD OF SUPERVISORS

125 West North Street • Post Office Box 608
Canton, Mississippi 39046
601-855-5500 • Facsimile 601-855-5759
www.madison-co.com

June 26, 2024

Bobby Kelly and Reginald G. Hulitt
908 Sulphur Springs Road
Canton, MS 39046

Re: Tax Parcel No. 105D-17-017/07.00

Dear Mr. Kelly and Mr. Hulitt,

The property referenced above is zoned A-1 Agricultural District, and commercial use is not permitted. This property is being used to store equipment associated with a trucking business along with employees coming and going. You are hereby notified of this violation and advised to cease all commercial activity.

The Madison County Zoning Ordinance, in Article VIII, SECTION 814 - ORDINANCE ENFORCEMENT

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person--- who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.

Accordingly, you are hereby being placed on notice that a hearing will be held on the subject property to bring it back into compliance with the zoning ordinances as referenced herein with the Madison County Board of Supervisors on July 15, 2024, at 9 A.M. in the Board Room of the Madison County Chancery and Administrative Building. If you have any questions, please advise.

Sincerely,

Scott Weeks, Administrator
Planning and Zoning



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1487 Sulphur Springs Road
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Re: Tax Parcel No. 105D-17-017/07.00

Dear Mr. Kelly and Mr. Hulitt,

The property referenced above is zoned A-1 Agricultural District, and commercial use is not permitted. This property is being used to store equipment associated with a trucking business along with employees coming and going. You are hereby notified of this violation and advised to cease all commercial activity.

The Madison County Zoning Ordinance, in Article VIII, **SECTION 814 - ORDINANCE ENFORCEMENT**

In accordance with Section 17-1-27 of the Mississippi Code of 1972, As amended, "Any person--- who shall knowingly and willfully violate the terms, conditions or provisions of (this Ordinance), for violation of which no other criminal penalty is prescribed, shall be guilty of a misdemeanor and upon conviction therefore shall be sentenced to pay a fine not to exceed one hundred dollars (\$100.00), and in case of continuing violations without reasonable effort on the part of the defendant to correct same, each day the violation continues thereafter shall be separate offense.

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Sincerely,

Scott Weeks, Administrator
Planning and Zoning

Library MADISON COUNTY TAX 2024

KELLY BOBBY & HULITT REGINALD G

1487 SULPHUR SPRINGS RD

1487

Parcel 105D-17 -017/07.00 PPIN 58579

Alt Parcel

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

Neighborhood

Map

CAMDEN MS 39045 St Addr 908 SULPHUR SPRINGS RD

Sect/Twn/Rng 17 10N 05E Blk

Cls C-Acres C-Value U-Acres U-Value T-Acres Improved True Assessed

1

2 6.93 20790 6.93 20790 3119

6.93 20790 6.93 20790 3119

Homestead Type 1=065 2=DAV 3=DIS 4=Reg Reg 100 DAV

Mtg Group Eligible C11 N (Y/N)

New Value Added F-Fire O-Override Deed Bk 3682 Pg 436 Ext

Drainage Code Benefit Price Total Deed Date 1 10 2019 Type

5 FARMHAVEN FI 3119.00 F Current 2023 Yr Added 9 4 2019

L 20790 SMEADOR

B Chged 3 14 2022

Tree Benefits X = Use1 Use2 DSRJ

U-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT

F3 next record, Page-Up prev record, F13 Paperlink

PTAX01 - B
Tax Year 2024

County of Madison
TAX RECEIPT INQUIRY
6/26/2024

Copyright 1994
F M Software

Receipt	Parcel Number	Tax Distr Num	Ex Code	Mills
R 026939	105D-17 -017/07.00	522		102.6800
PTAX01-24 PARCEL HAS UNREDEEMED TAX SALE - SEE CHANCERY CLERK				*SEVERE*
DELINQUENT TAX DUE - CHANCERY CLERK				

Name	Total Valuation. .	Value	Tax
KELLY BOBBY & HULITT REGINALD G		3119	320.26
Name, Address, Description	Exempt Credit. . .		
-----	All Exempt Credit.		
1487 SULPHUR SPRINGS RD	Net Ad Valorem Tax.		320.26
CAMDEN MS 39045			

6.93 ACD IN SW1/4 NW1/4 SW1/4	Total Tax		320.26
	Total Paid (see below).00
	Interest Due.		8.01
	Amount Due.		328.27

INSTALLMENTS

	<u>Date</u>	<u>Interest</u>	<u>Batch</u>	<u>Taxes</u>
1				
2				
3				

Enter=Next | F1=Search | F3=End | F5=Print Instalmnt | F6=Print Final | F7=End

BOOK 3682 PAGE 436 DOC 01 TY W
INST # 856780 MADISON COUNTY MS.
This instrument was filed for
record 1/10/19 at 2:05:22 PM
RONNY LOTT, C.C. BY: KAA D.C.

PREPARED BY AND RETURN TO:

Samuel S. Goza (MSB #9962)
THE GOZA LAW FIRM, PLLC
328 E. Center Street
Canton, MS 39046
Telephone: (601) 832-9536
samgoza63@gmail.com

12⁰⁰ #607

GRANTOR:

Oil Mill Gin, LLC
P. O. Box 199
Canton, MS 39046
(601) 260-7277

GRANTEES:

Bobby Kelly
1487 Sulphur Springs Road
Camden, MS 39045
(601) 703-8774

Reginald G. Hulitt
5241 Nantucket Drive
Jackson, MS 39209
(601) 862-8999

Indexing Instructions: 6.93 acres in the SW1/4 of Sec 17, T 10 N, R 5 E, Madison County, Mississippi

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, **OIL MILL GIN, LLC**, a Mississippi Limited Liability Company, Grantor, does hereby grant, bargain, sell, convey and warrant unto **BOBBY KELLY AND REGINALD G. HULITT**, Grantees, the following described real property lying and being situated in Madison County, Mississippi and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to-wit:

1. Madison County, Mississippi ad valorem taxes for the current year which shall be paid by the Grantor.

2. Madison County, Mississippi, Zoning and Subdivision Regulation Ordinances, as amended and any and all other applicable building restrictions, protective and restrictive covenants, rights of way, easements, and previous reservations, conveyances and/or leases of oil, gas and mineral rights and interests applicable to the above described property.

WITNESS MY SIGNATURE THIS the 28th day of December, 2018.

OIL MILL GIN, LLC

By: Leon Sellers
Leon Sellers, Manager/Member

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of December, 2018, within my jurisdiction, the within named Leon Sellers, who acknowledged that he is a Manager/ Member of Oil Mill Gin, LLC, and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

Samuel Suttler Goza
NOTARY PUBLIC

My Commission Expires:

11-6-20
(Affix Seal)

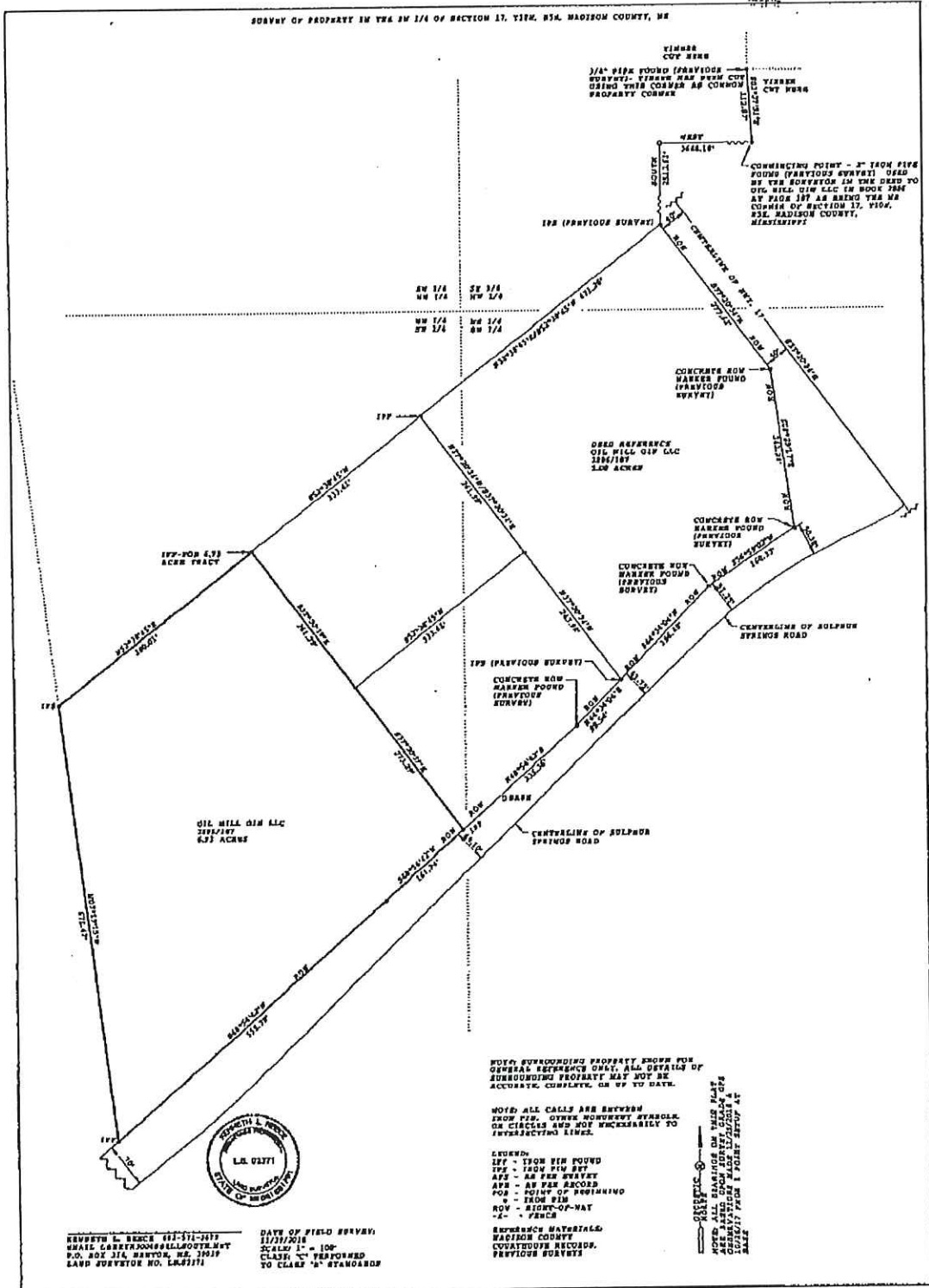


Description of property in the SW 1/4 of Section 17, T10N,
R5E, Madison County, Mississippi

Commencing at a 2" iron pipe used by the surveyor in the deed to Oil Mill Gin LLC in Book 2886 at Page 187 of the records of the Chancery Clerk of Madison County, Canton, Mississippi as being the NE corner of Section 17, T10N, R5E, Madison County, Mississippi, said 2" pipe being South 03 degrees 27 minutes 51 seconds East 112.87 feet from a 3/4" pipe judged by the timber cut lines as being the corner being observed as the common property corner; thence West 3648.18 feet to a point; thence South 2513.61 feet to an iron pin on the West or South Right-of-Way line of Hwy. 17; thence South 52 degrees 38 minutes 45 seconds West 804.67 feet to an iron pin and the Point of Beginning; thence South 37 degrees 20 minutes 39 seconds East 534.58 feet to an iron pin on the North or West Right-of-Way line of Sulphur Springs Road; thence South 48 degrees 54 minutes 42 seconds West 717.52 feet, along said line, to an iron pin; thence North 07 degrees 19 minutes 15 seconds West 671.47 feet to an iron pin; thence North 52 degrees 38 minutes 45 seconds East 380.01 feet to an iron pin and the Point of Beginning containing 6.93 acres, more or less, in the SW 1/4 of Section 17, T10N, R5E, Madison County, Mississippi.

EXHIBIT A

SURVEY OF PROPERTY IN THE SW 1/4 OF SECTION 17, T12N, R54E, MADISON COUNTY, MS



BOUNDS SURROUNDING PROPERTY KNOWN FOR GENERAL REFERENCE ONLY. ALL DETAILS OF SURROUNDING PROPERTY MAY NOT BE ACCURATE, COMPLETE, OR UP TO DATE.

NOTE: ALL CALLS ARE BETWEEN FROM FIG. OTHER MONUMENT SYMBOLS OR CIRCLES ARE NOT NECESSARILY TO INTERSECTING LINES.

- LEGEND:
- 1" - 1" FROM S.P. FOUND
 - 1" - 1" FROM S.P. SET
 - AFS - AS PER SURVEY
 - AS - AS PER RECORD
 - POB - POINT OF BEGINNING
 - 1" - 1" FROM S.P.
 - ROW - RIGHT-OF-WAY
 - X- - FENCE

REFERENCE MATERIALS:
MADISON COUNTY
COURTHOUSE RECORDS,
PREVIOUS SURVEYS



KENNETH L. PENCE (11-171-141)
SHARIS CABREY@MSLLOFTE.NET
P.O. BOX 314, HAYDON, MS, 39119
LAND SURVEYOR NO. 02371

DATE OF FIELD SURVEY:
11/27/2018
SCALE: 1" = 100'
CLASS: C - RESPONDED
TO CLASS "A" STANDARD

NOTES: ALL BEARINGS ON THIS PLAN ARE MEASURED FROM THE SOUTH END OF THE LINE UNLESS OTHERWISE NOTED. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.



