



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

December 1, 2025

Richard C. Renfroe Jr.
597 South Deerfield Drive
Canton, MS 39046

Re: *Tax Parcel No. 083D-19D-001/00.00*

Dear Mr. Renfroe,

The property referenced above is zoned PUD Planned Unit Development District. The permitted uses listed in the Madison County Zoning Ordinance are residential use, and those uses accessory to residential use. An inspection made on the property referenced above reveals an overgrown lot. This property is in violation of section 406 of the Madison County Zoning Ordinance.

The Madison County Zoning Ordinance, in **SECTION 406 – MISCELLANEOUS GENERAL REGULATIONS, SUBSECTION 406.05 Materials and Growth Constituting Public Health and/or Safety Hazards Prohibited**; -

No rubbish, salvage materials, junk or hazardous waste materials, including inoperable vehicles and parts and any combustible matter, shall be openly stored, allowed to accumulate or kept in the open, and no weeds or other growth shall be allowed to go uncut within any district when the same shall be determined by the appropriate County Official (the Zoning Administrator or other authorized County employee) or health official to constitute a menace to the public health and/or safety.

The Madison County Zoning Ordinance, in **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." The Zoning Administrator (or his duly authorized representative) shall notify in writing any person who violates any provision of this Ordinance that he/ she is in violation of the applicable section or sections of the Ordinance and issue a warning to correct the violation

Page Two,
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within ten (10) days or be subject to a fine as prescribed by Section 17-1-27 cited above. However, if circumstances exist which would prevent the violator from correcting the infraction within ten days, the Board of Supervisors may extend the time for such correction prior to imposition of a fine. If the warning time is extended by the Board of Supervisors, the violator shall be notified in writing by the Zoning Administrator (or his duly authorized representative) of such time extension. If the violator does not correct the infraction within the extended time, he shall be fined for each such day that the violation continues after the ending date of the warning time. The Sheriff's Department of Madison County is hereby empowered to act on behalf of the Zoning Administrator if necessary and to issue a citation to violators who fail to respond within the warning time provided.

Accordingly, you are hereby being placed on notice that a hearing will be held with the Madison County Board of Supervisors on **January 5, 2026**, at **9 A.M.** in the Board Room of the Madison County Chancery and Administrative Building for an adjudication regarding the cleanup of the subject property to bring it back into compliance with the zoning ordinances as referenced herein. Such adjudication would allow the Board of Supervisors to reenter the property for a period of one (1) year after the hearing without any further hearing for cleaning.

Additionally, should the Board of Supervisors adjudicate that the subject property in its condition is a menace to the public health and safety of the community and in need of clean up, you will be subject to the penalties and fees for the cost of the cleanup. Moreover, should the property continue to be in violation by the date of the hearing referenced herein, you will be fined \$100 dollars per day pursuant to law for each such day that the violation continues.

Please contact me if this property has been brought into compliance prior to the hearing date for an inspection.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Weeks', with a stylized flourish at the end.

Scott Weeks, Director
Planning and Zoning
scott.weeks@madison-co.com
601-826-9021 cell

LRMINQ01 TAXINQ

LANDROLL INQUIRY - BASIC DATA

LRWINQ01/M5

Library MADISON COUNTY TAX 2026

RENFROE RICHARD C JR

Parcel 083D-19D-001/00.00 PPIN 24724

597 S DEERFIELD DR

Alt Parcel 0831

Exempt Code JD 0 Tax District 5 M

Subdivision ADDENDUM

			Neighborhood		Map	
CANTON	MS 39046	St Addr	597	DEERFIELD DR S		
Sect/Twn/Rng 19 08N 03E Blk						
Cls C-Acres	C-Value	U-Acres	U-Value	T-Acres	Improved	True Assessed
1	35000				102430	137430 13743
2						
	35000				102430	137430 13743
Homestead Type 4 1=O65 2=DAV 3=DIS 4=Reg Reg 300.00 100 DAV						
Mtg		Group		Eligible Cl1 Y (Y/N)		
New Value Added		F-Fire O-Override		Deed Bk 2748 Pg		259 Ext
Drainage Code		Benefit Price Total		Deed Date 1 18 2012 Type		
13 SOUTH MADISO		13743.00 F		Current 2023 Yr Added 11 12 2001		
		L 35000		CNV		
		B 102430		Chged 2 6 2017		
Levee Benefits		X =		Use1 1110 Use2		DSEA
F3-NEXT PARCEL F5-LEGAL F6-ADDENDUM F7-DEEDS F8-FLAGS F9-OPTIONS F24-EXIT						
F3 next record, Page-Up prev record, F13 Paperlink						

BOOK 2748 PAGE 259 OOC 01 TY W
INST # 665131 MADISON COUNTY MS.
This instrument was filed for
record 1/18/12 at 4:08:01 PM
ARTHUR JOHNSTON, C.C. BY: HRM D.C.

Prepared by:

Rowan H. Taylor, Jr.
MS Bar No. 7997
1755 Lelia Drive, Suite 102
Jackson, Mississippi 39216
(601) 366-8200

Return to:

Rowan H. Taylor, Jr. *12⁰⁰ #612*
MS Bar No. 7997
1755 Lelia Drive, Suite 102
Jackson, Mississippi 39216
(601) 366-8200

STATE OF MISSISSIPPI

COUNTY OF MADISON

WARRNATY DEED

FOR AND IN CONSIDERATION OF the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Kimberly D. Arnold and Louie K. Arnold, III ("Grantors")
306 Renees Way
Madison, MS 39110
(601) 898-5633

do hereby convey and warrant to

Richard C. Renfroe, Jr. ("Grantee")
597 S. Deerfield Drive
Canton, MS 39046
(601) 832-1754

the following described property situated in the County of Madison, State of Mississippi, and being more particularly described as follows, to-wit:

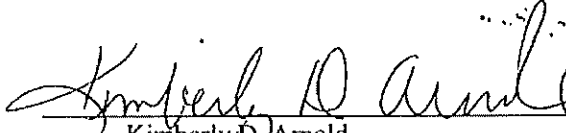
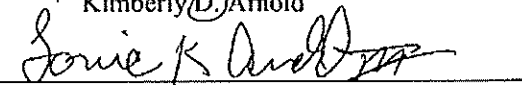
INDEXING INSTRUCTIONS:

1720 Lot 147, Deerfield Subdivision, Phase I[Plat Cab. B/36], Madison Co., MS

LOT 147, DEERFIELD SUBDIVISION, PHASE I, a subdivision according to the map or plat thereof which is on file and of record in the office of the Chancery Clerk of Madison County at Canton, Mississippi in Plat Cabinet B at Slide 36 thereof, reference to which map or plat is hereby made in aid of and as a part of this description.

It is agreed and understood that taxes and assessments for the above-described property for the current year have been prorated as of this date between the Grantor and the Grantee on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor agree to pay the Grantee any deficit on an actual proration and, likewise, the Grantee agrees to pay the Grantor any amount overpaid by the Grantor. The Grantee assume and agree to pay all taxes and assessments for subsequent years. This conveyance is made subject any existing covenants, easements, homeowner association dues, restrictions, exceptions and/or conditions affecting said property and any prior reservation, conveyance or grant of oil, gas or other minerals in, on or under said property.

WITNESS THE EXECUTION HEREOF, this the 13th day of January, 2012.

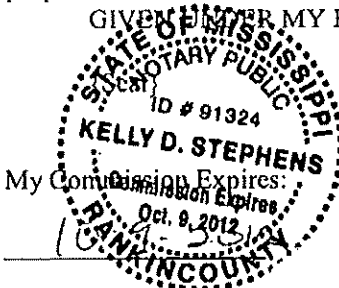

Kimberly D. Arnold

Louie K. Arnold, III

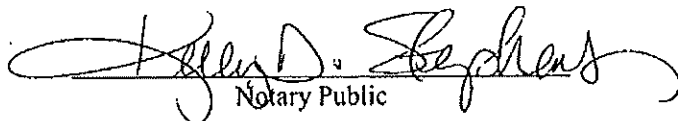
STATE OF MISSISSIPPI

COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority, in and for said County and State, Kimberly D. Arnold and Louie K. Arnold, III, known to me, who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein mentioned for the purposes therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this the 13th day of January, 2012.




Notary Public







