

520 Walker Street



520 WALKER STREET

Clean up + remove retaining wall

PARCEL-089F-30-060-00 PPIN-21437

** Title Search
ordered 4/16/24*

PROPERTY OWNER

Gardner William Estate/
Teresa Norwood
PO Box 461
Belden, MS 38826

BLIGHT INFORMATION

- CASE NUMBER:
- LAND VALUE: \$4000
- WARD: 4
- OVERGROWN VEGETATION
- DILAPIDATED CONCRETE WALL
- LOT SIZE: 50x70

** Title Search*

COMMITTEE RECOMMENDATION:

** there is a lien for the demolition - lien @ Lee County*



HEARING NOTICE

DATE: 06/01/26

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 26-304

VS.

WILLIAM GARDNER ESTATE AND ANY PERSON
OR ENTITY HAVING INTEREST IN PROPERTY LOCATED
AT 520 WALKER STREET, TUPELO, MISSISSIPPI

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Jake Logan at 662-322-9295.

PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above-named party or parties, hereinafter referred to as "Owner."

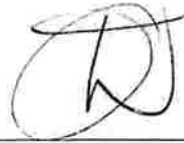
1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **520 Walker Street, Tupelo, MS, Parcel #089F-30-060-00**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
2. **Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **06/16/26 at City Hall, Second Floor Council Chambers, 71 East Troy Street, Tupelo, MS at 6:00 p.m.** You have the right to attend and respond to the charges.
3. **Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, and concrete. removing dilapidated fences, removing outside toilets, demolishing dilapidated buildings, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

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4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty
5. of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.

An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any future hearing.

WITNESS MY SIGNATURE, THIS THE 1ST DAY OF JUNE, 2026.



**Tanner Newman, Director
Department of Development Services
City Of Tupelo, Mississippi**

Hearing Notices Mailed To:

William Gardner Estate
Teresa Norwood, Executrix
PO Box 461
Belden, MS 38826

Teresa Norwood
3730 Endville Road
Belden, MS 38826

Barbara Jones
1708 Droke Road
Corinth, MS

Randy Copeland
3193 Shonda Circle
Tupelo, MS 38801

Gene Copeland
487 Edward Court
Marietta, GA 30066

Joyce Gambrel
1470 Lydaburg Lane
Norcross, GA 30093

Willie C. Allen
Allend Law Firm, PLLC
PO Box 3032
Tupelo, MS 38803-3032
662-269-3383



CITY OF TUPELO
DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT DIVISION
NOTICE TO COMPLY

Violation Address: 520 WALKER ST.

Date: 05/19/2025

Case #: 48977

Property Owner: GARDNER WILLIAM

Parcel #: 089F3006000

Owner Address: 206 E REA ST
TUPELO, MS 38804

Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

Your property has been recognized as having the following violations:

The re-inspect date is: **06/23/2025**

***PLEASE CORRECT VIOLATIONS BY THIS DATE**

VIOLATION	DETAILS & REMEDY
WALL/FENCE FAILURE	<u>PLEASE REMOVE CONCRETE WALL FROM PROPERTY,</u>

§17.1.2 of the Development Code states: (1) Liability for violations. Any person who erects, constructs, reconstructs, alters, repairs, converts or maintains any building or structure in violation of this Ordinance, and any person who uses any building, structure or land in violation of this Ordinance shall be guilty of a misdemeanor and shall be fined not more than One Thousand Dollars, (\$1,000), or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense. (2) Each day a separate violation. Each day that a violation continues shall constitute a separate and distinct violation or offense.

JAKE LOGAN
CODE ENFORCEMENT OFFICER

PHONE # **(662) 322-9295**

*The Development Code and Municipal Code of Ordinances can be found at www.tupeloms.gov

IPMC SEC 110 - DEMOLITION (110.1-110.4

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCLUDED)

PROPERTY MAINTENANCE - FENCES

11.6.3(13) Fences: Fences shall be maintained so that they do not constitute a hazard, blight, or condition of disrepair. Examples of hazard, blight, or condition of disrepair shall include but not be limited to: leaning, missing slats or blocks, graffiti, peeling paint, rotting or deteriorated materials, affecting five percent (5%) or more of the length of the fence.

FENCES AND WALLS

7.5 Fences and Walls

7.5.1 Height: The maximum height of a fence or wall shall be as shown in the table below, unless a higher fence or wall is required by other provisions of this Ordinance or if the fence is associated with a recreational facility, such as a tennis court, or an electrical substation.

Fence Heights Front yard Side yard Rear yard

Residential Zoning Districts 4 feet 8 feet 8 feet

Industrial Zoning District 6 feet 12 feet 12 feet

All Other Zoning Districts 6 feet 6 feet 8 feet

7.5.1.1 On residential lots, including corner lots, fences and walls between the principal structure and the side lot lines may be built to side yard height if are located no closer to the street than the closest point of the principal structure on either the same or the adjacent lot. Fences or walls closer to the street than the principal structure may not exceed front yard height, except that fences and walls on double frontage lots, between major collector or higher order streets and the rear of residential structures, may be eight (8) feet.

7.5.1.2 Adjustments to the height limits may be permitted by the Development Services Director, or designee, due to field conditions or in order to accommodate decorative features on the fence or wall.

7.5.1.3 The Planning Committee may approve a compatible use permit to allow fences or walls up to eight feet in height where all of the following findings are made:

- (1) That the fence or wall does not impede the natural light from reaching the subject or surrounding properties to their detriment;
- (2) That normal circulation of air is not unreasonably impeded by the fence or wall for the subject or surrounding properties;
- (3) That the fence or wall will not hinder access to the subject or surrounding properties for emergency services;
- (4) That the fence or wall shall be reasonably compatible with the surrounding properties in that it will not adversely affect property values; and
- (5) That vision clearances for pedestrian and vehicular traffic will not be impeded. Conditions may be specified to protect the welfare of the neighborhood and adjacent properties.

7.5.2 Fences

(1) The finished side of all fences shall face off site. If support posts are located or visible on one (1) side only, that side shall be deemed the unfinished side.

(2) Razor wire, concertina wire, barbed wire, and similar fencing materials shall be prohibited in all residential districts except Agriculture/Open Space or when required for protection of electrical substations.

7.5.3 Walls

(1) Walls shall be constructed of one or a combination of the following materials: stucco over concrete block, exposed aggregate concrete, brick, stone, wrought iron or architectural block in a structurally safe and attractive condition. Alternative walls may be permitted with the approval of the Development Services Director, or designee, if such alternative walls provide a similar level of opacity to that of the listed materials and are in keeping with the architecture of the development. No walls of exposed, plain or painted only concrete cinder block shall be permitted.

(2) No wall shall be located within any required drainage, utility or similar easement.

(3) Pedestrian connections through walls that connect to adjacent neighborhoods or other uses shall be encouraged. In addition, barbed wire may be used for additional protection of electrical substation in conjunction with other fencing materials in any residential district.

(4) Retaining Walls may be located within required yards.

PHOTOS:

