

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 958 DIXIE CREEK ROAD

(Demo Barn & Cleanup)

BASIC INFORMATION

- ▶ PARCEL: 082J0903500
- ▶ CASE: 47389
- ▶ WARD: 5
- ▶ TAX VALUE: \$19,209
- ▶ VACANT: Home Occupied
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side \$6,800
Left side \$6,000
Rear \$40,700
Across street \$144,820

TAXES/LIENS

Taxes – Arrears

No city liens

VISUAL INDICATORS OF BLIGHT

- ▶ STRUCTURAL DAMAGE OR FAILURE - YES
- ▶ EXTERIOR MATERIALS IN NEED OF REPLACEMENT OR REPAIR – YES
- ▶ BROKEN WINDOWS\DAMAGED DOORS – YES
- ▶ YARD OR GROUNDS POORLY MAINTAINED – YES
- ▶ ACCUMULATION OF JUNK - YES

CODE ENFORCEMENT HISTORY

- ▶ PRIOR VIOLATIONS 13
- ▶ This property needs the barn demolished and cleanup. We have tried to work with the owner to no avail.

CITY OF TUPELO
INSPECTION REPORT

*Barn to demo
Clean lot & get
rid of pig!*

DATE: 2/10/25

PARCEL #: 0825-09-035-00

OWNER: Gemy Scruggs

ADDRESS: 958 Dixie Creek Road

OCCUPIED: VACANT:

TYPE OF BUILDING:
RESIDENTIAL:
COMMERCIAL:
UNKOWN:

OVERALL CONDITION OF BUILDING: Falling down - burn out

BUILDING STRUCTURE

- | | |
|--|--|
| <input checked="" type="checkbox"/> DEFECTIVE SILLS, PIERS, PORCHES, STEPS | <input checked="" type="checkbox"/> DEFECTIVE WINDOWS OR DOORS |
| <input checked="" type="checkbox"/> SAGGING OR UNSOUND: WALLS, FLOORS, ROOF OR CEILING | <input checked="" type="checkbox"/> DEFECTIVE CEILINGS, & RAFTERS |
| <input type="checkbox"/> RAILING AROUND PORCHES AND STEPS IF OVER 30" HIGH | <input checked="" type="checkbox"/> DEFECTIVE SHEETING |
| <input checked="" type="checkbox"/> PROTECTIVE TREATMENT INADEQUATE | <input checked="" type="checkbox"/> DILAPIDATED ACCESSORY BUILDING |
| <input type="checkbox"/> DEFECTIVE INT. WALL SHEETING | <input type="checkbox"/> NO RESTROOM PRIVACY |

PLUMBING / GAS NA

- | | |
|--|--|
| <input type="checkbox"/> WATER HEATER VENTED PROPERLY | <input type="checkbox"/> BROKEN SEWER OR DRAIN LINES |
| <input type="checkbox"/> <10,000 BTU / BEDROOM / <6,000 BTU / BATHROOM | <input type="checkbox"/> MISSING OR DEFECTIVE FIXTURES |
| <input type="checkbox"/> WATER HEATER IN BATH OR BEDROOM CLOSETS | <input type="checkbox"/> WATER LEAKS IN PIPES / FIXTURES |
| <input type="checkbox"/> CUT OFF VALVES ON ALL GAS APPLIANCES | <input type="checkbox"/> COLD WATER CUT OFF ON W/H |
| <input type="checkbox"/> OXYGEN DEPLETION VALVES ON BATH AND BEDROOM HEATERS | <input type="checkbox"/> W/H POP-OFF PIPED TO OUTSIDE |

ELECTRICAL NA

- | | |
|---|---|
| <input type="checkbox"/> DEFECTIVE EXTERIOR PANEL BOX AND MAST HEAD | <input type="checkbox"/> UNSAFE OR EXPOSED WIRING |
| <input type="checkbox"/> UNSAFE SWITCH BOXES / OUTLETS | <input type="checkbox"/> EXPOSED WIRING |
| <input type="checkbox"/> SMOKE DETECTORS IN EACH HALLWAY | <input type="checkbox"/> PANEL BOX LABELED |
| | <input type="checkbox"/> PROPER GROUNDING |

SANITATION AND HEALTH CONDITION (INTERIOR / EXTERIOR)

- | | |
|--|---|
| <input type="checkbox"/> UNSANITARY INTERIOR | <input type="checkbox"/> INFESTATION OF INSECTS OR RODENTS |
| <input checked="" type="checkbox"/> EXCESSIVE LITTER AND DEBRIS ON PREMISES | <input checked="" type="checkbox"/> OVER GROWN LOT |
| <input type="checkbox"/> INADEQUATE FOOD PREPARATION AREAS, SHELVEING, CABINET & DRAWERS | <input checked="" type="checkbox"/> ABANDONED MOTOR VEHICLE |
| <input checked="" type="checkbox"/> JUNK / DEBRIS AROUND PERIMETER OF HOUSE | |

COMMENTS:

Barn needs demolished, lot need cleaned & mowed
Old vehicles hauled off. Pig needs removed from city

UTILITY SERVICE:

ELECTRIC	CONNECTED	DISCONNECTED
WATER	<input type="checkbox"/>	<input type="checkbox"/>
GAS	<input type="checkbox"/>	<input type="checkbox"/>

INSPECTION'S MOTION

- REPAIR ALTERATION VACATE TENANTS DEMOLITION

Lynnda Ford
BUILDING INSPECTOR (SIGNATURE)



HEARING NOTICE

02/25/2025

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 47389

Vs.

GERRY SCRUGGS

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 Lynda Ford at 662-587-7236.

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 **958 Dixie Creek Road, Parcel #082J0903500, Tupelo, MS**, 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 **03/18/2025 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, 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.

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 25th DAY OF FEBRUARY, 2025.



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

06/21/2024

SCRUGGS GERRY D & LEANNE
958 DIXIE CREEK RD
SALTILLO, MS 38866

Re: CASE # 47389
958 DIXIE CREEK RD,
PARCEL NUMBER: 082J0903500



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.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	PLEASE REPAIR SHED OR DEMO

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE: 07/22/2024
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Thank you in advance for your compliance. If you have questions, please call 662.610.5649.

Sincerely,

BAILEY MERCHANT
Code Enforcement

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)

13.5.11 Penalties for Violations: No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

- (2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of 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 that a violation continues shall constitute a separate and distinct violation or offense.



