

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

**IN THE MATTER OF THE PETITION
OF WOODBRIDGE COMMONS LLC**

PETITIONER

PETITION TO HAVE PROPERTY GRANTED QUALIFIED RESORT STATUS

COMES NOW Petitioner, Woodbridge Commons LLC, a Mississippi limited liability company, by its attorney, Don A. McGraw, Jr. of Montgomery McGraw, PLLC, and files this, its Petition to have property designated a Qualified Resort Area, and shows unto the Madison County Board of Supervisors the following to-wit:

1. Petitioner, Woodbridge Commons LLC, is a Mississippi limited liability company, whose address is 119 Enterprise Dr., Madison MS 39110. Petitioner is the owner of real property located in Madison County, Mississippi, at 119 Enterprise Dr., Madison, Mississippi 39110, and more particularly described in **Exhibit "1"** attached hereto and made a part hereof by reference. Petitioner operates as a special event venue and proposes to serve liquor and wine. The venue is known as the Station of Madison, LLC.

2. Pursuant to Regulation 18 of the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, Petitioner shows that the area under consideration is located at 119 Enterprise Dr., Madison, Mississippi 39110, and is shown on the map attached hereto as **Exhibit "2."** Said property should be classified as a Qualified Resort Area because this part of Madison County is a populated area which hosts numerous events organized by the community, and is located near recreational facilities such as, Reunion Golf and Country Club, Lake Caroline Golf Club, Whisper Lake Country Club, Annandale Golf Club and The Links Golf and Country Club. There is an additional Qualified Resort area located at 101 Lexington Dr., Madison, Mississippi, which is less than one-half mile from Petitioner's property. Assurance has been given by the Madison County Sheriff, Randall

Tucker, that the local Alcoholic Beverage Control laws of the State of Mississippi, and Rules and Regulations of the Alcoholic Beverage Control Commission in said area will be enforced as shown by **Exhibit "3."**

3. That Letters from three civic clubs are attached hereto as composite **Exhibit "4"**.

4. Legal Notices of the Application to the Alcoholic Beverage Control Division shall be published once per week for two consecutive weeks in the Madison County Journal.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the Board of Supervisors of Madison County, Mississippi, and that Petitioner be allowed to present this Petition to the Madison County Board of Supervisors at its next regular meeting, and that upon a hearing, the Madison County Board of Supervisors will approve Petitioner's request, cause its approval to be entered in the official minute book of the Madison County Board of Supervisors, and that the President of the Board, by letter, will make application with the Alcoholic Beverage Control Division of the Mississippi Department of Revenue, for its approval to grant qualified resort status to the property shown on **Exhibit "2"** and described on **Exhibit "1."**

DATED THIS the 21st day of October 2019.

Respectfully submitted,

Woodbridge Commons LLC,

By: 

Don A. McGraw, Jr., Its Attorney

Don A. McGraw, Jr. (MSB# 2621)
Montgomery McGraw, PLLC
151 W. Peace Street
P.O. Box 1039
Canton, MS 39046
Telephone No: 601-859-3616
Facsimile No: 601-859-3622
Email: Dmcgraw@montgomerymcgraw.com
Attorney for Petitioner, Woodbridge Commons LLC,

Two (2) acres evenly off the South end of the following property:

Being situated in the NW1/4 and the SW1/4 of the NE1/4 of Section 29, T8N, R2E, Madison County, Mississippi and being particularly described as follow:

Commence at the Northeast corner of the NW1/4 of the NE1/4 of said Section 29 and run thence S89°46'38"W, along the North boundary of said Section 29, 1316.08'; run thence S0°02'44"E, along the West boundary of the Rivershire Limited Partnership Property and the Northern Projection thereof, 1298.46' to an iron bar marking the Northwest corner of and the Point of Beginning for the property herein described; run thence N89°45'58"E, 416.51'; run thence S0°02'44"E, 340.35' to the beginning of a curve; run thence Southeasterly counterclockwise, along the arc of said curve, 97.72'; said curve having the following characteristics; central angle of 8°53'13", radius of 630.00' and chord bearing and distance of S4°29'20"E, 97.62'; run thence S89°46'36" W, 424.07' to the aforesaid West boundary of the Rivershire Limited Partnership Property; run thence N0°02'44" W, along the West boundary of the Rivershire Property, 437.52' to the Point of Beginning.

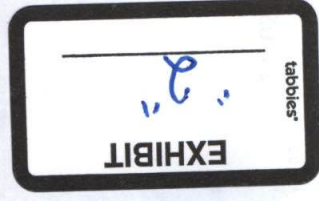
Together with all hereditaments, easements, rights-of-way, drives, alleys, parking areas and appurtenances thereunder belonging, or in any way appertaining to the Real Estate.





Madison County Web Map

Parcels



Madison
County
GIS

0.2 m

0.2 m

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CMF



Office of the Sheriff

Madison County, Mississippi

2941 Highway 51 • Canton, MS 39046 • Phone: 601-859-2345

Randall Tucker, Sheriff

September 18, 2019

Alcohol Beverage Control
Permit Department
Post Office Box 540
Madison, MS 39130-0540

Re: Qualified Resort Area Application

This letter will confirm that the Madison County Sheriff's Department will enforce the Local Option Beverage Control Laws of the State of Mississippi, and the rules and regulations of the Mississippi Department of Revenue for **The Station of Madison, LLC** located at **119 Enterprise Drive, Madison, MS 39110**. This location falls under the jurisdiction of the Madison County Sheriff's Department. This business will operate as an event venue in accordance with the guidelines set forth by the Alcohol Beverage Control Division.

Sincerely,

Randall Tucker,
Sheriff of Madison County

RT/lis

EXHIBIT

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CITY OF RIDGELAND Chamber of Commerce

October 18, 2019

To Whom It May Concern:

I am writing this letter in support of The Station and in support of Renee Bowman's application to attain resort status for The Station.

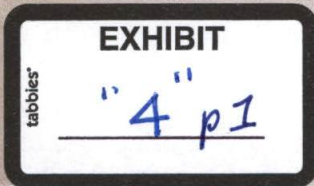
The Station offers a wonderful opportunity to the Madison County business community by allowing the businesses to host meetings, community programs and special events at the lovely location.

By promoting both community involvement and keeping resources in Madison County, The Station will also attract new visitors to our area enabling Madison County to showcase the best that we have to offer.

The Station has received tremendous response from the business community. We are thrilled to now have a venue unlike any other, where we can host our events and keep revenue in our county.

Sincerely,

Linda Bynum
Executive Director
City of Ridgeland Chamber of Commerce



Madison County Chamber



September 23, 2019

Madison County Board of Supervisors

Canton MS 39046

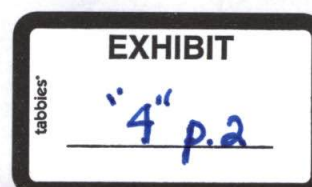
My name is Paige Petersen and I am the Executive Director of the Madison County Chamber of Commerce. I would like to offer my support of Renee Bowman and her application to attain Resort Status for The Station.

The Station offers a unique contribution to the residents and businesses of Madison County. By having a convenient, inviting location to hold meetings, special events and community outreach programs they promote community involvement and keep more events in Madison. The local business response to The Station has been overwhelming. Those who have had an opportunity to visit have enjoyed the atmosphere as well as the owners and employees. We are excited that Renee and her staff are offering a unique venue unlike anything else in the area.

These business owners, who live and keep their business in Madison County have an opportunity to keep their revenue dollars in this community in a fantastic local location.

A handwritten signature in black ink that reads "Paige Petersen".

Paige Petersen, Executive Director
Madison County Chamber of Commerce
1085 Gluckstadt Road, Bldg 300, Ste F
Madison, MS 39110
601.605.2554 office
paige@madisoncountychamber.com





Leadership
Madison County

Leadership Madison County Program
c/o Madison County Chamber of Commerce
1085 Gluckstadt Road.
Suite 300 F
Madison, MS 39110
www.madisoncountychamber.com

October 3, 2019

Madison County Board of Supervisors

I am writing this as a representative of Leadership Madison County. This program helps to develop leaders in and around the County and helps to build professional connections. This letter is being written on behalf of the The Station and their application for resort status.

The Station offers a unique contribution to the Madison County business community. Renee Bowman offers a convenient place to host meetings, community programs as well as special events. The Station helps promote both community involvement and it keeps resources in Madison County. With its one of a kind atmosphere, it will also bring new visitors to Madison County through different events and show them the best that we have to offer.

The local business response to The Station has been outstanding and there is a lot of professional excitement about the opportunities that it offers. Now there is a location that means we can keep both the events and revenue in Madison County.

Leadership Madison County

Paige Petersen

