

BEFORE THE MADISON COUNTY, MISSISSIPPI BOARD OF SUPERVISORS

**IN THE MATTER OF THE PETITION
OF E&M ENTERTAINMENT, LLC,
D/B/A THE RABBIT HOLE**

PETITIONER

**PETITION TO HAVE PROPERTY GRANTED
QUALIFIED RESORT STATUS**

COMES NOW Petitioner, E&M Entertainment, LLC, d/b/a The Rabbit Hole, and files this, its Petition to have The Rabbit Hole Restaurant located at the Lost Rabbit Town Center granted Qualified Resort Status, and shows unto the Madison County Board of Supervisors the following to-wit:

1.

Petitioner, E&M Entertainment, LLC, d/b/a The Rabbit Hole, is a Mississippi limited liability company, who is the Lessee of real property in Madison County, Mississippi, located in the Town Center of the Lost Rabbit Development at 145 Republic Street, Suite 711, Madison, Madison County, Mississippi 39110.

2.

Petitioner shows that the description of specific area sought to be designated as a Qualified Resort Area is as follows: Commencing at the point on the Ross Barnett Reservoir directly east of the intersection of North Natchez Street and Louisiana Street, then go west on Louisiana Street to the intersection of Louisiana Street and Andrew Jackson Street, then west on Andrew Jackson Street to the intersection of Andrew Jackson Street and Choctaw Street, then north on Choctaw Street to the intersection of Choctaw Street and Republic Street, then west on Republic Street to the intersection of Republic Street and Port Street, then north on Port Street to the Natchez Trace right-of-way, then east on the Natchez Trace right-of-way, to the Ross Barnett Reservoir, then follow the Ross Barnett Reservoir south back to the point of beginning, all of

which is situated in the SW 1/4 of Section 12, T7N-R2E, Madison County, Mississippi, and is shown on the map attached hereto as Exhibit "1".

3.

Petitioner is the owner of a Restaurant d/b/a as The Rabbit Hole that is scheduled to open on May 15, 2024, and proposes to serve wine and liquor.

4.

The Rabbit Hole restaurant is located in the Town Center of the Lost Rabbit Community, a picturesque area known for its scenic beauty and tranquil atmosphere. All of the land where the Lost Rabbit Community is located is owned and leased by the Pearl River Valley Water District. Petitioner seeks to classify its restaurant located in the Lost Rabbit Town Center as a Qualified Resort Area. The Town Center of Lost Rabbit is located within the area described in Paragraph 2 above adjacent to the Natchez Trace Parkway and in the heart of the Ross Barnett Reservoir, Central Mississippi's largest recreational area. Each year the Parkway and Reservoir attracts thousands of tourists, transients, and vacationers who come to enjoy the boating, fishing, camping, and hunting that the Reservoir provides. The Town Center is a bustling hub of activity with a wide range of offerings for tourists, visitors, and residents of the Lost Rabbit neighborhood as well as the many surrounding neighborhoods. This vibrant Town Center is a must-visit destination in Madison County.

5.

The Town Center has several large areas available for events that are perfect for weddings, special events, and corporate parties. The Rabbit Hole will provide the services necessary to host these types of events and is already receiving calls to host wedding parties and office events. The Lost Rabbit Community is anxious for the Rabbit Hole to open and available to host private and

special events as evidenced by the Petition signed by over 170 adult residents from the communities The Rabbit Hole will service. See Exhibit "2" attached hereto.

6.

The Town of Lost Rabbit is truly the definition of a resort Community. Lost Rabbit was designed by D-P-Z Architects, who also designed Alys Beach, Seaside, and Rosemary, in the Florida panhandle, which are among the most successful resorts in the country. Lost Rabbit was designed with the same goals for long-term growth and expansion that will benefit tourism for the Ross Barnett Reservoir as well as property values in the surrounding neighborhoods.

7.

Currently, a majority of owners of the condominiums in Phase 3 of Lost Rabbit use their properties as vacation homes or for corporate housing by out-of-town visitors, highlighting the versatility and appeal of Lost Rabbit. Lost Rabbit is a popular choice for families looking to escape the hustle and bustle of everyday life.

8.

The Town Center is located adjacent to Lost Rabbit's Marina which provides easy access to boating and water activities, making it a destination for water enthusiasts and attracting boaters from all parts of the Reservoir. The Town Center's purpose is to provide the services that tourists and residents will expect in a resort area and is positioned to play a significant role in bringing exposure for tourism to Madison County and the Reservoir, showcasing the beauty and charm of the area to visitors from near and far.

9.

The Town Center is currently home to several commercial businesses including a general store, a spa, professional photographer, a realty firm, a petroleum land acquisition company, engineers, and professionals from a computer software company. Already under construction are

25 new homes by Cedarstone Construction who plan to build over 100 new homes in the Lost Rabbit Community. See pictures attached hereto as Exhibit "3".

10.

The Rabbit Hole will be the first restaurant in the Town Center and will provide a much-needed service not only to the Lost Rabbit community but to the many boaters, visitors and tourists who visit, vacation and those that live in Lost Rabbit and the many other adjoining neighborhoods.

11.

The Rabbit Hole Restaurant will be open Thursday - Friday from 3:00 pm - 10:00 pm, Saturday from noon to 10:00 pm, and Sunday during boating season from noon to 9:00 pm. Monday through Wednesday will be reserved for private events such as birthday parties.

12.

For all the reasons set forth herein, The Rabbit Hole located in the Town Center of Lost Rabbit meets the definition of and is entitled and should be classified as a Qualified Resort Area as it is located in the Town Center of Lost Rabbit which is in the heart of the Ross Barnett Reservoir which regularly and customarily attracts tourists, vacationists and other transients and because of its scenic and recreational facilities and attractions as well as many other attributes which regularly and customarily appeal to and attract tourists, vacationists and other transients in substantial numbers.

13.

Assurance has been given by the Madison County Sherriff, 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 in Exhibit "4".

14.

That letters from three civic clubs are attached hereto as composit Exhibit "5".

15.

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 Herald.

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, 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 "1" otherwise known and referred to as The Rabbit Hole Restaurant.

THIS, the 10TH day of April, 2024.

Respectfully submitted,

**E&M ENTERTAINMENT, LLC, D/B/A THE
RABBIT HOLE RESTAURANT, PETITIONER**

BY: 

Donald A. McGraw (MSB #2621)

James R. Moore, Jr. (MSB #3445)

Attorneys for Petitioner

PRESENTED BY:

Donald A. McGraw, Esq.
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(601) 859-3616 Telephone
(601) 859-3622 Facsimile
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1076 Highland Colony Parkway
Ridgeland, Mississippi 39158
(601) 856-7200 Telephone
(601) 856-7626 Facsimile
jmoore@cctb.com

Exhibit “1”



EXHIBIT
1

Exhibit “2”

Petition in support of approving the application of The Rabbit Hole Restaurant located in the Lost Rabbit Town Center as a qualified resort area to allow The Rabbit Hole to serve wine and liquor as provided by Section 67-1-5 of the Mississippi Code of 1972.

The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

Name	Address	Signature
JT Blalock	145 Republic St Unit 121	[Signature]
Katie Bumgarner	145 Republic St Unit 121	[Signature]
GEORGE RUSSELL	244 N NATCHEZ	[Signature]
Kathy Bissell	159 N Natchez	[Signature]
Bill Bissell	159 N Natchez	[Signature]
Jim Moore	145 REPUBLIC ST #803	[Signature]
Jeanne Moore	145 Republic St #803	[Signature]
Brian Isenhardt	157 Millrose Dr Madison MS 39110	[Signature]
Billy Morgan	573 Dogwood Pt Madison MS	[Signature]
Murdan Griffithing	708 IVUWOOD Ct Madison MS	[Signature]
Todd Carter	248 North Model Dr " "	[Signature]
Denick Collett	5067 Riverwood Cir MS	[Signature]
Kavie Guion	103 Tara Drive, Flow, MS	[Signature]
Candice Lanchum	173 Corridor Church, MS	[Signature]
Matt Mitchell	121 PORT ST. Madison MS	[Signature]
Caleb Cannon	121 Port St. Madison, MS	[Signature]
Chris Smith's	147 REPUBLIC ST.	[Signature]
Wendy Koenigsberger	110 W. Florida Blvd	[Signature]
Chris Williams	107 WATER ST	[Signature]
Beau Brady	114 Old Trace	[Signature]
Katherine Brady	114 Old Trace	[Signature]
Alfred Brady III	114 Old Trace	[Signature]
Pam McGehee	220 Westlake Cir	[Signature]
Sheila Gonseth	108 Livingston Cove Madison	[Signature]
Megan Johnson	123 Windup Cv Madison MS	[Signature]
David Janson	123 Windup Cv Madison M	[Signature]
Bryan Gonseth	108 Livingston Cv	[Signature]

Petition in support of approving the application of The Rabbit Hole Restaurant located in the Lost Rabbit Town Center as a qualified resort area to allow The Rabbit Hole to serve wine and liquor as provided by Section 67-1-5 of the Mississippi Code of 1972.

The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

Name	Address	Signature
John Laws	146 Old Trace Rd Madison MS	[Signature]
Jamoye Carter	248 N Natchez Dr " "	[Signature]
Chris Bond	116 Old Trace Rd " "	[Signature]
Robbie Aldridge	109 Azalea St Madison MS	[Signature]
William H. Madison	104 Ironwood Plantation Blvd MS	[Signature]
Lauren Laws	146 Old Trace Road " MS	[Signature]
JACK LAWS	146 Old Trace Road Madison MS	[Signature]
Brooke Emma	101 Trace Harbor Rd Madison MS	[Signature]
Matt Johnson	101 Trace Harbor Rd Madison MS	[Signature]
Gordon McMullen	238 N. Natchez Dr. Madison, MS	[Signature]
Breanna McMullen	238 N. Natchez Dr. Madison, MS	[Signature]
Carl Venable	114 Azalea St Madison, MS	[Signature]
Caroline Venable	114 Azalea St Madison, MS	[Signature]
Ashley Venable	114 Azalea St Madison, MS	[Signature]
Philip Buchanan	140 W. Florida Blvd, Madison, MS	[Signature]
Justin Campbell	403 W Oak Circle Madison MS 39110	[Signature]
Matt Rockwell	129 Bainbridge Xing Canton MS 39110	[Signature]
Jenny Buchanan	140 W. Florida Blvd, Madison, MS 39110	[Signature]
Yvonne Roper	138 W Florida Blvd Madison MS 39110	[Signature]
Bryan Hood	103 St John, Madison, MS 39110	[Signature]
John Kaiser	113 Azalea St Madison MS	[Signature]
Stacy Kaiser	113 Azalea St Madison MS	[Signature]
Stacy Kaiser	113 Azalea St Madison MS	
Max Manchestri	114 Azalea St Madison MS	[Signature]
Anthony Arnold	146 W Florida Blvd Madison	[Signature]
Jimmy Kitchens	150 N Natchez Dr. Madison	[Signature]
Stacy Kitchens	150 N Natchez Dr. Madison	[Signature]
Krista Riche	155 N Florida Blvd Madison	[Signature]
Dusty Womack	124 Azalea St Madison	[Signature]
Michelle Williams	120 W. Florida Blvd. Mad	[Signature]

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The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

Name	Address	Signature
Tom Everett	220 N. Natchez Dr	[Signature]
Sue Everett	220 N. Natchez Dr.	[Signature]
Eli Everett	220 N. Natchez Dr	Eli Everett
Mae C. Brown	140 St REGIS DR.	Mae Brown
Mary Brown	140 St. REGIS DR	[Signature]
Mary Jackson Brown	140 St REGIS DR	Mary Jackson Brown
Abba May	1000 Highland Colony Pky	[Signature]
Claude May	"	[Signature]
Shannon Lyte	214 Hidden Oaks Dr	[Signature]
Dan Lyte	"	[Signature]
Caroline Coates	700 Wampan Rn	[Signature]
Eden Travis	104 Harper St	Eden Travis
Hunter Travis	104 Harper St	Hunter Travis
Sara Ann White	145 Overlook point dr	[Signature]
Michelle Pittman	147 Republic Street	[Signature]
Justin Sherman	598 S. Deerfield Drive	Justin Sherman
Wanda Stewart	234 Ashbrook Trail	Wanda Stewart
Susan F. Polk	LASALLE ST.	Susan F Polk
GREG McNEELY	101 LASALLE ST.	Greg McNeely
MARY KELLY McNEELY	101 LASALLE ST.	Mary Kelly McNeely

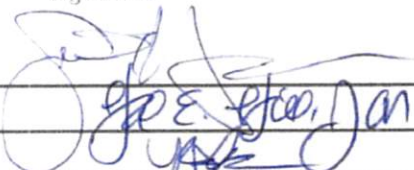
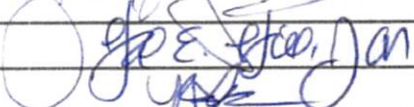
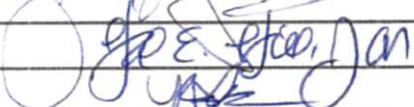
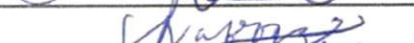

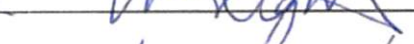











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The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

Name	Address	Signature
Nicole Davis	403 northbay Dr.	Nicole Davis
Richard Wilson	145 Republic St	Richard Wilson
CHARLES ALEXANDER	147 Republic St	Charles Alexander
Michelle Alex Ander	147 Republic St. #203 N. Hill alex	Michelle Alex Ander
Collan Kight	236 N. Natchez Dr.	Collan Kight
Lee Powell	141 N. Natchez Dr	Lee Powell
TERRY POWELL	141 N. Natchez Dr	Terry Powell
Christine Dunn	145 Republic	Christine Dunn
Naura Bennett	211 N. Natchez D	Naura Bennett
Emiley Welch	211 N. Natchez Dr	Emiley Welch
Jeff Jones	139 N Natchez Dr	Jeff Jones
Amy Jones	139 N. Natchez Dr	Amy Jones
Amelia Myers	158 N. Natchez Dr	Amelia Myers
Mallory Cadner	106 REPUBLIC ST.	Mallory Cadner
Mary Cadner	106 Republic St.	Mary Cadner
Armandall Myers	158 N Natchez Dr	Armandall Myers
JARRETT MYERS	153 N NATCHEZ DR	Jarrett Myers
TRACI BILBO	115 W FL. BLVD	Traci Bilbo
David Bilbo	115 W FL. BLVD	David Bilbo
Tony Palmaris	124 N. Natchez Dr	Tony Palmaris
Bob Ann		Bob Ann
Clayton Velok	211 North Natchez Dr	Clayton Velok
Margaret Moody	108 Timber Dr.	Margaret Moody
Amy Deer	647 Boxwood Pl. Madison, MS	Amy Deer
Bob Deer	647 Boxwood Pl. Madison	Bob Deer
Adam Vaughan	122 La Salle St.	Adam Vaughan
Keith Dunn	167 North Natchez Dr.	Keith Dunn
Beth Dunn	167 N. Natchez Dr.	Beth Dunn
SAM EVERETT	145 Republic Street	Sam Everett

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The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

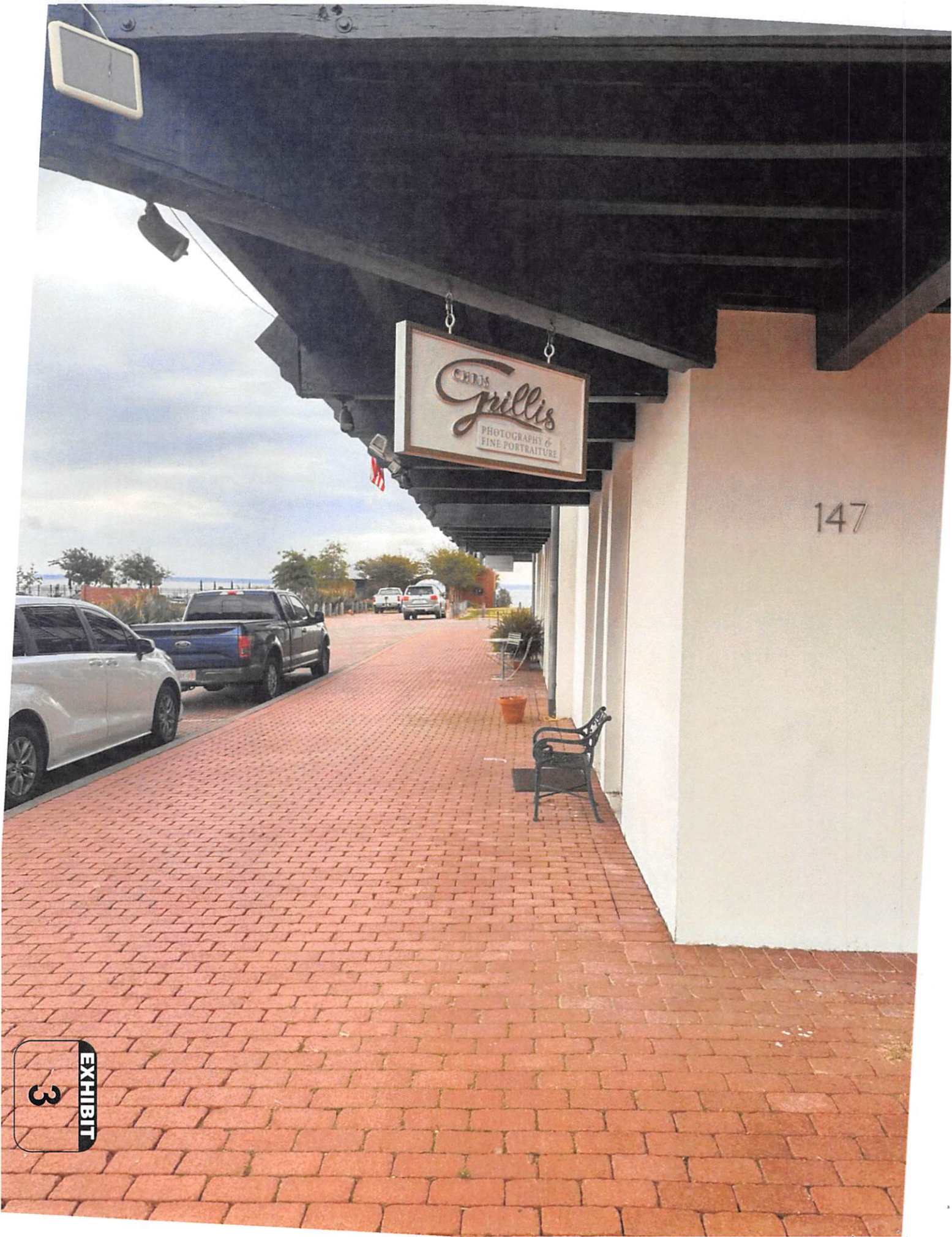
Name	Address	Signature
Sam Hathorn	117 West Florida Blvd	
HAL HILL	144 " "	
Rob Hill	144 " " "	
Sophie Nabors	144 " "	
Wm Wright	107 Mississippi St	
Wm Wright	114 West Flo	
Alisha Pellicano	826 Planters Pt Dr	
Sara Scott	"	
Michelle Palhamy	124 N Natchez	
Rebecca Vaughan	122 Lasalle street	
Bryan Pace	111 Bridgepark Dr	
Sally Raddler	101 Port #301	
Todd Conde	248 North Natchez Dr	
David Strain	147 Republic St	
Lee Gary	112 Old Trace Rd	
Stuart Street	157 Louis Lefleur Blvd	
Herman Singh	143 Republic Street	

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The following citizens and residents of the community fully support the application of The Rabbit Hole as a Qualified Resort Area:

Name	Address	Signature
Amber Kestner	204 N Natchez Dr 39110	[Signature]
Shane Cramer	204 N Natchez Dr 39110	[Signature]
Matt Koestner	145 Republic St, 39110	[Signature]
Luan Kestner	145 Republic St, 39110	[Signature]
ASONS WJNC	208 N Natchez Dr 39110	[Signature]
BRECKON WJNC	208 N Natchez Dr 39110	[Signature]
Ashley Roberts	106 W Florida Blvd. 39110	[Signature]
Amber Arnold	146 W Florida Blvd	[Signature]
Jennifer Johamos	124 N. Natchez Dr. Madison	[Signature]
Shelly Kilpatrick	112 Azalea St. Madison	[Signature]
Amber Nucaro	134 N Natchez Madison	[Signature]
Amanda Myers	N Natchez	[Signature]
Stephanee Edger	110 Traba St Madison	[Signature]
Ashley Verable	111 Traba St Madison	[Signature]
Manda James	107 Traba St Madison	[Signature]
Dale Cook	West Madison	[Signature]
Libby Smyth	ms St. Madison	[Signature]
Tough Barber	ms St. Madison	[Signature]
Nicole Bernhart	107 W Florida Blvd. Madison	[Signature]
Wendy Kreng	107 W Florida Blvd. Madison	[Signature]
Gracie Bass	Mississippi St. Madison	[Signature]
Kelly Ssn	Old Trace Madison	[Signature]
Laura Sattel	Natchez Madison	[Signature]
Melissa Rushing	147 Republic St. Madison, MS	[Signature]
Stacey Crawford	N Natchez Madison	[Signature]
Rodney Bond	116 Old Trace "	[Signature]
Chris Bond	" "	[Signature]
Connie Parker	" "	[Signature]
Amanda Myers	158 N Natchez Dr	[Signature]
MAUBRY MYERS	106 Republic	[Signature]

Exhibit “3”



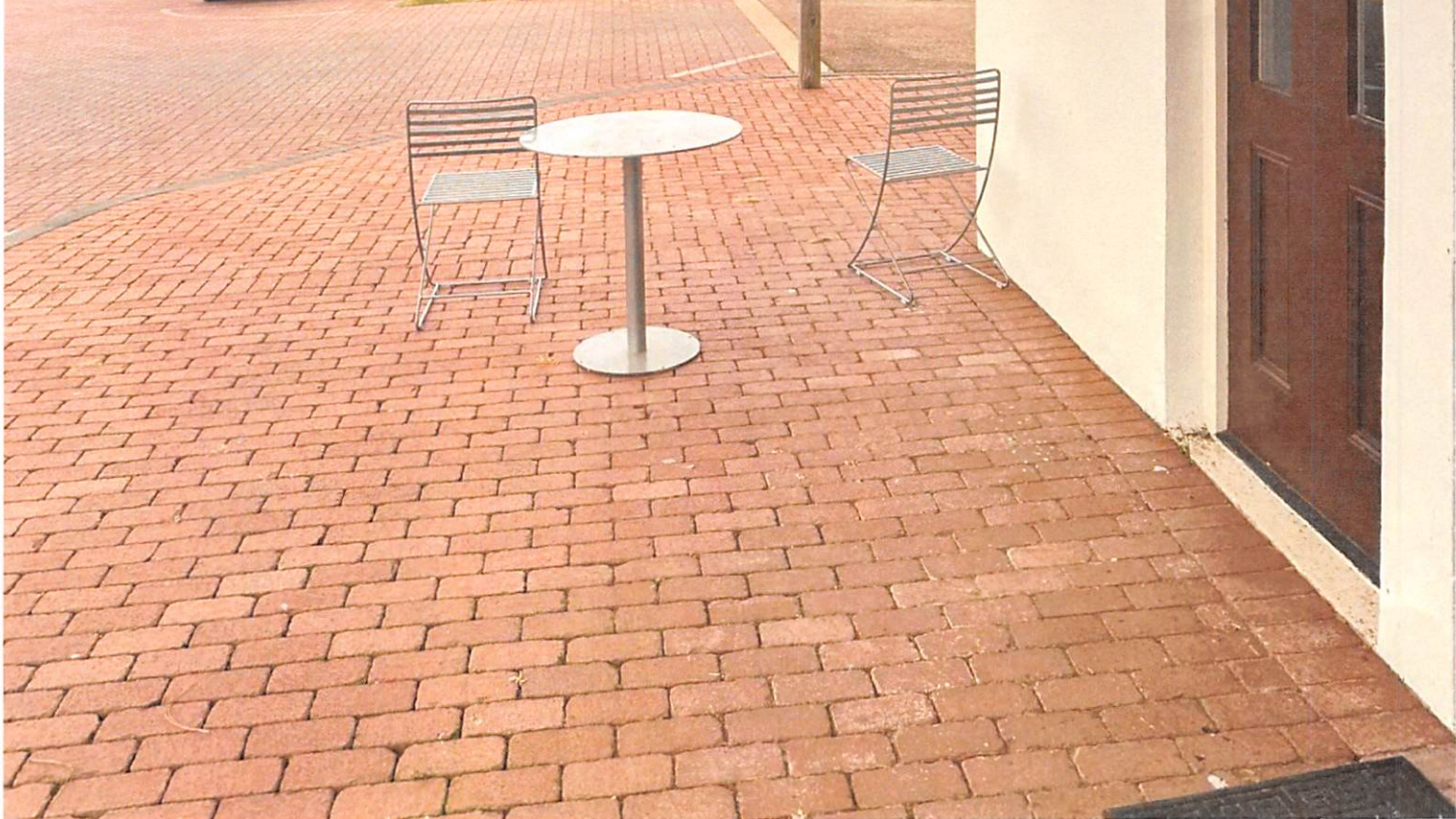
3
EXHIBIT

BELLADERMA
life spa
601.790.1515 • www.belladermalifespa.com

KIGHT



KIGHT ENGINEERING, INC.
601-856-9398
www.kightengineering.com



LOST RABBIT
GENERAL STORE

GENERAL STORE





g The CHANDLER GROUP
REAL ESTATE
chandlergroupms.com 601.460.4675











Exhibit “4”



Office of the Sheriff

Madison County, Mississippi

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

Randall Tucker, Sheriff

April 3, 2024

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 Rabbit Hole** located at **145 Republic Street, Suite 711, 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/ls



Exhibit “5”



PO Box 217
Canton, MS 39046
Phone 601.407.1404
MadCAAP@bellsouth.net
WWW.MadCAAP.org

April 8, 2024

To Whom It May Concern:

MadCAAP (Madison Countians Allied Against Poverty) would like to offer our organization's support for The Rabbit Hole located at 145 Republic Street, Unit 711 in Madison, Mississippi 39110, in their application to obtain a license for Resort Status in the Town Center at Lost Rabbit. We fully support the efforts to bring this amenity to our area.

The addition of Resort Status to facilitate the opening of The Rabbit Hole is needed in order to provide a venue for social events that promote tourism and local organizations as well as introducing the Ross Barnett Reservoir to others.

We appreciate your time and consideration in this matter.

Serving together,

Karen Robison
Executive Director



*MadCAAP is a 501©3 nonprofit organization. Federal Tax ID# 64-0719803
No goods or services were received in consideration of this gift.*

MADISON COUNTY BAR ASSOCIATION

April 9, 2024

To Whom It May Concern:

I am writing to offer our organization's support for The Rabbit Hole, 145 Republic Street, Unit 711, Madison, MS 39110, in the application to obtain a license for Resort Status at their premises. I am aware of the plans for the addition of this business in the Town Center at Lost Rabbit, and fully support the efforts to bring this amenity to our area.

The addition of Resort Status to facilitate the opening of The Rabbit Hole will provide a venue for social events, for organizations like the Madison County Bar Association. We look forward to welcoming The Rabbit Hole to the Madison County Reservoir community!

Sincerely

A handwritten signature in black ink, appearing to read 'M. Baldridge', with a stylized flourish at the end.

Matt A. Baldridge
MCBA President

BOARD OF DIRECTORS

JOHN GEARY
Chairman

Tellus Operating Group, LLC

KATIE BRYANT SNELL
Vice Chairman

Bryant, Songy, Snell Global Partners

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Immediate Past Chairman

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Director

Renasant Bank

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Director

Fisher Brown Bottrell

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MS Board of Nursing

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Service Specialists

DR. RONNIE MCGEHEE

Director

McGehee Consulting, LLC

CHRIS ROBERTS

Director

BankPlus

CARL WATTS

Director

Olde Towne Cleaners

STAN WRIGHT

Director

Neel Schaffer

DOUG JONES

MCEDA Appointee

GERARD GIBERT

MCEDA Appointee

WINI MCGEE

MCEDA Appointee

DWIGHT LUCKETT

MCEDA Appointee

JAN COLLINS

Executive Director



PILLARS OF THE COMMUNITY

AT&T

Bank Plus

C Spire

Community Bank

Renasant Bank

Southern Bancorp

Trustmark

Yates Construction Company



Madison County Business League & Foundation

April 9, 2024

To Whom It May Concern:

The Madison County Business League and Foundation supports the application of The Rabbit Hole, 145 Republic Street, Unit 711, Madison, MS 39110, to obtain a license for Resort Status at its premises. The Madison County Business League and Foundation is aware of the plans for the addition of this business in the Town Center at Lost Rabbit and fully supports the efforts to bring this amenity to our area.

Having Resort Status will allow The Rabbit Hole to provide a venue for social events which will promote tourism in the area, expand opportunities to introduce the Ross Barnett Reservoir to others, and enhance the lifestyle of the current residents of Lost Rabbit.

Sincerely

John Geary
Chair

135 Mississippi Parkway ♦ Canton, Mississippi 39046

OFFICE (601) 707-3303

collins.jan01@gmail.com



April 9, 2024

To Whom It May Concern:

I am writing to offer our organization's support for The Rabbit Hole, 145 Republic Street, Unit 711, Madison, MS 39110, in the application to obtain a license for Resort Status at their premises. I am aware of the plans for the addition of this business in the Town Center at Lost Rabbit, and fully support the efforts to bring this amenity to our area.

The addition of Resort Status to facilitate the opening of The Rabbit Hole will provide a venue for social events to promote tourism to the area, expand opportunities to introduce the Ross Barnett Reservoir to others, and enhance the lifestyle of the current residents.

Sincerely

A handwritten signature in black ink, appearing to read "Buck Covington". The signature is fluid and cursive, with a long, sweeping tail.

Buck Covington
President, Madison County Chamber of Commerce