

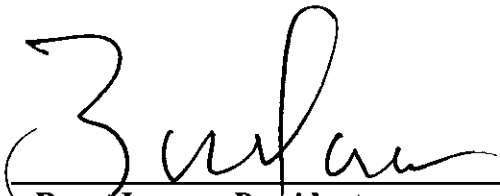
**ORDER: GRANT QUALIFIED RESORT STATUS FOR RESORT PROPERTIES LLC  
D/B/A ROUNDABOUT OXFORD RV AND WATER RESORT**

Motion was made by John Morgan, duly seconded by Greg Bynum, to grant Qualified Resort Status for Resort Properties LLC D/B/A Roundabout Oxford RV and Water Resort.

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes  
Supervisor John Morgan, voted yes  
Supervisor Tim Gordon, voted yes  
Supervisor Scott Allen, voted yes  
Supervisor Greg Bynum, voted yes

After the vote, President Larson, declared the motion carried, this the 17<sup>th</sup> day of June, 2024.

  
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**Brent Larson, President**  
**Board of Supervisors**

  
\_\_\_\_\_  
**Mike Roberts, Chancery Clerk**

**BEFORE THE LAFAYETTE COUNTY BOARD OF SUPERVISORS**

**IN THE MATTER OF THE PETITION  
OF RESORT PROPERTIES, LLC d/b/a  
ROUNABOUT OXFORD RV & WATER RESORT**

**PETITIONER**

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

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COMES NOW, Petitioner Resort Properties, LLC d/b/a Roundabout Oxford RV & Water Resort, and file this, its Petition to Have certain real property Granted Qualified Resort Status, and respectfully shows unto the Board of Supervisors the following to wit:

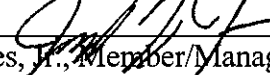
1. Petitioner, Resort Properties, LLC, is a Mississippi limited liability company, whose business address is 1300 Access Rd, STE 100, Oxford, Mississippi 38655, and principal place of business to be on 83.95 acres more commonly known as 750 Highway 6 West, Oxford, Mississippi 38655 (Deed Reference: 2023-07172).
2. Petitioner is the sole owner of real property located in Lafayette County, Mississippi, located at 750 Highway 6 West, Oxford, Mississippi 38655, and being more particularly described in **Exhibit 1** attached hereto and made a part hereof by reference.
3. Petitioner has been approved and received permits for the construction of Roundabout Oxford RV & Water Resort, on the property, which will have 150 paved RV sites with full hookups, 20 luxury cottages, mini-golf, pickleball, basketball, volley ball, play-grounds, walking trails, amphitheater, dog parks, pavilion, grand lodge (7,752 square feet), 912' long lazy river, swimming pools, spas, water slides and water play structures, two small lakes, along with a restaurant and outdoor beverage stations.

4. This project has also been approved by the Mississippi Development Authority as an economic development project that is qualified for the MDA Tourism Rebate Program and is being developed in conformity therewith. The Certificate is attached hereto as **Exhibit 2**.
5. Once open, Roundabout Oxford RV & Water Resort proposes to serve alcoholic beverages including beer, liquor, and wine, to registered guests of the venue, strictly for on-site consumption.
6. 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 750 Highway 6 West, Oxford, Mississippi 38655, and is shown on the map attached hereto as **Exhibit 3**.
7. Said property should be classified as a Qualified Resort Area because this part of Lafayette County will be a populated area which will welcome numerous locals and tourists that will enjoy the amenities and engage the community. The location is near Oxford, Mississippi, and the University of Mississippi, both of which are attractive and desired destinations for events including weddings, receptions, and other social functions. The area is underserved, and the public would benefit from the Petitioner being granted qualified resort status. Further details and reasons for resort status are provided in **Exhibit 4**.
8. Assurance has been given by the Lafayette County Sheriff, Joey East, 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 5**.
9. Legal Notices of the Application to the Alcoholic Beverage Control Division shall be published once per week for two consecutive weeks in the Oxford Eagle.

WHEREFORE, PREMISES CONSIDERED, Resort Properties, LLC prays that this Petition be filed with the Lafayette County Board of Supervisors, and that upon a hearing, the Lafayette County Board of Supervisors, will approve Petitioner's request for Qualified Resort Status, cause its approval to be entered in the official records of Lafayette County, and the State of Mississippi, and that everything else be done to grant Petitioner qualified resort status to the property herein described.

Respectfully submitted this 7<sup>th</sup> day of June 2024.

RESORT PROPERTIES, LLC

By:   
J. P. Hughes, Jr., Member/Manager

**EXHIBIT "1"**

A fractional part of the East Half of Section 29, Township 8 South, Range 4 West Lafayette County, Mississippi and being more particularly described as follows:

Commencing at a sandstone found at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 29, Township 8 South, Range 4 West, Lafayette County, Mississippi; thence run S 89°41'25" E a distance of 2693.51' to a 1/2" rebar set at the Point of Beginning of the tract of land herein described; thence S 89°41'25" E a distance of 1346.76' to a found sandstone; thence S 00°04'46" E a distance of 2166.06' to a found 1/2" rebar; thence S 00°01'28" E a distance of 511.49' to a 1/2" rebar found on the Northern Right of Way of Highway 6; thence S 84°39'07" W along said Northern Right of Way of Highway 6 a distance of 249.83' to a found Concrete Right of Way marker; thence N 05°25'18" W a distance of 19.47' to a Found Concrete Right of Way Marker; thence S 84°46'36" W a distance of 299.97' to a Point; thence S 05°19'25" E a distance of 20.00' to a Point; thence S 84°25'07" W a distance of 392.73' to a set 1/2" rebar; thence N 04°25'24" W leaving said Northern Right of Way of Highway 6 a distance of 179.91' to a Set 1/2" rebar; thence N 82°00'24" W a distance of 221.60' to a set 1/2" rebar; thence S 05°37'25" E a distance of 230.96' to a fence corner found on the Northern Right of Way of Highway 6; thence S 84°45'54" W along said Northern Right of Way of Highway 6 a distance of 205.28' to a set 1/2" rebar; thence N 00°04'15" E leaving said Northern Right of Way of Highway 6 a distance of 173.78' to a Set 1/2" rebar; thence N 00°04'15" E a distance of 2638.76' to the Point of Beginning and having an area of 83.95 acres.

**INDEXING INSTRUCTIONS:**

Northwest Corner of the Northeast Quarter of Section 29, Township 8 South, Range 4 West, Lafayette County, Mississippi.

**EXHIBIT "2"**

**ORDER OF THE MISSISSIPPI DEVELOPMENT AUTHORITY  
DIRECTING THE ISSUANCE TO RESORT PROPERTIES, LLC  
OF A MISSISSIPPI TOURISM INCENTIVE PROGRAM CERTIFICATE.**

WHEREAS, this Authority has heard and taken oral and documentary evidence and has made full investigation of the matter and on the basis thereof does hereby find and determine as follows: The **Resort Properties, LLC** qualifies for assistance under the Mississippi Tourism Incentive Program, pursuant to Section 57-26-1, Mississippi Code of 1972, as Amended.

**IT IS, THEREFORE, ORDERED AS FOLLOWS:**

The Mississippi Tourism Incentive Certificate (the "Certificate") requested by **Resort Properties, LLC**, (the "Applicant") is hereby granted and issued in the following form and conditions:

1. **MISSISSIPPI TOURISM INCENTIVE CERTIFICATE: TIP-044**

**PROJECT NAME: Roundabout Oxford RV & Water Resort**

**MINIMUM INVESTMENT REQUIRED: \$ 10,000,000**

**ESTIMATED CAPITAL INVESTMENT: \$ 21,920,000**

**ESTIMATED ELIGIBLE PROJECT COSTS \$ 20,137,480**

**REBATE PERCENTAGE: 30%**

**ESTIMATED MAXIMUM REBATE AMOUNT: \$ 6,041,244**


**ELIGIBLE SITE – LOCATION:**

750 Highway 6, West  
Oxford, MS

**DATE OF CERTIFICATE: March 12, 2024**

2. This Certificate is hereby approved subject to the approved application and representations made by the Applicants therein.
3. It is understood the Applicants must provide in writing to the Authority and the Mississippi Department of Revenue a certificate of completion within twenty-four (24) months of the dated date of this Certificate.
4. Within 90 days after the completion date, the Applicants must also provide from an independent third-party accounting firm a statement supporting the amount of capital investment and eligible project costs the Applicants made in the Project.

Approved by:

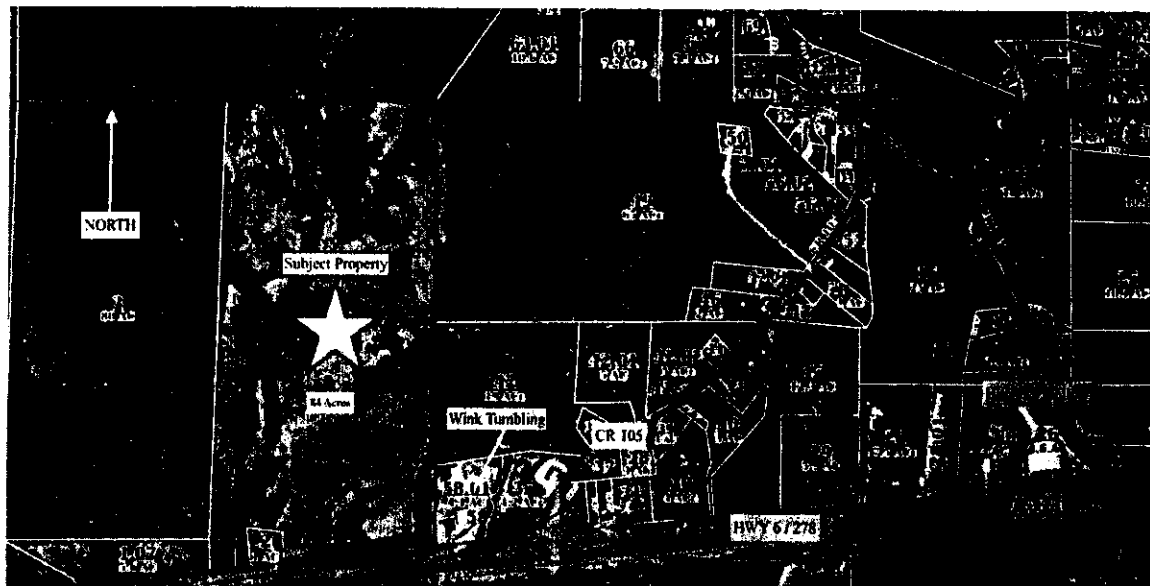
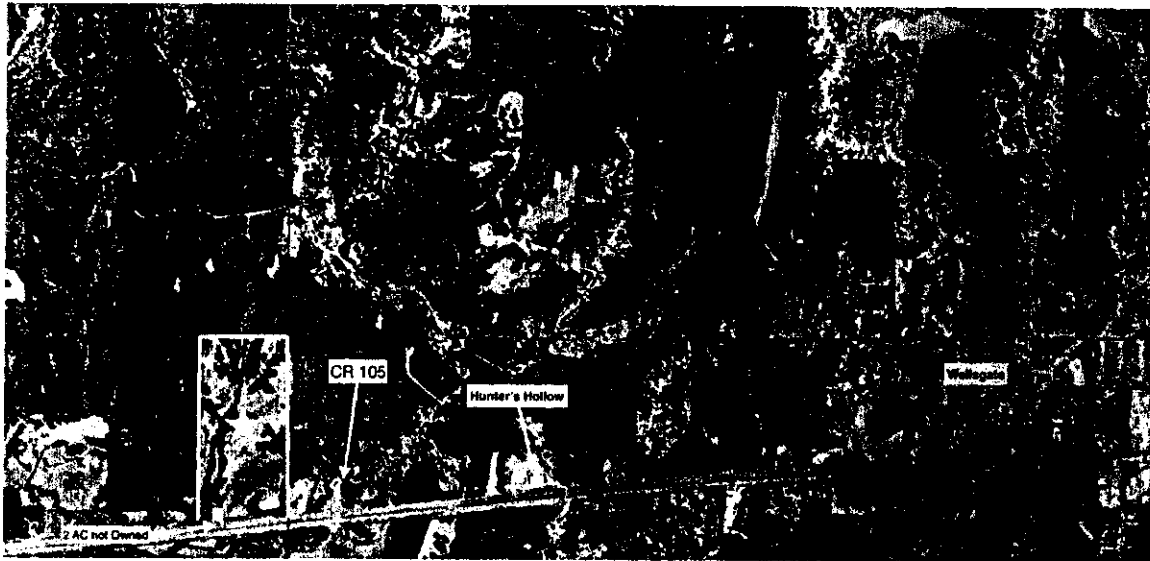
  
\_\_\_\_\_  
William V. Cork  
Executive Director



## EXHIBIT "3"

### Location

The location of the project is on two parcels of property in Lafayette County, purchased by the founders for this specific project. One parcel is 83.95 acres situated along the north side of Highway 6 West, approximately three miles West of the City Limits of Oxford. The second parcel is 4.70 acres and situated to the East of the larger tract and will be used to construct a road from the East side of the project to County Road 105. This will give the resort guests direct access to the property from Highway 6 and from a county road.



## **EXHIBIT "4"**

### **REASONS WHY ROUNDABOUT OXFORD RV & WATER RESORT SHOULD BE DESIGNATED A QUALIFIED RESORT AREA**

Roundabout Oxford RV & Water Resort has been approved as a certified economic impact project by the Mississippi Development Authority Tourism Rebate Program. It has been fully planned, designed, and permits applied for. The infrastructure is currently under bidding and construction set to begin in April.

Roundabout Oxford RV & Water Resort lies on an 85-acre estate, just 3 miles from the city limits of Oxford, and is surrounded by hundreds of acres of private timberland. There are many reasons that the Roundabout Oxford RV & Water Resort should be granted resort status, not the least of which is that it is a resort - where guests will stay on site in accommodations and enjoy the many resort amenities. The area has also undergone a change in use, as planned for by the county officials when drafting their latest land use map. Some of these changes include a new industrial location for Thompson Machinery right across the highway; Wink Tumbling Academy next door; a new Convenience Store and Fuel Station being built on the corner of County Road 105 and Highway 6, and the Tubb Spay and Neuter Clinic on the other corner.

Safety of our guests was also a critical part of the design of the project. Three large FEMA certified storm shelters, holding 64 guests each, are located throughout the property. Three additional buildings are being built to FEMA part 361 standards that will accommodate an additional 300+ guests in the event of adverse weather. We also worked closely with MDOT to provide for safe access to the property, such as a new deceleration lane, and wide driveway with a boulevard so that it is a two lane. There are fire hydrants throughout the resort, as planned with the Lafayette County Fire Marshall, and fire suppression system in the grand lodge. The resort will be staffed full-time, 24/7, and always have on-site security. Finally, all guests are issued a Tyvek RFID wrist band at check-in, which must be always worn they are registered guests. The color of the band will identify their status as a minor or adult, and the chip in the RFID will be used for entry into certain areas of the resort and allow for purchases of food and beverages.

Roundabout Oxford is far enough in the country that you feel secluded, but close enough to have quick and easy access to town. It also has a direct connection to Highway 6 and is a quick drive to Sardis Lake. The driveway to the main lodge is over 500 feet. This ensures that guests will be a significant distance from highway. The property also offers great buffering to neighbors thanks to heavy tree cover and merely timber lands surround the entire property. In addition to setting this resort apart from others, this situs minimizes the likelihood of adverse impact on neighbors due to noise and traffic.



Roundabout Oxford will have 150 paved RV sites with full connections, and 20 luxury cottages. In the center of it all, is the Roundabout Circle Water Park, complete with a 912' lazy river, a large family pool, adult pool, spa, giant slides, kiddies pool and play area, restaurants, 7,500 square foot lodge with camp store and community room, and a 40,000 square feet of deck space. It is projected that the resort will be fully booked much of the sunny summer months, and on some popular event weekends. Throughout the year. Other times, when it is not as full, park and play day tickets will be available for locals to come and enjoy the amenities and float in the lazy river with family.

We are projecting that normal weeks and weekends; Roundabout Oxford will enjoy most guests from a radius of about 150 miles from oxford. Larger event weekends will see guest come from all over the southeast region, and country.

Lafayette County is a desert when it comes to a place to stay in an RV and have access to full hook ups, paving, amenities, and close proximity to town and all of the activities and events. There is a clear demand for another Qualified Resort Status business in Lafayette County.

Once all the construction is completed at Roundabout Oxford RV & Water Resort, it will very much feel like a resort – because it that is what it will be. With Lafayette County in a perpetual state of growth, another property with Resort Status would be an immediate asset in terms of bringing more visitors to Lafayette County that would not have otherwise visited and giving locals more options to enjoy amenities for families.

Pursuant to Miss. Code Ann. 67-1-51, et seq, and 67-1-72, notice is hereby given that application is being made for the following described area to be recognized as a "Qualified Resort Area" for an On-Premises Retailers Permit: A fraction of the East Half of Section 29, Township 8 South, Range 4 West, Lafayette County, Mississippi, this fraction containing 83.95 acres, more or less.

This application is being filed by: Resort Properties, LLC and supported by more than 100 adult resident citizens of the affected community.

The said application shall include a map marked to indicate the specific area under consideration as hereinabove described. The reasons why the area should be declared a resort area are: the Lodge offers a unique, secluded atmosphere proximately located near Oxford and the University; the area is insulated against on-site activities disturbing the neighbors; and would serve a needed market for additional event venues.

Approval of the described area as a resort area will permit the operation of open bars in the area. Expressions of Opinion are requested of residents in the area. Any person wishing to request a hearing before the Board of Tax Appeals on the resort status of the area described herein must request a hearing in writing and it must be received by the Department of Revenue within (15) fifteen days from the first date this notice was published. Requests shall be sent to Chief Counsel, Legal Division, Department of Revenue, P. O. Box 22828, Jackson, MS 39225. The title and address of the applicant is:

Resort Properties, LLC d/b/a Roundabout Oxford RV & Water Resort  
1300 Access Rd, STE 100  
Oxford, MS 38655

THIS the 7<sup>th</sup> day of June 2024.

Publish   /  /   &   /  /

**EXHIBIT "5"**

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**STATEMENT OF THE LAFAYETTE COUNTY SHERIFF'S DEPARTMENT**

I, Joey East, the duly installed Sheriff of Lafayette County, Mississippi, hereby certify that true to my oath of office I will enforce the Local Option Beverage Control Laws of the State of Mississippi and the rules and regulations of the Mississippi Department of Revenue in regard to the Qualified Resort Area of Resort Properties, LLC, d/b/a Roundabout Oxford RV & Water Resort, So help me God.

JOEY EAST, SHERIFF