

MEMO

To: Bay St. Louis City Council

From: Jeremy Burke, Zoning Administrator

Planning and Zoning Meeting Date: July 9, 2025

Subject: Parking Variance Request – CORBITTNICAUD LLC

Property Details:

- **Parcel Numbers:**
 - 149L-0-29-035.000 (Legal Description: 510 1st Ward, Bay St. Louis)
 - 149L-0-29-036.000 (Legal Description: PT 512 1st Ward, Bay St. Louis)
- **Address:** 105 North Beach Boulevard
- **Zoning:** C-1 (Central Business District)

Variance Application Request:

CORBITTNICAUD LLC submitted an application for a **variance to the parking requirements** of the Zoning Ordinance in order to construct a **4-unit boutique hotel**.

The ordinance requires **a minimum of 4 off-street parking spaces**, one for each sleeping unit. The applicant is requesting a **variance for all 4 required parking spaces**, allowing for **no on-premise parking**.

Administrative Recommendation: Deny

Planning and Zoning Commission Action: Deny

- **Motion to Deny:** Commissioner Mikayla Brown
- **Seconded By:** Commissioner John Romano
- **Vote:** Unanimous in favor of denial

Yeas (to deny): Amy Doescher, Clark Breland, John Romano, Mikayla Brown

Public Hearing Speakers:

- **Representing the Application:** Field Nicaud, Jordan Nicaud, Miles Corbitt
- **In Favor:** None
- **In Opposition:** Barbara Pettway (Karakos) concerned about limited parking already in Old Town BSL

Although it is not listed on the agenda for the Bay St. Louis City Council meeting, CORBITTNICAUD LLC is requesting approval for a site plan review. The proposed site plan on the July 9th Planning and Zoning agenda did not include any on-site parking. Since the Bay St. Louis Planning and Zoning Commission denied the parking variance request, P&Z voted to table the site plan approval.