

**MEMO**

**To:** Bay St. Louis City Council

**From:** Jeremy Burke, Zoning Administrator

**Planning and Zoning Meeting Date:** September 10, 2025

**Subject:** Major Site Plan Review – 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 510 1st Ward Bay St. Louis)  
Address: 105 North Beach Boulevard  
Zoning: C-1 (Central Business District)

**Site Plan Application Request:**

Application for Major Site Plan Review submitted by CORBITTNICAUD LLC. The applicants are proposing the development of a 4-story Bar, Tavern, Nightclub, and Lounge.

**Administrative Note:**

- The proposed use is permitted by right in the C-1 zoning district.
- No variances is required for this project
- The next step in the process will be the submission of a building application with construction documents.
- The building that currently sits on the property will be demolished.

**Planning and Zoning Commission Action:** Approve the major site plan

**Motion to Approve:** Commissioner Krankey

**Seconded By:** Commissioner Romano

**Voting Yea:** Commissioner Breland, Commissioner Romano, Commissioner Agee, Commissioner Krankey

**Public Hearing Speakers:**

Representing the Application: Field Nicaud (owner), Miles Corbitt (owner), Freddie Foundation (designer)

In Favor: None

In Opposition: None

Public Questions: Anita Warner (regarding capacity)