



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 7, 2022

Kawauna Gill
105 N. Jackson Street
Mobile, Alabama 36602

Re: 105 North Jackson Street

(West side of North Jackson Street, 84'± North of St. Michael Street).

Council District 2

PA-002242-2022

Kawauna Gill

Planning Approval to amend previously approved Planning Approval to allow an occupancy load of more than 100 persons for a lounge in a T-5.1 Sub-district of the Downtown Development District.

Dear Applicant(s)/ Property Owner (s):

At its meeting on November 3, 2022, the Planning Commission considered the above referenced Planning Approval application.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) **The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, due to the fact that no expansion is proposed, and the site is located within a developed area with public water and sewer services and with nearby fire and police stations;**
- b) **The proposal will not cause undue traffic congestion or create a traffic hazard, because on-street parking is allowed within the area and commercial parking lots are located near-by; and**
- c) **The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located because it is with an established Entertainment District, and similar requests have been granted within the area.**

The approval is subject to the following conditions:

- 1) Occupancy load limited to 179;**
- 2) No amplified sound outside after 10 PM;**

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- 3) Hours of operation to include closing by 10 PM Tuesday through Thursday, closing by 2 AM on Friday night (Saturday morning) and Saturday night (Sunday morning), and closing by 9:00 PM on Sunday until January 2, 2024; and**
- 4) Full compliance with all other municipal codes and ordinance.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By: _____



Margaret Pappas

Deputy Director of Planning and Zoning