

**Project Overview**

**#985504**

**Project Title:** Electric Jungle LLC | Karaoke bar  
**Application Type:** 5.3) Special Use Plan Review  
**Workflow:** Staff Review

**Jurisdiction:** City of Fayetteville  
**State:** NC  
**County:** Cumberland

**Notice Regarding Special Use Permit Procedural Process**

## Special Use Permit

Dear Applicants,

Thank you for applying for a Special Use Permit with the City of Fayetteville. Due to legislative changes, the procedural process for Special Use Permits have changed:

1. Special Use Permits are now considered Evidentiary Hearings. With an Evidentiary Hearing, it is incumbent upon the applicant to present evidence that supports the application. This evidence is required both in writing and verbally.
2. Since the written evidence comes mainly from the application, the eight (8) Findings of Fact are essential. The answers must be complete and accurate.
3. Applicants are required to make, at minimum, an oral presentation to the City Council that addresses the eight (8) Findings of Facts. The applicant has the option of doing a visual presentation as well, but this is not required.
4. Lastly, Special Use Permits no longer have to be reviewed by the Zoning Commission and will proceed directly to the City Council. The deadline dates for Special Use Permits have changed.

Expiration - Special Use Permit (SUP)

30-2.C.7.d.7.a.2 - Unless specified otherwise by the City Council, a Special Use Permit shall automatically expire if a Building Permit for the development authorized by the Special Use Permit is not obtained within one year after the date of issuance of the Special Use Permit, or if the development authorized by the Special Use Permit is discontinued and not resumed for a period of one year.

Again, thank you for your application. If you have any additional questions, please contact the Planning & Zoning Division at 910-433-1612 to speak with a Professional Planner.

If you would like a copy of the above text, you can [download a copy here](#).

**Please enter your full name in the space below to confirm your acknowledgement of the above statement.**

**Enter Your Full Name Here:** Lawrence Bryant

**Project Location**

**Project Address or PIN:** 127 HAY ST (0437640039000)

**Zip Code:** 28301

### GIS Verified Data

**Property Owner: Parcel**

- 127 HAY ST: APPLIANCE & INVESTMENT CO

**Acreage: Parcel**

- 127 HAY ST: 0.1

**Zoning District: Zoning District**

- 127 HAY ST: DT

**Subdivision Name:**

**Fire District: Fire District**

- 127 HAY ST: Primary Fire Zone

**Airport Overlay District:**

**Hospital Overlay District:**

**Coliseum Tourism District:**

**Cape Fear District:**

**Downtown Historic District: Downtown Historic District**

- 127 HAY ST: Downtown Historic District

**Haymount Historic District:**

**Floodway:**

**100 Year Flood:** <100YearFlood>

**500 Year Flood:** <500YearFlood>

**Watershed:**

### Written Description of Special Use

**Is the proposed project for a cell tower?:** No

**A) Provide a written description of the proposed special use, including summary of existing uses and the proposed use/activity in detail. Also include hours and days of operation, number of employees, number of clients, etc.:**  
Electric Jungle is a karaoke bar with private-themed rooms of varying capacity that provides more choices for people looking to have an exciting, fun night in downtown Fayetteville, NC. That offers alcoholic and non-alcoholic beverages and casual food consisting of appetizers and small entrees. This luxurious environment, friendly staff, and exciting themed nights will give you a new and different experience in Fayetteville.

Hours of operations:

Monday- Wednesday: Closed

Thursday, and Sunday: 5:00 pm - 12 am

Friday, Saturday: 5:00 pm - 2 am

Number of employees: 17

Number of clients: estimated 90 - 120

**B) Please provide a description of the Zoning District designations and existing uses on adjacent properties, including across the street.:**

Downtown District - DT

Promotes the urban form and architectural character found in traditional downtown areas in a diverse mixed-use urban center environment.

Wine & design - paint and sip

Gaston Brewing company - brewery

Vibe Gastropub - vegan restaurant

Skyview on Hay - venue & event space

Miracle barbers shop

Gifted hands hair salon

Embrace, yoga studio

Pierres Italian bistro, and sky lounge - restaurant & bar/night club

**Special Use Justification. Answer all questions on this and the following pages (upload additional sheets as needed).**

**Indicate how the special use complies with all applicable use-specific standards in the City Code of Ordinances.:**

For our karaoke bar, our general contractor will obtain all necessary permits. We will manage noise levels, comply with zoning regulations, parking and loading, signage, outdoor lighting, and waste and litter. Compliance with these standards ensures that the karaoke bar operates in a manner that is safe and respectful of neighboring properties and contributes positively to the community.

Our only issue is complying with the zoning regulations of separation being 500ft. With "The Capitol Encore Academy" across the street, we would need the Special Use to comply with the zoning standards.

**Describe how the special use is compatible with the character and uses permitted in the zoning district(s) of surrounding lands.:**

The karaoke bar can be compatible with the character and uses permitted in the downtown zoning district. Since it will be located in a building zoned for commercial or entertainment purposes, will have a design that is consistent with the surrounding buildings, manages noise and vibration levels, has hours of operation that are consistent with other businesses in the area, has adequate parking and loading areas, provides safe and accessible pedestrian access, and contributes positively to the local economy.

**Indicate how the special use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration.:**

Service delivery: The karaoke bar can manage service delivery by scheduling events and limiting the number of patrons to avoid overcrowding. We can also ensure sufficient staff to manage the crowds and that they are trained to handle any disturbances that may arise.

Parking and Loading: The karaoke bar can plan for sufficient parking space for customers and employees to avoid needing on-street parking. Additionally, We can ensure that the loading and unloading of supplies are done at times that do not cause disruptions to the surrounding area.

Odors: The karaoke bar can manage odors by ensuring proper ventilation and waste management practices. We can also use odor-neutralizing products or air fresheners to maintain a pleasant environment.

Noise: The karaoke bar can manage noise levels by installing soundproofing materials or equipment, limiting the use of microphones and speakers, and enforcing a reasonable noise policy. We can also limit the operating hours or schedule events at times that are less likely to cause disturbances.

Glare: The karaoke bar can manage glare by properly aiming and shielding lighting fixtures to minimize light spillage. We can also use curtains or blinds to reduce light emissions.

Vibration: The karaoke bar can manage vibration by ensuring that equipment is properly maintained and installed, and that speakers are positioned away from shared walls or floors with neighboring properties.

**Demonstrate how the special use is configured to minimize adverse effects, including visual impacts of the proposed use on adjacent lands.:**

The Karaoke Bar can be configured to minimize adverse effects on adjacent lands by designing the exterior, lighting, and signage appropriately, using screening where necessary, and maintaining the property to a high standard. By taking these steps, the karaoke bar can operate in a way that is visually appealing and harmonious with the surrounding area.

**Explain how the special use avoids significant deterioration of water and air resources, wildlife habitat, scenic resources,**

**and other natural resources.:**

Electric Jungle can avoid significant deterioration of water and air resources, wildlife habitat, scenic resources, and other natural resources by taking the following steps:

1. Waste management: Electric Jungle can manage waste generated by its operations, such as food waste and packaging, by implementing proper disposal and recycling practices. This can help minimize Electric Jungle's impact on water resources and wildlife habitat.
2. Water conservation: Electric Jungle can implement water conservation measures, such as low-flow fixtures and appliances, to minimize water use and reduce the impact on water resources.
3. Energy efficiency: Electric Jungle can implement energy-efficient measures, such as LED lighting, to reduce energy consumption and minimize the impact on air resources.
4. Sound management: Electric Jungle can implement sound management measures, such as soundproofing and limiting the use of microphones and speakers, to minimize the impact on wildlife habitat.
5. Landscaping: Electric Jungle can implement landscaping practices that are compatible with the local environment, such as using native plants, to support wildlife habitat and enhance scenic resources.
6. Transportation: Electric Jungle can encourage alternative transportation options, such as bike racks and public transit access, to reduce the impact of vehicle emissions on air resources.
7. Compliance with regulations: Electric Jungle can comply with local, state, and federal regulations that protect natural resources, such as the Clean Air Act and the Clean Water Act.

**Indicate how the special use maintains safe ingress and egress onto the site and safe road conditions around the site.:**

The karaoke bar has good access to major roads and highways, where traffic conditions are safe and manageable.

Fayetteville Street Parking Street is next door to the karaoke bar.

Fayetteville Street Parking Street: 208 Franklin St, Fayetteville, NC 28301

The karaoke bar has safe pedestrian access to the site, including sidewalks, crosswalks, and lighting. With three entry ways to the site without being at risk of accidents.

**Demonstrate how the special use allows for the protection of property values and the ability of neighboring lands to develop the uses permitted in the zoning district.:**

The Karaoke bar can protect property values and the ability of neighboring lands to develop the uses permitted in the zoning district by complying with zoning regulations, implementing sound and lighting management measures, maintaining appearance standards, engaging with the community, and complying with all applicable regulations. By taking these steps, the karaoke bar can operate in a way that respects the surrounding properties and contributes positively to the neighborhood.

**The special use complies with all other relevant City, State, and Federal laws and regulations.:**

Yes

**Primary Contact Information**

**Contractor's NC ID#:**

**Project Owner**

Lawrence Bryant  
Electric Jungle LLC  
4030 Wake Forest RD. STE 339  
Raleigh, NC 27609  
P:2405328314  
[lawbryant11@hotmail.com](mailto:lawbryant11@hotmail.com)

**As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :**

**Project Contact - General Contractor**

Troy Wendell  
South Eastern General Contracting, Inc.  
3059 N main st., Unit 16  
Hope mills, NC 28348  
P:+1 (910) 565-4719

[troy@southeasterngc.com](mailto:troy@southeasterngc.com)

**NC State General Contractor's License Number:** L.54325

**NC State Mechanical Contractor's #1 License Number:**

**NC State Mechanical Contractor's #2 License Number:**

**NC State Mechanical Contractor's #3 License Number:**

**NC State Electrical Contractor #1 License Number:**

**NC State Electrical Contractor #2 License Number:**

**NC State Electrical Contractor #3 License Number:**

**NC State Plumbing Contractor #1 License Number:**

**NC State Plumbing Contractor #2 License Number:**

**Indicate which of the following project contacts should be included on this project:** General Contractor