Public Hearing

Pineville
PLANNING & ZONING

To: Town Council

From: Travis Morgan

Date: 8/21/2025

Re: **Middle James Brewery Site Plan Amendment (***Public Hearing/Action Item***)**

REQUEST:

Michael Smoak of Middle James Brewery requests you consideration to allow year-round tents at their location at 400 North Polk Street. Applicant agrees with prior request to have no smoking in tents.

SUMMARY:

400 North Polk has a prior conditional site plan from 1998. The brewery would like to have year-round tents for their outdoor area beyond the 56 temporary event days limited by the Zoning Ordinance. Council can consider allowing the tents as part of a site plan specific entitlement. The applicant seeks 4 tents at 800 square feet. The Zoning Ordinance currently allows up to twice the exterior event space as the interior space.

DETAIL:

Applicant:
"We have found that during the Inclement time of year we have a significant drop in revenue due to the fact that our outdoor seating doubles the available seats for our taproom. This will allow us to utilize that space to keep our revenue up. We will only be using the tents for Middle James Patrons and Middle James catered events from our kitchen. We will not allow gun shows, rummage sales, housing, etc.

Flame Retardant Standard CPAI-84 and NFPA 701.
40'x20' Heavy Duty Fire Retardant PVC Wedding Party Tent
The spacious canopy covers 800 square feet, ideal for both domestic and commercial use.
Specifications:
Size: 40'L x 20'W x 6.6'H (side); 9.2'H (peak)
Fabric: 480g/m2 PVC (top), 400g/m2 PVC (sidewalls)
Poles: Diameter: 1.5"; Thickness: 1.0mm
Connectors: Diameter: 1.65" (42mm); Thickness: 1.2mm
Doors: 15'W x 6.6'H
Color: White
Weight: 610 lbs (packaged in 7 boxes)
Heavy duty galvanized steel frame, rust and corrosion resistant
Roof bar support and roof tension wires
Stabilizing ground poles
Heavy duty corner stakes
Heavy duty PVC top cover, waterproof
Removable arched clear windows
Roll-up zipper doors in end panels

STAFF COMMENT:

Middle James is the only microbrewery in town and breweries are a specialized use with often positive public opinion, economic and social impact. Out door space is currently permitted to be up to twice the indoor floor area. The request is related to the tents which are considered more of a temporary use but the applicants would like them longer than 56 day so as to avoid the expense of more permanent rigid structures to see how much covered outdoor space will be utilized. The site-specific request would limit it to this property as shown and would not remove any existing parking area. Staff recommends the proposal with flexibility in tent size in harmony with permitted maximum outdoor area and no smoking in tents request. Due to the unique nature of the microbrewery in town and the site-specific plan and prior conditional approval with outdoor areas; the tents are items that can be considered as consistent with prior adopted plans.

ACTION:

This is a public hearing to consider the proposal and hear public comment. After the close of public hearing, you may vote on the proposal. Vote can be to approve, deny or modify the request as mutually agreeable with the applicant. Any vote on the should take in to consideration consistency with adopted plans.