

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 7/28/2025

**Re:** Middle James Brewery Site Plan Amendment (*Informational Item*)

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## **REQUEST:**

Michael Smoak of Middle James Brewery requests you consideration to allow year-round tents at their location at 400 North Polk Street.

## **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. Outdoor 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.

**ACTION:**

This is a workshop meeting to hear the initial proposal and to offer feedback. This follows regular legislative process. A public hearing is needed before any vote on the proposal.