



**CITY OF HARRISONBURG
COMMUNITY
DEVELOPMENT**

Special Use Permit Application

www.harrisonburgva.gov/zoning

PROPERTY INFORMATION

Property Address: 140 E Wolfe St Tax Map: 034 N 7 Total Land Area: 0.38 (circle) acres or sq.ft.
Existing Zoning Classification: B1
Special Use being requested: BIC (manufacturing)

PROPERTY OWNER INFORMATION

Property Owner Name: Mick or Mack LC Telephone: [REDACTED]
Street Address: 1150 Hillcrest Dr E-Mail: [REDACTED]
City: Harrisonburg State: VA Zip: 22802

OWNER'S REPRESENTATIVE INFORMATION

Owner's Representative: Jeff Mann Telephone: [REDACTED]
Street Address: 120 W Wolfe St E-Mail: [REDACTED]
City: Harrisonburg State: VA Zip: 22802

CERTIFICATION

I certify that the information supplied on this application and on the attachments provided (maps and other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of the City of Harrisonburg to enter the above property for the purposes of processing and reviewing this application. I also understand that, when required, public notice signs will be posted by the City on any property.

[Signature]
PROPERTY OWNER

3-26-26
DATE

REQUIRED ATTACHMENTS

- ☒ Site or Property Map
- ☒ Letter explaining proposed use & reasons for seeking a Special Use Permit.
- ☒ Traffic Impact Analysis (TIA) Determination Form OR Traffic Impact Analysis (TIA) Acceptance Letter signed by Public Works Department. Applicant is responsible for coordinating with Public Works prior to submitting this application. For more information, visit www.harrisonburgva.gov/traffic-impact-analysis. This requirement is waived for the following SUPs: major family day homes, reducing required parking areas, reduction in required side yard setback, wireless telecommunication facilities, wall and fences, and short-term rentals. To prevent delays in reviewing your application, please consult with Planning staff to confirm your application does not require a TIA Determination Form or TIA Acceptance Letter.

Note: If applying for a Wireless Telecommunications Facility allowed only by SUP, then also submit a wireless telecommunications facility application.

TO BE COMPLETED BY PLANNING & ZONING DIVISION

Date Application and Fee Received: _____ Total Fees Due: \$ _____
Application Fee: \$425.00 + \$30.00 per acre
Received By: _____

February 24, 2026

Dear Planning Commission Members,

Virginia Moons LLC respectfully requests approval of a Special Use Permit to allow limited brewing-related manufacturing activity at 140 E Wolfe Street.

The primary use of the premises will be a tavern and arcade-style entertainment venue offering food and beverage service along with recreational activities such as classic arcade games and community events. The proposed Special Use Permit is requested to allow a small-scale beverage packaging operation that is directly associated with our existing brewery, Restless Moons Brewing, located at 120 W Wolfe Street.

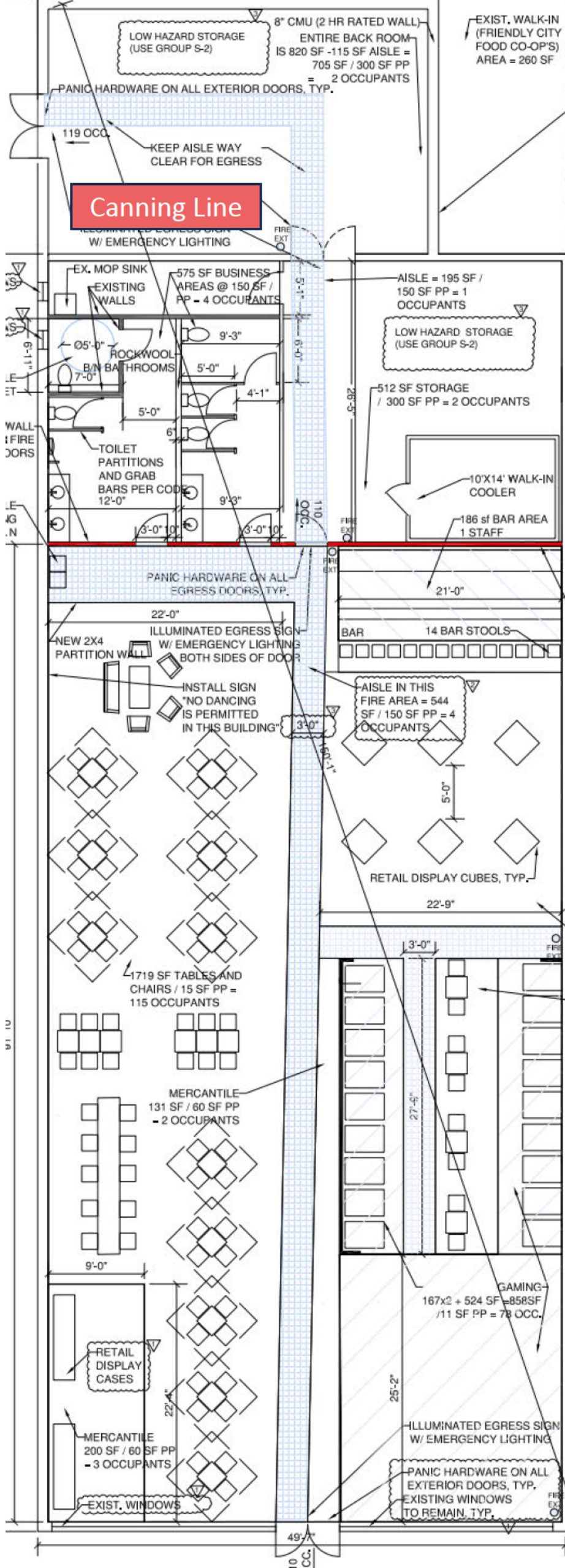
The proposed activity will consist of a modest canning line used to package beer that has been produced at our existing brewery location. No large-scale industrial production is proposed. All processing and storage will occur entirely within the building. The operation will employ fewer than fifteen (15) persons per shift and will not involve outdoor storage, exterior equipment, or industrial impacts beyond those typical of commercial uses in the district.

The packaging activity will occupy a limited portion of the building and will function as an accessory use to the primary tavern and arcade venue. The proposed use is compatible with surrounding commercial properties and will not generate traffic, noise, or operational impacts beyond those normally associated with restaurant and entertainment uses in the area.

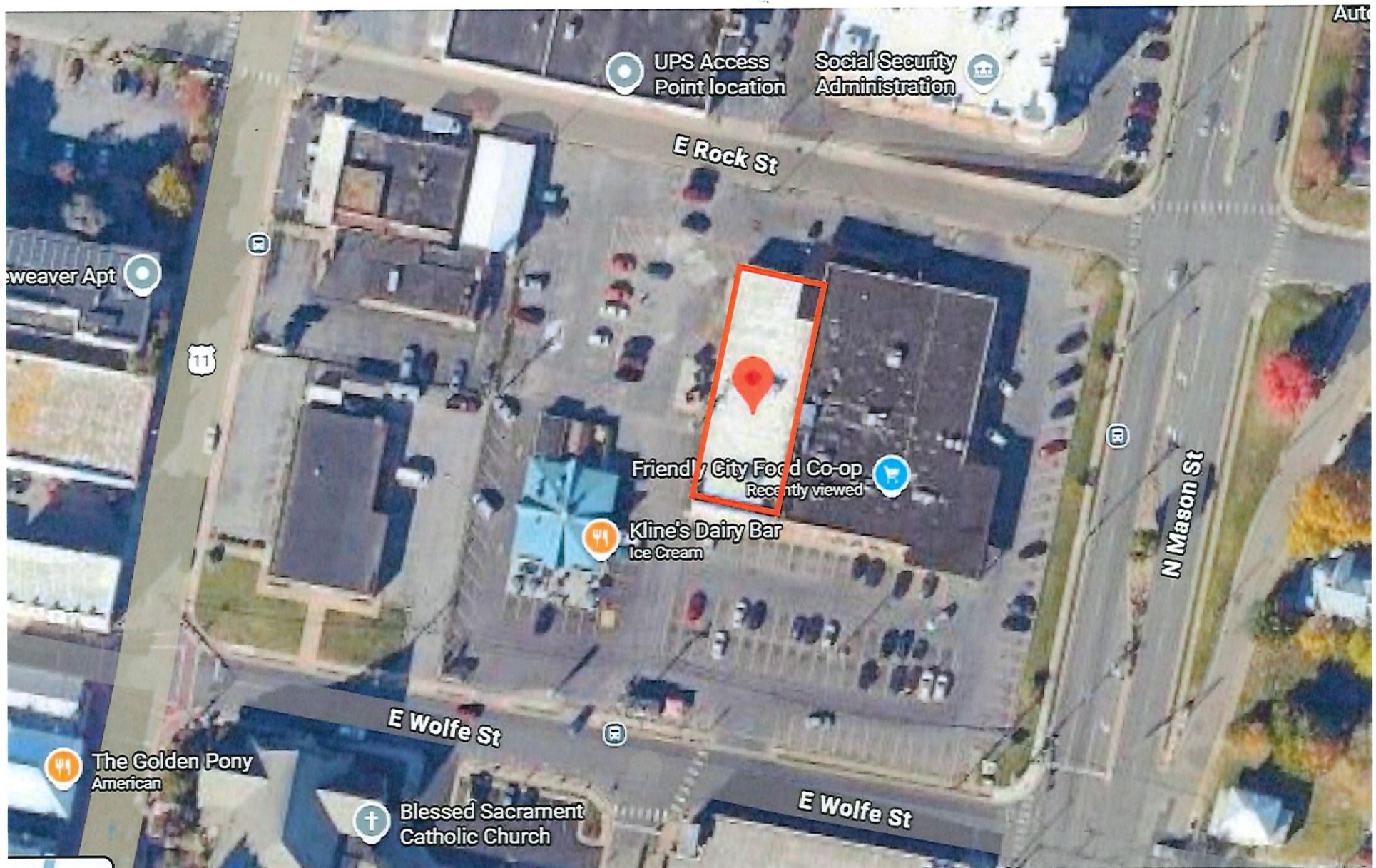
Virginia Moons LLC has operated successfully in downtown Harrisonburg since 2018 and remains committed to maintaining a safe, well-managed, and community-oriented business presence. We respectfully request approval of the Special Use Permit.

Sincerely,

Jeffrey Moon
Virginia Moons LLC
120 W Wolfe St
Harrisonburg, VA



Proposed Site:
140 E Wolfe St





City of Harrisonburg, VA
Department of Public Works

Determination of Need for a
Traffic Impact Analysis (TIA)

www.harrisonburgva.gov/traffic-impact-analysis

For inclusion in an application for Planning Commission review (for Special Use Permit, Rezoning or Preliminary Plat), this form must be submitted to the Public Works Department at least 5 business days prior to the Planning Commission application deadline.

Contact Information	
Consultant Name:	Jeffrey Moon
Telephone:	
E-mail:	
Owner Name:	Mick or Mack LC
Telephone:	
E-mail:	
Project Information	
Project Name:	Wizard Mode Brewcade
Project Address:	140 E Wolfe Street
TM #:	34-N-7
Existing Land Use(s):	Vacant
Proposed Land Use(s): (if applicable)	Brewery, Taproom
Submission Type:	Comprehensive Site Plan ☐ Special Use Permit ☒ Rezoning ☐ Preliminary Plat ☐
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	The primary use of the premises will be a tavern and arcade-style entertainment venue offering food and beverage service along with recreational activities such as classic arcade games and community events. The proposed Special Use Permit is requested to allow a small-scale beverage packaging operation that is directly associated with the existing brewery Restless Moons Brewing, located at 120 W Wolfe Street. The proposed activity will consist of a modest canning line used to package beer that has been produced at the existing brewery location. No large-scale industrial production is proposed. All processing and storage will occur entirely within the building. The operation will employ fewer than (15) persons per shift and will not involve outdoor storage, exterior equipment, or industrial impacts beyond those typical of commercial uses in the district.
Peak Hour Trip Generation (from row 15 on the second page)	
AM Peak Hour Trips:	5
PM Peak Hour Trips:	71

(reserved for City staff)

TIA required? Yes _____ No ☒

Comments:

Accepted by: Zenethy Mason

Date: 02/24/2026

Peak Hour Trip Generation by Land Use

Row	ITE Land Use		ITE Land Use Code	Unit	Quantity	AM Peak Hour of Adjacent Street Traffic	PM Peak Hour of Adjacent Street Traffic
1	Proposed #1	Brewery, Taproom	971	1000 sq ft	7.2	5	71
2	Proposed #2						
3	Proposed #3						
4	Proposed #4						
5	Proposed #5						
6	Proposed #6						
7	Total New Trips					5	71
8	Existing #1	Vacant	NA			0	0
9	Existing #2						
10	Existing #3						
11	Existing #4						
12	Existing #5						
13	Existing #6						
14	Total Existing Trips					0	0
15	Final Total (Total New – Total Existing)					5	71

Instructions

Determination of trip generation rates shall be in conformance with ITE guidelines.

- Based on the intended use(s), calculate the AM Peak and PM Peak trip generation using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 1-6). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
- If the development has any existing uses, calculate the AM Peak and PM Peak trip generations using the AM and PM Peak Hour of Adjacent Street Traffic rates from the most current version of the ITE Trip Generation Manual (rows 8-13). Attach additional sheets as necessary for more uses.
- Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
- Subtract the total existing trips from the total new trips to get the final total number of trips generated by the development (row 15). Enter these numbers on the first page.