

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.

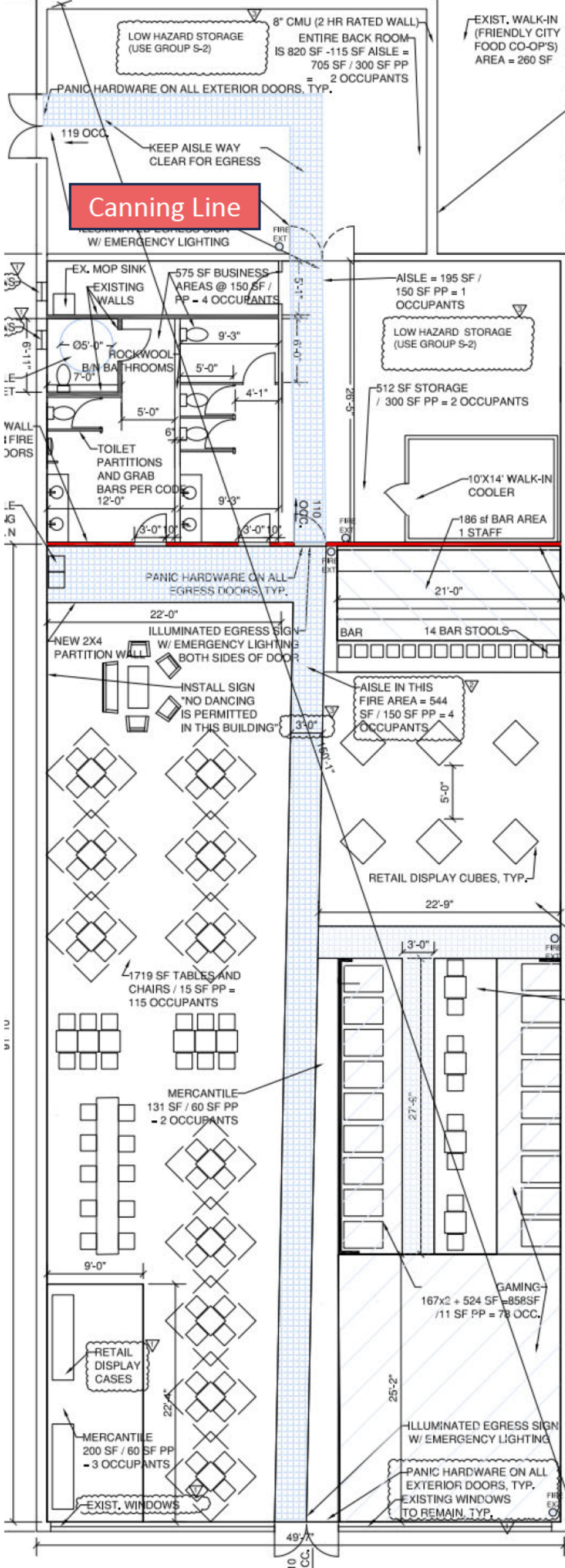
The proposed activity will consist of a modest canning line used to package beer that has been produced at our existing brewery location. No large-scale industrial production is proposed. All processing and storage will occur entirely within the building. The operation will employ fewer than fifteen (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



LOW HAZARD STORAGE (USE GROUP S-2)

8" CMU (2 HR RATED WALL)
ENTIRE BACK ROOM IS 820 SF - 115 SF AISLE = 705 SF / 300 SF PP = 2 OCCUPANTS

EXIST. WALK-IN (FRIENDLY CITY FOOD CO-OP'S) AREA = 260 SF

PANIC HARDWARE ON ALL EXTERIOR DOORS, TYP.

119 OCC.

KEEP AISLE WAY CLEAR FOR EGRESS

Canning Line

ILLUMINATED EGRESS SIGN W/ EMERGENCY LIGHTING

EX. MOP SINK
EXISTING WALLS
575 SF BUSINESS AREAS @ 150 SF / PP = 4 OCCUPANTS

AISLE = 195 SF / 150 SF PP = 1 OCCUPANTS

LOW HAZARD STORAGE (USE GROUP S-2)

512 SF STORAGE / 300 SF PP = 2 OCCUPANTS

10'X14' WALK-IN COOLER

186 sf BAR AREA 1 STAFF

ROCKWOOL B/N BATHROOMS

TOILET PARTITIONS AND GRAB BARS PER CODE 12'-0"

PANIC HARDWARE ON ALL EGRESS DOORS, TYP.

NEW 2X4 PARTITION WALL
ILLUMINATED EGRESS SIGN W/ EMERGENCY LIGHTING BOTH SIDES OF DOOR

21'-0" BAR 14 BAR STOOLS

INSTALL SIGN "NO DANCING IS PERMITTED IN THIS BUILDING"

AISLE IN THIS FIRE AREA = 544 SF / 150 SF PP = 4 OCCUPANTS

RETAIL DISPLAY CUBES, TYP.

1719 SF TABLES AND CHAIRS / 15 SF PP = 115 OCCUPANTS

MERCANTILE 131 SF / 60 SF PP = 2 OCCUPANTS

GAMING 167x2 + 524 SF = 858SF / 11 SF PP = 78 OCC.

RETAIL DISPLAY CASES

MERCANTILE 200 SF / 60 SF PP = 3 OCCUPANTS

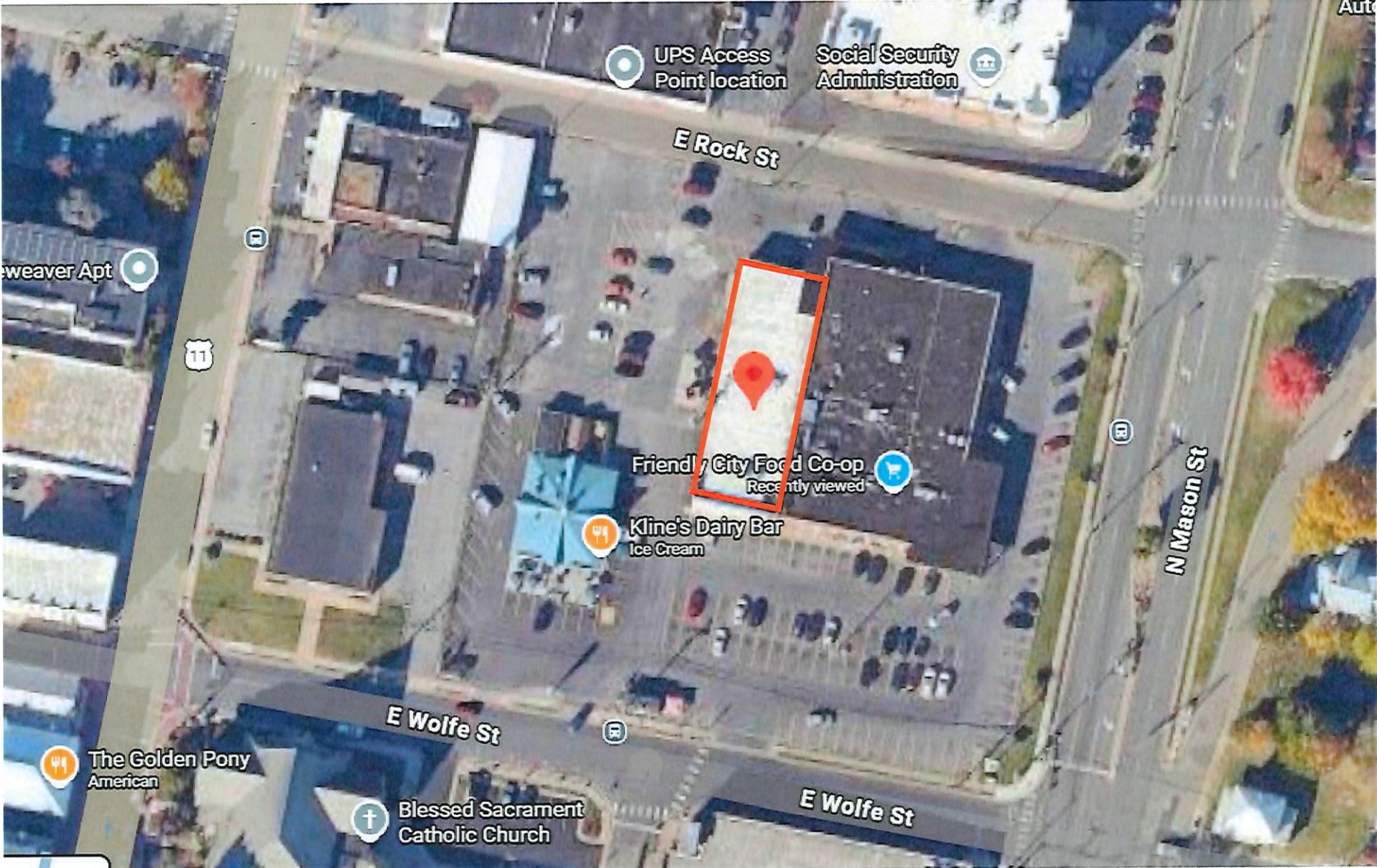
ILLUMINATED EGRESS SIGN W/ EMERGENCY LIGHTING

EXIST. WINDOWS

PANIC HARDWARE ON ALL EXTERIOR DOORS, TYP. EXISTING WINDOWS TO REMAIN, TYP.

49' OCC.

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:	[REDACTED]		
E-mail:	[REDACTED]		
Owner Name:	Mick or Mack LC		
Telephone:	[REDACTED]		
E-mail:	[REDACTED]		
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 <input type="radio"/>	Special Use Permit <input checked="" type="radio"/>	Rezoning <input type="radio"/> Preliminary Plat <input type="radio"/>
Project Description: (Include site plan or preliminary sketch and additional details on land use, acreage, access to site, etc)	<p>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.</p> <p>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.</p>		
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: Zenithy 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.

1. 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.
2. Sum up all of the trips generated for the new uses in the Total New Trips row (row 7).
3. 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.
4. Sum up all of the trips generated for the existing uses in the Total Existing Trips row (row 14).
5. 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.