



CITY OF POQUOSON

PLANNING DEPARTMENT

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July 25, 2016

To: The Honorable City Council

Through: City Manager

From: Kevin M. Wyne, AICP, Planner

Subject: **Conditional Use Permit for a Brewery with a Tap Room (Bar) and Outdoor Beer Garden in the Village Commercial District- Tax Parcel No. 27-1-92**

Presented for your work session discussion is a request from Mr. E Rae and Phoebe M. Harcum, property owners, and Mr. Samuel Straight, applicant, for a Conditional Use Permit to allow for the construction and operation of a small, independent craft brewery to include a tap room (bar) and outdoor beer garden on a 2.42 acre parcel located on the south side of Victory Boulevard, east of City Hall Avenue, specifically identified as Tax Map Parcel No. 27-01-00-0092, zoned VC (Village Commercial). The Conditional Use Permit request is solely for the allowance of the brewery, as the tap room and beer garden use are permitted by-right in the Village Commercial district.

The Planning Commission held a public hearing on this item at their Monday, July 18, 2016 meeting and have recommended its approval unanimously, by a vote of 4-0.

A public hearing on this item is scheduled for your Monday, August 22, 2016 meeting.

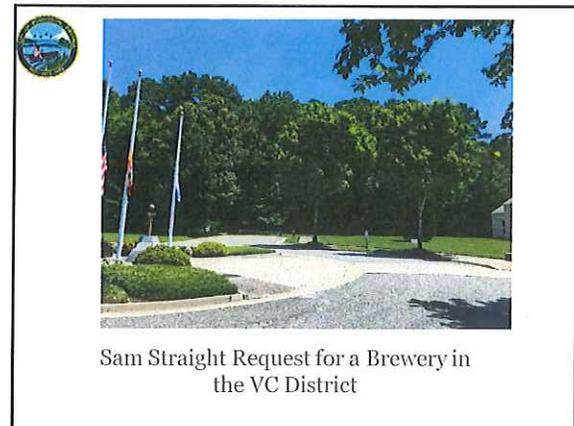
This application was advertised for public hearing by legal notice appearing in the Daily Press on July 1 and July 8, 2016. Adjacent property owners were notified by letters mailed on July 5, 2016.

KMW



Poquoson City Council Work Session

July 25, 2016
Kevin M. Wyne, AICP

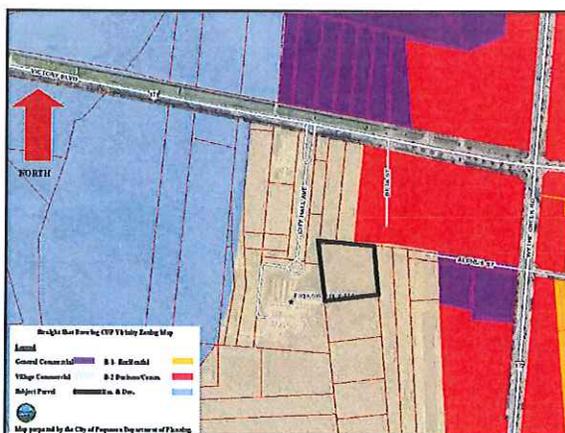


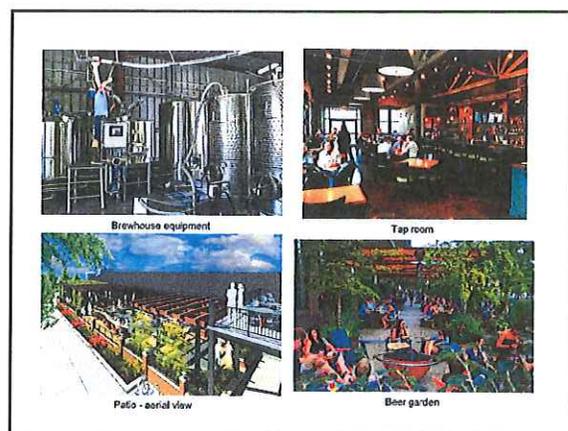
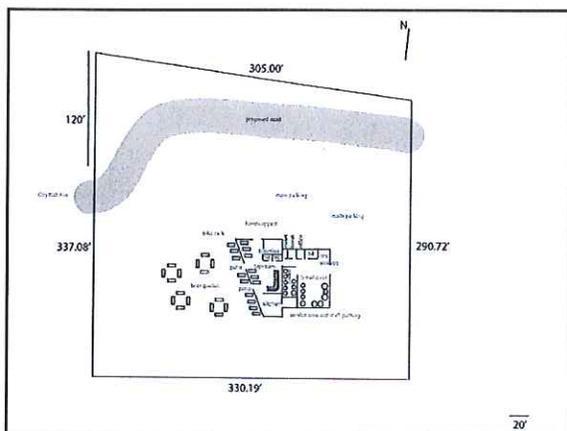
Sam Straight Request for a Brewery in the VC District



Request

- To construct a brewery with supporting tap room and outdoor beer garden.
- Combined seating capacity for up to 200 patrons.
- Total square footage will be 6,000.
- Zoned VC
- Brewery use is not specifically permitted within the VC district (Article I, Section 1-8)







Considerations

- This CUP would be only for the brewery operation, the additional components are permitted by right.
- These types of uses function much more like restaurant uses than bottle manufacturing uses.
- The applicant has expressed a willingness to work with the City pertaining to right-of-way dedication.



Considerations

- Traffic generation is not expected to be highly impactful.
- ARB review and approval will be required.
- The VC district regulations for permitted uses were created in 1996 and may be antiquated as it relates to these types of hybrid uses.



Planning Commission

- On Monday, July 25, 2016, the Planning Commission considered the request and held a public hearing.
- During the public hearing, three citizens spoke in favor of the use.
- The PC unanimously, by a vote of 4-0, voted to recommend approval of the use, citing that it would be a unique use for the City and that as proposed, would be compatible with permitted uses in the VC District.



Proposed Conditions

- If recommended for approval, staff is proposing the following conditions:
 1. The operation shall maintain all required local, state and federal permits.
 2. This use permit is for the allowance of a beverage brewery with supporting tap room and shall not be construed for approval of any use that cannot be identified as such.



Conditions

3. At no point shall the square footage proposed for beverage manufacturing (brewing) and storage exceed fifty (50) percent of the overall square footage of the use.
4. Upon the discontinuance of such use for a contiguous period of two (2) years or more, the Conditional Use Permit shall become null and void.



Conditions

5. If at any time the operation is in violation of any local, state or federal regulations, including the conditions set forth in this use permit, the City reserves the right to revoke the permit.
6. If construction on the project has not begun within five (5) years of the issuance of this permit, the City Council reserves the right to reconsider its approval.



Conditions

7. Prior to any approval of development plans, the developer must agree to dedicate a fifty foot (50') right-of-way, acceptable to the City and compatible with the Virginia Department of Transportation roadway standards to allow for future connection to Alphas Street extended and/or Beta Street.
8. All trash receptacles shall be screened from adjacent property owners and shall not be visible from any public right-of-way.



Questions