



Town of Farmville Planning Commission

Town Council Chambers of the Town Hall
116 North Main Street, Farmville, Virginia

Agenda Wednesday, November 20, 2024 @ 7:00pm

- 1. Call to Order** (please silence devices)
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Consideration of Minutes**-Regular Planning Commission Meeting-**June 20, 2024, July 17, 2024, and August 21, 2024.**
- 5. Public Participation – Speakers have three (3) minutes to make statements on non-agenda items.**
- 6. Public Hearing CUP24-006-** Anthony Sprague’s request for a conditional use permit to allow a restaurant, mobile per Town Code Section 29.22.a. The site is located at the northwest corner of the intersection of Griffin Boulevard and Redford Street on parcel number 0023A03(11)10-004. This property is zoned R-3 High Density Residential.
 - a. Staff Report
 - b. Public Participation-Speakers have three (3) minutes to make statements.
 - c. Planning Commission Deliberation
- 7. Old Business**
 - a. Fence Ordinance
- 8. New Business**
 - a. Staff and Department updates
 - b. Commission Items
 - c. Other Items of Interest
- 9. Adjournment**

Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Thursday, June 20, 2024

Planning Commission Members Present: Chairperson Cameron Patterson, Vice-Chair Jerry Davenport, Dr. John Miller, and Jennifer Fraley. Rhett Weiss arrived at 7:32 P.M.

Planning Commission Members Absent: Patrick Crute and Abigail O'Connor

Staff Present: Director of Community Development Ashley Atkins-Austin, and Administrative Assistant II Michelle Watkins, CPT.

CALL TO ORDER

Chairperson Patterson called the Planning Commission meeting to order at 7:01 PM.

APPROVAL OF AGENDA

Chairperson Patterson noted the agenda was distributed and asked if there were any corrections. On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting "aye", the agenda was adopted with no corrections.

CONSIDERATION OF MINUTES

Minutes of Regular Planning Commission Meeting – April 17, 2024

Chairperson Patterson noted that the minutes had been likewise distributed and asked if there were any corrections or revisions. On a motion by Dr. Miller, seconded by Mr. Davenport, and with all present members voting "aye," the minutes from April 17, 2024 were approved as presented.

PUBLIC PARTICIPATION

There was no public participation.

PUBLIC HEARING – CUP24-003

Melbin Abel Ramirez's request for a conditional use permit to allow for an automobile repair service per Town Code Section 29.22.a. The 0.836-acre site is located at 513 East Third Street on Parcel 0023A04(23)08-002. This property is zoned B-2 Transitional Commercial.

Chairperson Patterson set forth case CUP24-003 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. The application appears to meet the standards of review for Conditional Use Permits set forth in Section 29-13.c.1 of the Town Zoning Ordinance. It is consistent with the Future Land Use Map and Mixed-Use Commercial Districts. There are no significant impacts to the capacities of the utility or transportation systems. There are no significant environmental impacts to the site or adjacent properties.

Staff recommended approval of CUP24-003 with the following conditions:

1. All vehicles stored on the premises in excess of seventy-two (72) hours shall be placed in a storage yard.
2. No exterior display or storage of new or used automobile parts is permitted.

3. There shall be no storage of motor vehicles in landscaped areas or within ten (10) feet of the public road right-of-way.
4. The use shall be designed to ensure proper functioning of the site in regard to vehicle stacking, circulation, and turning movements.

The commissioners had a brief discussion with staff and Mr. Ramirez regarding his plan for tire storage. Mr. Ramirez plans to store the tires in an exterior storage container on site.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the public participation portion was opened.

Mr. Bobby Huskey, resident of Prince Edward County and owner of properties located across the street from the proposed site spoke in favor of CUP24-003.

With no further comments from the public, on a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present member voting “aye”, public participation was closed.

During a brief deliberation it was determined by the commissioners to make a revision to the list conditions by adding that a storage unit be placed to the rear of the structure no larger than 10’ X 40’.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to recommend approval of CUP24-003 to the Town Council with the additional condition to place a storage unit to the rear of the structure no larger than 10 X40.

PUBLIC HEARING – CUP24-004

Public hearing for Planning Commission recommendation to allow an accessory dwelling unit per Town Code Section 29-22 (a). The 4.500-acre site is located at 1406 Spottswood Drive and zoned R-1 low density residential.

Chairperson Patterson set forth case CUP24-004 to the Commissioners and asked for the staff report.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. The property is zoned R-1 low density residential and consists of a single-family dwelling with two accessory structures (sheds), a pool and a deck at the pool.

Accessory Dwellings are permitted by Conditional Use Permit in the R1 Low Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). An accessory dwelling is a dwelling that exists as part of a principal dwelling or on the same lot as the principal dwelling and is subordinate in size to the principal dwelling.

The property has access to the Town’s public water and sewer system. There is no significant impact to public streets. The site is a standard residential lot and is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be standard for residential use.

Staff recommended approval of the Conditional Use Permit for an accessory dwelling with the following conditions:

1. The structure shall comply with all setback requirements that apply to the primary structure.

2. Any accessory dwelling shall comply with all applicable requirements of the state department of health and the Virginia Uniform Statewide Building Code.
3. No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.

Mr. Gantt briefly spoke to the Commissioners explaining in further detail the location of the proposed ADU.

Chairperson Patterson shared that Commissioner Mr. Crute was a neighbor to the property and asked that his support be conveyed for the project.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present member voting “aye”, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present member voting “aye”, public participation was closed.

There was no deliberation amongst the Commissioners.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion to recommend approval of CUP24-004 to the Town Council with noted conditions was passed.

PUBLIC HEARING – ZTA24-003

Public hearing for Planning Commission recommendation to Town Council to amend Section 29-22 (a) – Table 1: Zoning Use Matrix of Article III of Chapter 29 – Zoning and Subdivision by allowing restaurant, mobile by Conditional Use Permit in the R-3 zoning district.

Chairperson Patterson set forth case ZTA24-003 to the Commissioners, after clarifying the order of the Resolution on the agenda with Ms. Watkins, he asked for a staff report.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. In 2020, after several months of input and deliberation, the Town of Farmville adopted new zoning and subdivision ordinances (Chapter 29 of the Farmville Town Code) and a comprehensive plan. With this new ordinance came a zoning use matrix that provides all use types and all zoning districts where the use type is permitted or permitted with approval of a conditional use permit in accordance with the requirements of Article II of Chapter 29. The proposed amendment would allow an owner of a mobile restaurant to apply for a conditional use permit for a restaurant, mobile located in the R-3 zoning district.

Dr. Miller asked about existing ordinances or regulations for food trucks. Staff responded with Section 29-35 (Standards for specific uses).

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present member voting “aye”, public participation was closed.

Chairperson Patterson asked if the request was driven by citizens that have interest and would the request for a conditional use permit come back to the Planning Commission. Ms. Atkins-Austin stated yes citizens have

approached Town Council members about the possibility and any conditional use permit request will come before the Planning Commission.

The Commissioners made clarifying comments regarding the use matrix in the Town Code and reiterated what prompted the request for ZTA24-003.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting “aye”, the motion to recommend approval of ZTA24-003 to the Town Council was passed.

PUBLIC HEARING – REZ24-001

Public Hearing for Planning Commission recommendation to Town Council to amend the Official Zoning Map to provide for the rezoning of properties along Griffin Boulevard from High Street to Edmunds Street from R-1 to R-3.

Chairperson Patterson set forth case REZ24-001 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin provided relevant information from the staff report with supporting slides. The request is to rezone 21 lots from R-1 Low Density Residential to R-3 High Density Residential. The area consists of 21 parcels, tax map numbers 0023A03(11)02-002, 0023A03(11)02-003, 023A03(11)02-005, 0023A03(11)02-006, 0023A03(11)02-009, 0023A03(11)10-006, 0023A03(11)10-003, 0023A03(11)10-004, 0023A07(06)18-006, 0023A07(06)18-006A, 0023A07(06)18-007, 0023A07(06)18-008A, 0023A07(06)18-009, 0023A07(06)18-011, 0023A07(06)18-008, 0023A07(07)06-003A, 0023A07(07)06-003, 0023A07(07)06-004, 0023A07(07)06-005, 0023A07(07)06-006A, and 0023A07(07)06-006C.

High density residential district, R-3, encompasses high-density residential areas, both existing and planned, as well as certain compatible public, semipublic, and very limited commercial land uses. This district should provide a suitable environment for persons desiring the amenities of apartment living and the convenience of being closest to shopping and employment centers and other community facilities.

The Comprehensive Plan Existing Land Use Map designates the subject parcels as Institutional, Commercial, Residential, and Vacant. The Future Land Use designates the subject parcels as Low Density Residential.

The proposed rezoning to R-3 is consistent with the Future Land Use designation of Moderate Density Residential. The area consists of smaller lot sizes, closer proximity to Farmville’s downtown core, and a greater urban character. Moderate Density Residential would encourage new residential and light commercial uses, strengthened connections to existing neighborhoods and the downtown core through pedestrian connections and public spaces. All new development in this area should match the history, style, and character of the Town in their design and materials.

Staff recommended approval of the proposed rezoning and amendments to the official zoning map.

The Commissioners shared concerns regarding some of the following items:

- Impact on environment and roadways.
- Possibility of larger development
- Density issues
- Moton Overlay District being affected

Chairperson Patterson asked for a motion to open the public participation and forward further discussion to the deliberation portion.

On a motion by Ms. Fraley, seconded by Mr. Davenport, and with all present members voting “aye”, the public hearing portion of the meeting was opened.

Ms. Caryn Kayton, owner of a property in the proposed area, spoke in favor of the proposed rezoning.

On a motion by Mr. Davenport, seconded by Mr. Weiss, and with all present members voting “aye”, public participation was closed.

During deliberation, Dr. Miller had several concerns and mentioned the neighbors’ profound opposition of a convenience store being in their neighborhood. He also mentioned the possibility of the rezoning being disproportionately handled for the purpose of allowing a food truck in the zoning district and offered the suggestion of a more moderated solution for consideration.

Mr. Weiss concurred with Dr. Miller and shared several concerns such as nonconforming uses, the long list of additional uses that would be created if rezoned to R-3, increase in density, the effect of other residential zones, etc..

Chairperson Patterson shared that he has struggled with what Griffin Blvd. has already become. The area already has mixed-use.

Mr. Davenport added that he feels that R-3 is more of an appropriate zoning for that area. He understands the concerns that have been raised, however, there are several nonconforming uses that already exist in the area.

Dr. Miller shared that an easier solution would be just to focus on the food truck if that’s the issue.

Ms. Atkins-Austin stated that Dr. Miller’s suggestion had previously been discussed at Town Council as a possible solution however, a food truck being allowed in a R-1 district was not desirable.

Ms. Fraley concurred to previous concerns as well as sharing some of hers to include not starting something that then spreads, possible encroachment issues, and as previously mentioned, traffic impact.

The commissioners continued on with a brief discussion.

On a motion by Dr. Miller, seconded by Mr. Weiss, and with a vote of three “ayes” and two “nays”, the motion was passed to deny recommendation to approve REZ24-001 to Town Council.

PUBLIC HEARING – Resolution 2024-07-01

Public Hearing for Planning Commission recommendation to Town Council to amend the Comprehensive Plan Future Land Use Map to reflect the zoning amendment in ZTA24-003 and REZ24-001.

Chairperson Patterson set forth case REZ24-001 to the Commissioners and asked for the staff report.

Ms. Atkins-Austin shared that the proposed amendment would be to the Comprehensive Plan Future Land Use Map to show a moderate density residential as opposed to low density.

On a motion by Mr. Davenport, seconded by Ms. Fraley, the public participation portion of the meeting was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Mr. Weiss, seconded by Mr. Davenport, and with all present members voting “aye”, public participation was closed.

There was no deliberation.

On a motion by Dr. Miller, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to deny adoption of Resolution No. 2024-07-01.

OLD BUSINESS

There was no old business before the Commission.

NEW BUSINESS

Staff/Department Updates

- CUP24-001 was approved by Town Council
- ZTA24-002 was approved by Town Council
- Fences case back to Planning Commission by July meeting
- Potential Rezoning case for July Meeting
- Bylaws amendment
- Welcome to first meeting Ms. Fraley

COMMISSION UPDATES

There were no updates from the Commissioners.

ADJOURNMENT

With no further business, on a motion by Mr. Davenport, seconded by Mr. Weiss, and with all present members voting “aye”, the meeting was adjourned at 8:19PM.

Respectfully submitted by Michelle D. Watkins, CPT, Administrative Assistant II

Cameron Patterson, Chairperson

Abigail O'Connor, Secretary

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, July 17, 2024**

Planning Commission Members Present: Vice-Chair Jerry Davenport, Abigail O'Connor, Rhett Weiss, Jennifer Fraley, and Patrick Crute.

Planning Commission Members Absent: Chairperson Cameron Patterson and Dr. Miller.

Staff Present: Director of Community Development Ashley Atkins-Austin

CALL TO ORDER

Vice-Chair Davenport called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Vice-Chair Davenport noted the agenda was distributed and asked if there were any corrections. On a motion by Mr. Weiss, seconded by Mr. Crute, and with all present members voting "aye", the agenda was adopted with no corrections.

PUBLIC PARTICIPATION

Carol Anderson, resident of 2503 Layne Street, expressed her opposition to the Commissioners regarding the Proposed Israel Hill project planned for Layne Street.

PUBLIC HEARING-ZTA24-001-FENCES

Public hearing for the Planning Commission recommendation to Town Council to amend the zoning ordinance by adding Section 29-35.b.5 – Fences. This will regulate the location and height of fences in residential districts.

Vice-Chair Davenport set forth case ZTA24-001 to the Commissioners.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", Public Hearing ZTA24-001 was opened.

Ms. Atkins-Austin reported that staff had not received any comments or requests to speak from the public.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. In 2020, after several months of input and deliberation, the Town of Farmville adopted new zoning and subdivision ordinances (Chapter 29 of the Farmville Town Code) and a comprehensive plan. With this new ordinance came landscaping requirements that were specifically for developments or redevelopments that required approved site plans, properties that were seeking rezoning to R-3, B-1, B-2, or B-3 districts, and for properties seeking a conditional use permit in a R-3, B-1, B-2, or B-3 zoning district. Walls and fences were listed in this code section with requirements for location and maintenance. Over the last few years, staff has received numerous calls questioning height and placement standards for fencing in the R-1 and R-2 zoning districts. In a comparison of other jurisdictions' fence regulations, the Staff determined that the lack of standards for height and location of fences was undesirable and therefore included standards that would be relevant to residential zoning districts.

ZTA24-001 was previously heard on April 17, 2024. Staff proposes amendments to **Article IV, Section 29-35.b.** of the zoning ordinance to add more specific regulations regarding the height and placement of fences. The amendment adds Section 29-35.b.5, *Fences*. **Attachment 1** is a redlined version of the ordinance showing these amendments.

On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the motion was passed to close Public Hearing ZTA24-001.

Mr. Weiss clarified some language in Sec. 29-35.b (5.b.) with staff and suggested revisions of the wording.

Vice-Chair Davenport clarified regulations regarding structure setbacks and right-of-way lines with staff.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting "aye" the motion was passed to recommend approval of ZTA24-002 with amendments to the Town Council.

POD24-001

Public Hearing for review of a site plan for the construction of a one-story, 2,325 square foot restaurant with pick-up window. Per Town Code Sections 29-13.e.2 and 29-13.e.4.e, site plans must be reviewed by the Planning Commission. The 1.006-acre site is located at 2004 South Main Third Street on Parcel 0037000(08)00-001. This property is zoned B-3 Highway Commercial.

Vice-Chair Davenport set forth case POD24-001 to the Commissioners.

Ms. Atkins-Austin reported that staff had not received any comments or requests to speak from the public.

On a motion by Mr. Crute, seconded by Ms. O'Connor and with all present members voting "aye", the motion was passed to open Public Hearing POD24-001.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. Restaurants, drive in are permitted by-right in the B3 Highway Commercial District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix). A restaurant, drive in is defined in Section 29-81- as. An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, served in disposable containers at a counter and a drive-up or drive through service facility, or which offers curb service.

The site is located on South Main Street, a major throughfare through Farmville. The site plan proposes closing the entrance to the site from South Main Street and replacing it with a sidewalk. The single entrance to the site will be to the left side of the property at Bowling Lane. No improvements are required to existing public streets, and no additional streets are proposed. No impact to the mass transit system is expected.

The application appears to meet the standards of review for site plans set forth in Section 29-13.e of the Town Zoning Ordinance. It is substantially consistent with the Future Land Use Map and General Commercial Districts. There are no significant impacts to the capacities of the utility or transportation systems. The use appears to comply with the four (4) standards set forth in the standards for specific uses. The Staff recommends approval of POD24-001, a site plan for a restaurant, drive in.

Reid Cooksey, representative of Stonefield Engineering and Design; gave a brief introduction to the Commissioners and expressed that Ms. Atkins-Austin had already done a great job presenting the project.

Commissioners and staff had a brief discussion.

On a motion by Mr. Crute, seconded by Ms. Fraley, and with all present members voting “aye”, the motion was passed to approve POD24-01 as presented by staff.

OLD BUSINESS

- CUP24-004 was approved by Town Council
- CUP24-0036 was approved by Town Council
- ZTA24-003 was approved by Town Council
- REZ24-001 and Resolution No. 2024-07-01 was approved by Town Council

NEW BUSINESS

There was no new business before the Commissioners.

ADJOURNMENT

On a motion by Mr. Weiss seconded by Mr. Crute a, and with all present members voting “aye”, the meeting was adjourned at 7:26 P.M.

Respectfully submitted by Michelle D. Watkins, CPT, Administrative Assistant II.

Cameron Patterson, Chairperson

Abigail O’Connor, Secretary

DRAFT

**Town of Farmville Planning Commission
Town Council Chamber of the Town Hall
116 North Main Street, Farmville, VA 23901
Wednesday, August 21, 2024**

Planning Commission Members Present: Chairperson Cameron Patterson, Vice-Chair Jerry Davenport, Abigail O'Connor, Dr. Miller, Jennifer Fraley, and Patrick Crute.

Planning Commission Members Absent: Rhett Weiss

Staff Present: Director of Community Development Ashley Atkins-Austin and Administrative Assistant II Michelle Watkins, CPT.

CALL TO ORDER

Chairperson Patterson called the Planning Commission meeting to order at 7:00 PM.

APPROVAL OF AGENDA

Chairperson Patterson noted the agenda was distributed and asked if there were any corrections. On a motion by Mr. Crute, seconded by Ms. O'Connor, and with all present members voting "aye", the agenda was adopted with no corrections.

PUBLIC PARTICIPATION

There was no public participation.

Public Hearing REZ24-002

Public hearing for the Planning Commission recommendation to Town Council to amend the Official Zoning Map to provide for the rezoning of approximately 0.278 acres from B-3 to R-2. The site is located on the southeast corner of the Georgia Street and Monroe Street intersection and consists of parcel 110AV(02)0A-049A.

Chairperson Patterson set forth case REZ24-002 to the Commissioners.

On a motion by Mr. Davenport, seconded by Ms. Fraley, and with all present members voting "aye", Public Hearing REZ24-002 was opened.

Ms. Watkins reported that staff had not received any comments or requests to speak from the public.

On a motion by Ms. O'Connor, seconded by Mr. Crute, and with all present members voting "aye", Public Hearing REZ24-002 was closed.

Ms. Ashley Atkins-Austin provided relevant information from the staff report with supporting slides. The request is to rezone one (1) parcel that contains approximately 0.278 acres from B-3 Highway Commercial to R-2 Medium Density Residential. The site is identified as tax map number 110AV(02)0A-049A. A rezoning will have no impact on transportation or town streets. There are no environmental impacts. The rezoning would require a zoning map change. Staff recommend approval of the proposed rezoning and amendments to the official zoning map.

The Commissioners and Staff had a brief discussion.

On a motion by Dr. Miller, seconded by Mr. Crute, and with all present members voting "aye" the motion was passed to recommend approval of REZ24-002 to the Town Council.

The Commissioners and Staff had a brief discussion.

OLD BUSINESS

There was no old business before the Commissioners.

NEW BUSINESS

- The next step for the applicants of POD24-001; for the restaurant on South Main Street, is the permitting process.
- Town Council has sent ZTA24-001 back to the Planning Commission for further review.
- Possibility of cancelling September’s meeting, Ms. Atkins-Austin will be away at Professional Development.

ADJOURNMENT

On a motion by Mr. Davenport seconded by Mr. Crute, and with all present members voting “aye”, the meeting was adjourned at 7:10 P.M.

Respectfully submitted by Michelle D. Watkins, CPT, Administrative Assistant II.

Cameron Patterson, Chairperson

Abigail O’Connor, Secretary



Identification and Location Information

Applicants	Anthony Sprague
Property Owner	Same
Location	Griffin Boulevard, Tax Map # 0023A03(11)10-004
Ward	C
Acreage	14,874.69sf, 0.341 acre
Zoning	R-3 High Density Residential
Future Land Use Recommendation	Moderate density residential
Overlays	None
Adjacent Zoning	R-1 Low Density Residential to the west. R-1 and R-3 to the south. Longwood University and R-3 to the east. R-3 to the north.
Adjacent Uses	Single-family dwellings to the west, south, and southeast. Longwood University to the east. Undeveloped property to the north.
Staff Contact	Ashley Atkins-Austin, CZA, Director of Community Development Phone: 434-392-8465 Email: aaustin@farmvilleva.com

Background and Existing Conditions

Public hearing and consideration of an application by Anthony Sprague to allow for a restaurant, mobile to operate on tax parcel number 0023A03(11)10-004, located at the northwest corner of the intersection of Griffin Boulevard and Redford Street. The 0.341 -acre property is zoned R-3 high density residential and consists of an undeveloped gravel lot, previously used as a parking lot by Longwood University.

Mr. Sprague purchased the lot in 2022 and has approached the staff over the last two years with ideas and questions for the subject parcel. In 2024, Mr. Sprague approached Council member Reid with the idea of a restaurant, mobile (food truck) at the site. At the Town Council Work Session held April 3, 2024 council members requested feedback from staff to look further into a zoning change and zoning text amendment for a food truck in a residential area. At their May 1, 2024, Work Session Town Council continued the discussion with diagrams showing 25 total parcels being rezoned from R-1 to R-3. Zoning district R-3 was suggested to allow for some of the uses already in the area that didn't fit in what was the existing zoning of R-1. It was discussed that leaving the area zoned R-1 with a conditional use permit opens it up for use in other neighborhoods within town. It was suggested to look at rezoning the 25 parcels depicted on the diagram and a zoning amendment to change the zoning ordinance to allow for mobile restaurants by conditional use permit in the R-3 district.

Three cases were brought before the Planning Commission at the June 20, 2024 meeting, ZTA24-003, REZ24-001, and Resolution 2024-07-01.

Planning Commission voted 5-0 to recommend approval of ZTA24-003 to amend Section 29-22.a – Table 1: Zoning Use Matrix of Article III of Chapter 29 – Zoning and Subdivision by allowing restaurant, mobile by Conditional Use Permit in the R-3 zoning district. The Planning Commission voted 3-2 to recommend denial of REZ24-001 to provide for the rezoning of properties along Griffin Boulevard from High Street to



Edmunds Street from R-1 to R-3. The Planning Commission voted 5-0 to recommend denial of Resolution 2024-07-01 that would amend the Comprehensive Plan to change the area along Griffin Boulevard that was proposed in the rezoning from low density residential to moderate density residential in the future land use map.

At the July 10, 2024 Regular Council Meeting, Town Council voted 6-0 to adopt Ordinance No. 231 Zoning Amendment to allow mobile restaurants in the R-3 district. The Town Council voted 5-1 to adopt Ordinance No. 232 to amend the official zoning map to allow for the rezoning of properties along Griffin Boulevard from High Street to Edmunds Street. The Town Council voted 5-1 to approve Resolution No. 2024-07-01 to amend the Comprehensive Plan to reflect the zoning amendment in ordinance No. 231 and the official zoning map amendment in Ordinance No. 232.

Zoning Ordinance Considerations

Restaurant, mobile are permitted by **Conditional Use Permit** in the R-3 High Density Residential District pursuant to the zoning use matrix in Section 29-22.a (Table 1, Zoning Use Matrix).

A *Restaurant, mobile* is defined in Section 29-81- Definitions as the following:

- *A readily moveable wheeled art, trailer, or vehicle designed and equipped for the preparing, serving, and/or selling of food and operated at temporary locations. This definition shall include food trucks, food trailers, and food carts and shall not apply to ice cream trucks.*

There are no off-street parking requirements for a restaurant, mobile. Staff does not anticipate issues with available parking.

Comprehensive Plan Considerations

The use is consistent with the Future Land Use Map of the Comprehensive Plan.

Utilities

No connection to town water or sewer services are anticipated.

Transportation/ Streets

According to the Virginia Department of Transportation 2023 Annual Average Daily Traffic Volume Estimates By Section of Route Prince Edward Maintenance Area, Griffin Boulevard has an annual average daily traffic (AADT) estimate of 6700. Staff does not anticipate a use of restaurant, mobile to increase the AADT estimate significantly on Griffin Boulevard. The site has one entrance located on Williams Way. As Williams Way is not listed in the Virginia Department of Transportation 2023 Annual Average Daily Traffic Volume Estimates By Section of Route Prince Edward Maintenance Area, we do not have an AADT estimate for the current traffic on this street.



Environmental

The site is not located in a floodplain or other protected area. There are no impacted watercourses, steep slopes, or other atypical environmental factors. Emissions (dust, heat, noise, light, vibrations, etc.) should be standard for a residential use.

Findings and Recommendations

Staff Recommended Conditions for Mobile Restaurants at this location (**Town Code Sec. 29-35.d.16**)

- Mobile restaurants must obtain a town mobile restaurant permit, and must be inspected and approved by the town at least three (3) business days prior to initial operation and again prior to annual business license renewal.
- Mobile restaurants must maintain a valid business license issued by the town and a valid health permit issued by the state department of health.
- A mobile restaurant may operate on either public property or private commercially zoned property with written permission from the owner.
- No items shall be sold other than food and beverages.
- No music shall be played that is audible outside of the vehicle.
- Mobile restaurant vehicles shall not operate on a public street or block i) the main entry drive isles or impact pedestrian or vehicular circulation overall, (ii) other access to loading areas, or (iii) emergency access and fire lanes. The mobile restaurant must also be positioned at least fifteen (15) feet away from fire hydrants, any fire department connection (FDC), driveway entrances, alleys and handicapped parking spaces.
- A mobile restaurant may operate between 7:00 a.m. and 9:00 p.m. Sunday to Thursday and between 9:00 a.m. to 11:00 p.m. Friday and Saturday (including set-up and break-down) in any one (1) day at any single location, except during national holidays and town-wide events a mobile restaurant may operate between 6:00 a.m. and 12:00 p.m. The vehicle and all accessory structures shall be removed each day.
- No signs may be displayed except:
 1. Those permanently affixed to the vehicle; and
 2. One (1) A-framed sign not to exceed four (4) feet in height and six (6) square feet of display for each of the two (2) sides and the sign cannot block any passageways.
- Trash receptacles shall be provided and all trash, refuse, or recyclables generated by the use shall be properly disposed of.
- No liquid wastes shall be discharged from the mobile restaurant.
- No mobile restaurant shall locate within fifty (50) feet of the entrance to a business that sells food for consumption (determined by measuring from the edge of the mobile restaurant to the main public entrance of the restaurant) unless permission of the restaurant owner is provided.
- No mobile restaurant shall locate within one hundred (100) feet of a single family or two-family residential use.
- Vehicles may be otherwise limited by the town depending on the location or other details of the mobile restaurant permit application.



- A mobile restaurant may operate at any farmer's market held on public or private property, if the food truck vendor is legally parked at the farmer's market and has received written permission from the farmer's market manager and displays such written permission upon request.
- The operation of the mobile restaurant or use of a generator should not be loud enough to be plainly audible at a distance of one hundred (100) feet away. Excessive complaints about vehicle or generator noise will be grounds for the administrator to require that the mobile restaurant vendor change location on the site or move to another property.
- The requirements of this section shall not apply to mobile restaurant vendors at catered events (events where the food is not sold through individual sales but provided to a group pursuant to a catering contract with a single payer).
- A mobile restaurant permit may be revoked by the zoning administrator at any time, due to the failure of the property owner or operator of the mobile restaurant permit to observe all requirements for the operation of mobile restaurants. Notice of revocation shall be made in writing to address of record for mobile restaurant permit holder. Any person aggrieved by such notice may appeal the revocation to the board of zoning appeals.

Staff Recommended Conditions for the site

- Trash and trash receptacles must be removed from the site daily.
- No additional signage to what is allowed for restaurants, mobile.

Staff's Findings

- The application appears to meet the standards of review for Conditional Use Permits set forth in Section 29-13.c.1 of the Town Zoning Ordinance.
- The application appears to meet the Comprehensive Plan's policies and principles.
- There are no significant impacts to the capacities of the utility or transportation systems.
- There are no significant environmental impacts to the site or adjacent properties.

Recommendations

The Staff recommends **approval** of the Conditional Use Permit, with conditions listed, to allow for a restaurant, mobile on tax parcel # 0023A03(11)10-004.

Additional Information

1. In response to the CUP application question, *Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.),* the applicants stated:

"No, the vendors will only use volume controlled generators."
2. There are no other zoning or code enforcement violations pending.



Attachments

1. Application
2. Mailing Affidavit
3. Adjacent Owner Notice
4. Vicinity and aerial maps
5. Site Photos

Section 29-13.c- Standards for review (of a Conditional Use Permit)

1. Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the planning commission, shall find that:
 - A. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - B. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - C. The proposed use will not be in conflict with the policies and principles of the town's adopted comprehensive plan.
 - D. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
2. In granting any conditional use permit, the governing body shall give due consideration to these relevant factors, as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the planning commission and the governing body to make the recommendation and findings set forth above.

TOWN OF FARMVILLE
APPLICATION FOR CONDITIONAL USE PERMIT

Please print or type

Approved: _____ Date _____
Town Manager

The undersigned owner of the following described property hereby applies for a Conditional Use Permit as provided in Chapter 29 of the Zoning Ordinance of the Town of Farmville, Virginia.

Applicant's Name: Anthony SPRAGUE
Applicant's Address: 2479 WORSHAM RD Farmville VA 23901
Applicant's Telephone Number: (434) 390-6015 ASprague300@gmail.com

Present Land Use: (ex. Residential, commercial, etc.) R3 Zoning
Zone: _____

Legal Description of Property w/ Deed Book and Page No.: GRAVEL property with about 35 parking spaces right acrossed from the college on Grillin Blvd Deed Book number is 215 And Page number is 215

Tax Map: _____ Lot: R-3(221004) Parcel: N.05 44. 00'E Lot Size: 15,972 sqft

Use for which Conditional Use Permit is Requested: TO Allow food trucks to sell on the property / more commercial
Will proposed use have any detrimental effects on adjoining property owners? If so, please describe (ex. Noise, dust, fumes, etc.) NO, the vendors will only used volume control generators

Applicant's Statement (if application is not made by property owner):

I hereby certify that I have the authority to make the foregoing application, that the information given is complete and correct to the best of my knowledge, and that development and/or construction will conform with the regulations as set forth in the Town of Farmville Zoning Ordinance, as written, and also with the description contained in the permit application.

Signature of Applicant Date _____

Property Owner(s) Statement:

I hereby certify that I/we own the above described property, that the information given is complete and correct to the best of my knowledge, and that the above person(s), group, corporation, or agent has the full and complete permission of the undersigned owner(s) to make application for a Conditional Use Permit as set forth in the Town of Farmville Zoning Ordinance, as written.

Anthony Sprague
Signature of Property Owner(s) Date 09/23/2024

NOTE: THIS PERMIT APPLICATION IS NOT VALID UNLESS ALL PROPERTY OWNER(S) SIGNATURES ARE AFFIXED AND DATED.

APPLICATION FEE: \$500 APPLICATION FEE RECEIVED _____ DATE _____
Clerk

CHECKS SHOULD BE MADE PAYABLE TO THE TOWN OF FARMVILLE.
(Fees are nonrefundable, regardless of whether permit application is approved.)

PAID

RECEIVED
SEP 23 2024
BY: [Signature]

SEP 23 2024

Town of Farmville

Date: 09/23/2024 Time: 10:45 AM

CONDITIONAL USE PERM Payment: 500.00

Owner: ANTHONY SPRAGUE

CC

Batch Id: 1JM92324

Ref Num: 28712 Seq: 47 to 47

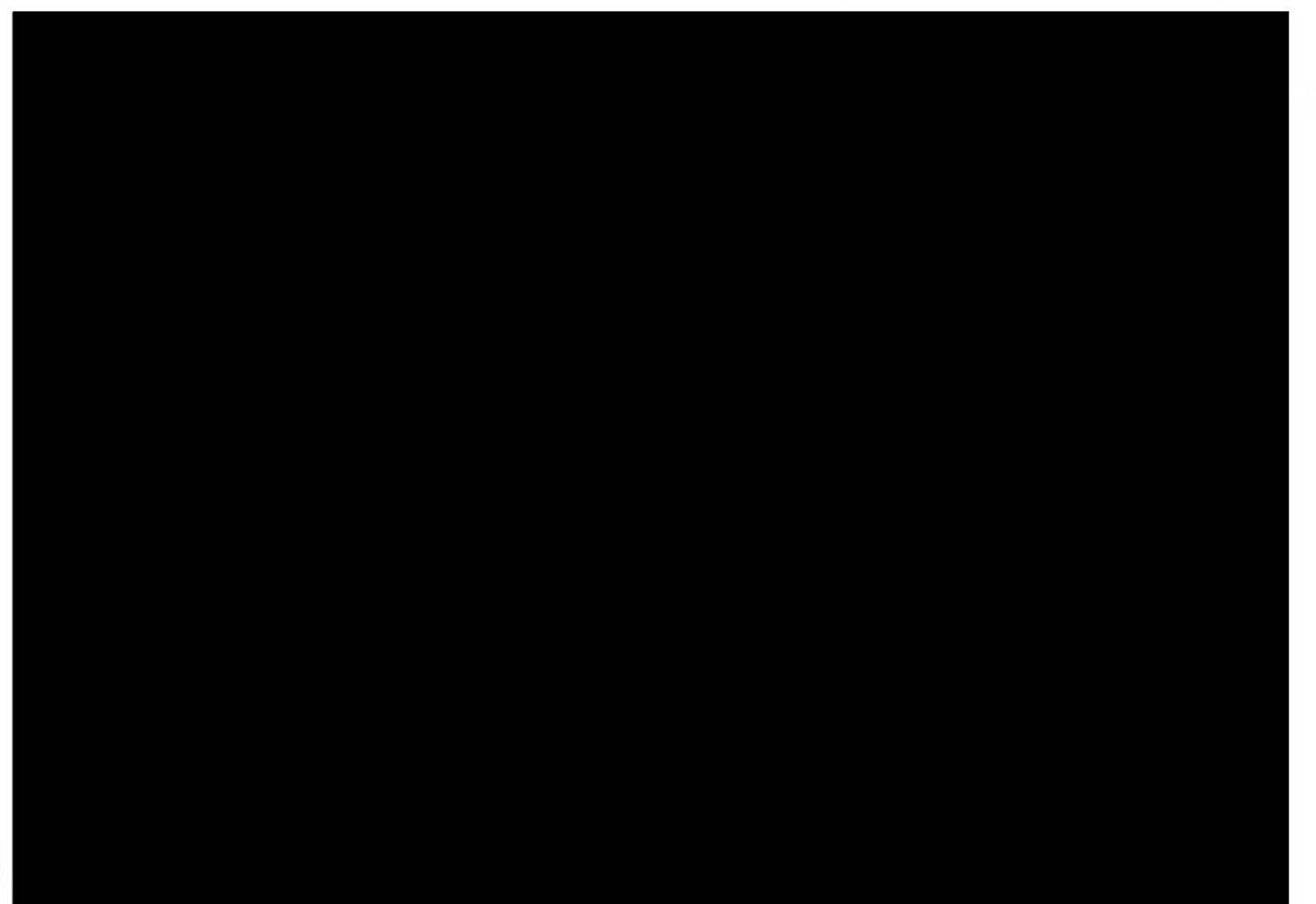
Cash Amount:	0.00
Check Amount:	0.00
Credit Amount:	500.00

Total:	500.00

ANTHONY SPRAGUE

ANTHONY SPRAGUE

Thank You for your payment!



AFFIDAVIT

COMMONWEALTH OF VIRGINIA,
Town of Farmville, to-wit:

Ashley Atkins-Austin, CZA, Director of Community Development for the Town of Farmville, Virginia, being duly sworn, deposes and states, on behalf of the Planning Commission that the attached Notice of Public Hearing was sent by first class mail, pursuant to Code of Virginia Section 15.2-2204(B) on the 4th day of November 2024 to the following property owners of the Town of Farmville. The Notice of Public Hearing is for the following conditional use permit:

• **Case CUP24-006**

GREGORY & EMMA CLATTERBUCK
6276 BROOK COURT
BOSTON, VA 22713

GAVIN & MANDIE WARREN
10089 US 27
FORT WHITE, FL 32038

G&D INVESTMENTS, LLC
P. O. BOX 823
FARMVILLE, VA 23901

SANDRA D. STOKES-GRAY
1482 TUGGLE ROAD
FARMVILLE, VA 23901

SANDRA D. STOKES-GRAY
1482 TUGGLE ROAD
FARMVILLE, VA 23901

LONGWOOD HOUSING FOUNDATION LLC
315 WEST THIRD STREET
FARMVILLE, VA 23901

TIMOTHY & THERESA SIMPSON
7989 NAMOZINE ROAD
CREWE, VA 23930


ELIZABETH AGENS BRANDT
703 REDFORD STREET
FARMVILLE, VA 23901

LONGWOOD UNIVERSITY
201 HIGH STREET
FARMVILLE, VA 23901


Ashley Atkins-Austin, CZA, Interim
Director of Community Development

Subscribed and sworn before me this 12th day of November 2024.




Notary Public

My commission expires: 12/31/2026

Registration Number: 7981993

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.



COMMUNITY DEVELOPMENT DEPARTMENT

Ashley Atkins-Austin, CZA
Director of Community Development

Phillip A. Moore, Building Official (Interim)

John Ramsay, Residential Code Inspector

**Michelle Watkins, CPT Administrative
Assistant II, Certified Permit Technician**

Date: November 4, 2024

Re: Case # CUP24-006 Notice of Public Hearing for a Conditional Use Permit to allow a restaurant, mobile

Dear Property Owner,

You are receiving this letter because you own property next to a site that has applied for a conditional use permit as described below.

The Farmville Planning Commission will hold a public hearing on **Wednesday, November 20, 2024 at 7:00 PM** in the Council Chamber, located on the second floor of the Town Hall, 116 North Main Street, Farmville Virginia to receive public comment on the following item:

- **Case CUP24-006:** Anthony Sprague's request for a conditional use permit to allow a restaurant, mobile per Town Code Section 29.22.a. The site is located at the northwest corner of the intersection of Griffin Boulevard and Redford Street on parcel number 0023A03(11)10-004. This property is zoned R-3 High Density Residential.

The Farmville Planning Commission will consider the request following the public hearing. Any person(s) wishing to comment on the above matter should plan to attend this meeting or submit written comments. Please submit written comments to Michelle Watkins at mwatkins@farmvilleva.com or by mail to PO Drawer 368, Farmville, VA 23901, to arrive by 4:00 p.m. on Wednesday, November 20, 2024.

Note that the Town Council will hold a public hearing approximately 3 weeks later, and a separate notice will be sent to you.



Questions and comments regarding cases may be directed to the Department of Community Development, 116 North Main Street, PO Drawer 368, Farmville, Virginia, 23901 or by calling (434) 392-8465, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

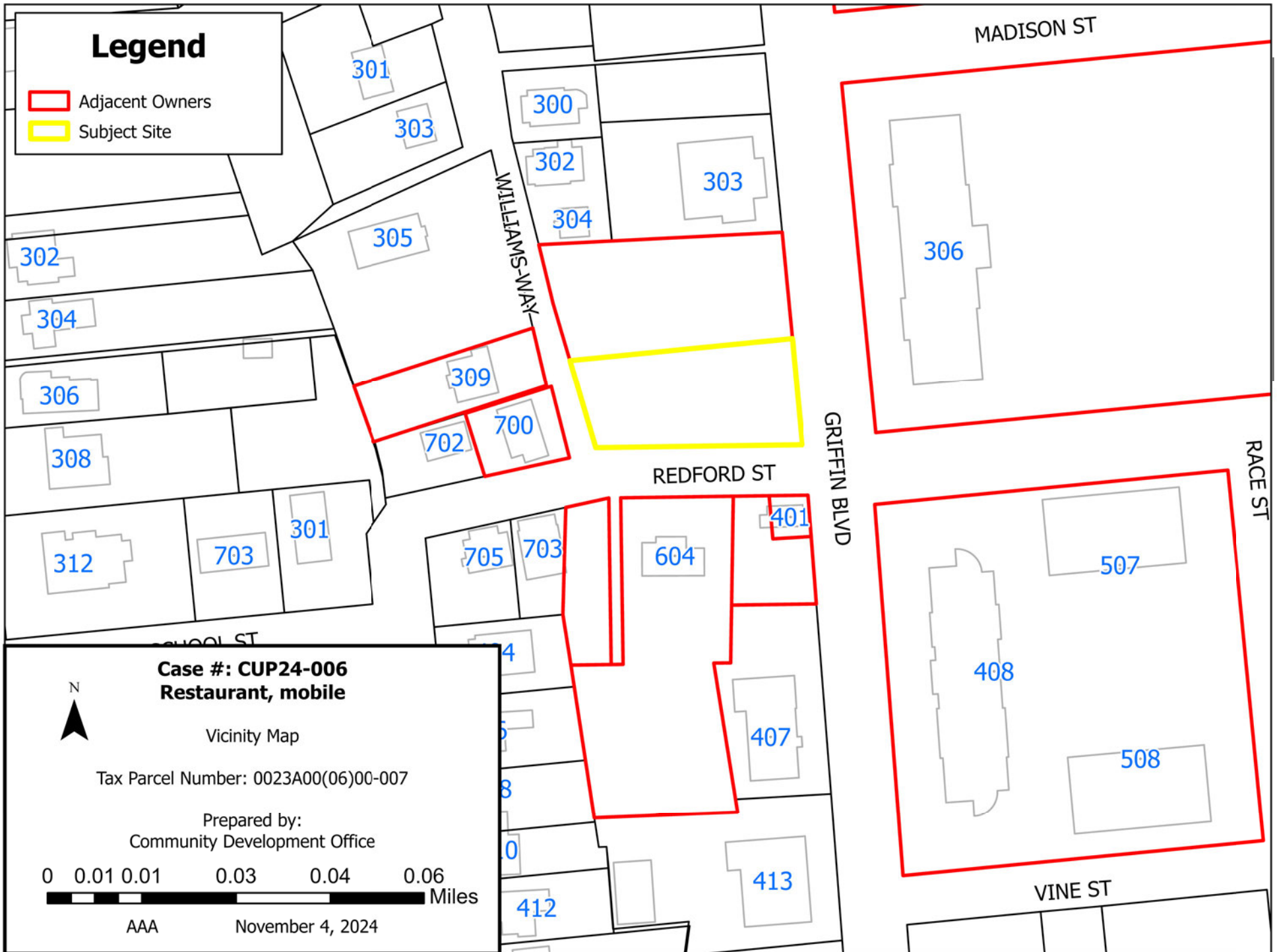
It is the intent of the Town to comply with the Americans with Disabilities Act. Should you need special accommodations, please contact C. Scott Davis, LP.D., Town Manager, at (434) 392-5686, prior to the meeting.

Sincerely,

Ashley Atkins-Austin, CZA
Director of Community Development

Legend

-  Adjacent Owners
-  Subject Site



Case #: CUP24-006
Restaurant, mobile

Vicinity Map

Tax Parcel Number: 0023A00(06)00-007



Prepared by:
Community Development Office

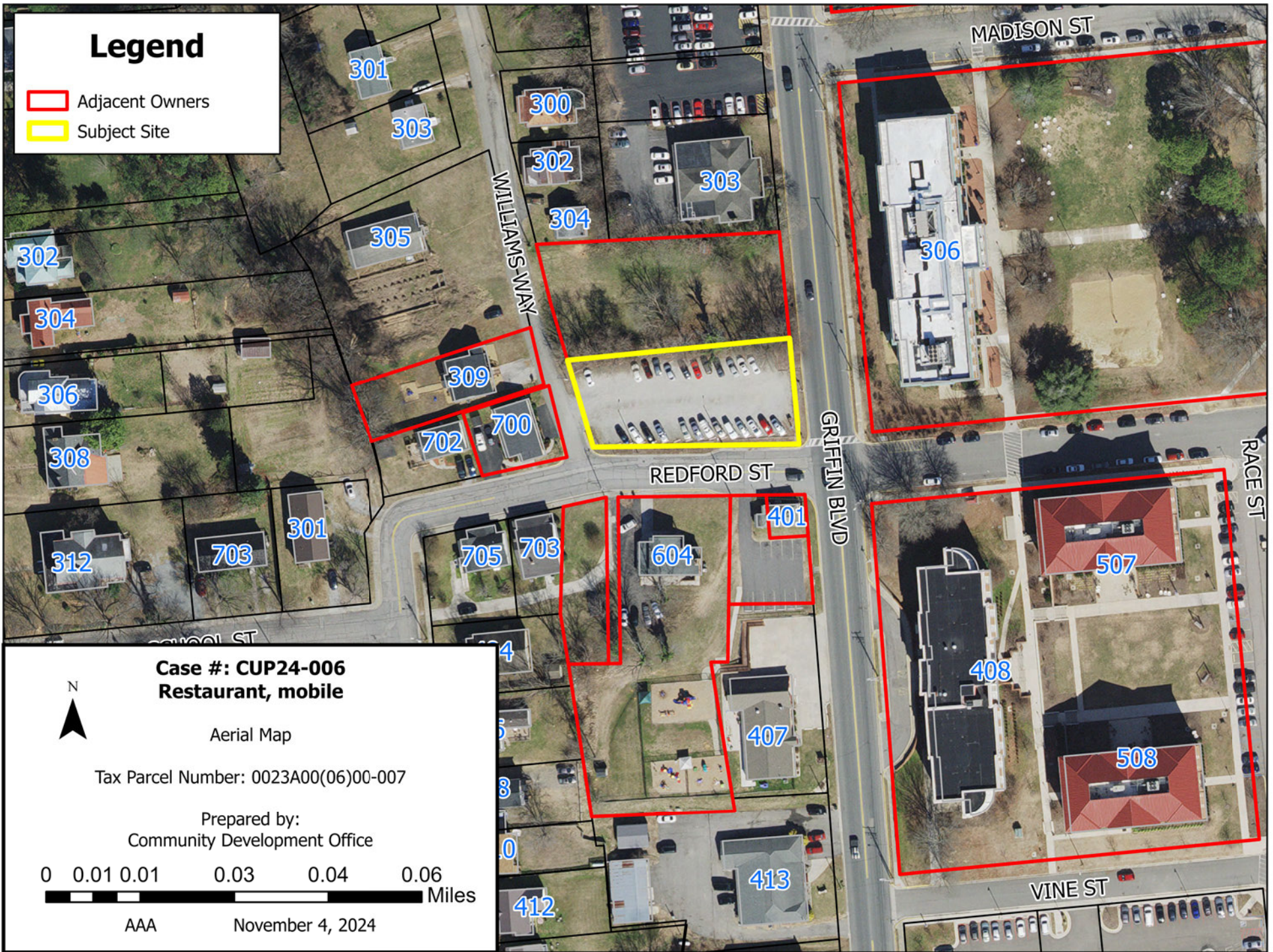
0 0.01 0.01 0.03 0.04 0.06 Miles

AAA

November 4, 2024

Legend

-  Adjacent Owners
-  Subject Site





11/15/2024 03:24 PM



11/15/2024 03:23 PM



11/15/2024 03:25 PM



11/15/2024 03:26 PM



MEETING DATE: Wednesday, November 20, 2024 (Planning Commission)

ITEM NO. 6

REQUEST: **CUP24-006-** Anthony Sprague’s request for a conditional use permit to allow a restaurant, mobile per Town Code Section 29.22.a. The site is located at the northwest corner of the intersection of Griffin Boulevard and Redford Street on parcel number 0023A03(11)10-004. This property is zoned R-3 High Density Residential.

BACKGROUND: Written staff report and other supporting materials and verbal report by Ashley Atkins-Austin, Director of Community Development.

RECOMMENDATION: **That the Planning Commission recommends approval of CUP24-006 with conditions noted in the staff report to the Town Council.**

MOTION: _____

SECONDED: _____

Commissioner	Yes	No
O'Connor		
Weiss		
Davenport		
Patterson		
Crute		
Miller		
Fraley		

Add the following under the above referenced article where no regulation exists currently:

Sec. 29-35.b. *Residential uses.*

(1) *Accessory dwelling.*

- a. Such structures shall comply with all setback requirements that apply to the primary structure.
- b. Only one (1) accessory dwelling shall be allowed on a lot or parcel of land.
- c. No recreational vehicle may be used as an accessory dwelling.
- d. Prior to installing an accessory dwelling, a permit must be obtained from the town and associated fees paid.
- e. Any accessory dwelling shall comply with all applicable requirements of the state department of health and the Virginia Uniform Statewide Building Code.
- f. No signage advertising or promoting the existence of the structure shall be permitted on the exterior of the structure or anywhere on the property.
- g. The town may revoke the permit if the permit holder violates any provision of this section.

(2) *Dish antennas.*

- a. Additional standards in all residential districts.
- b. Communication antennas, commonly called "dish" antennas, which do not comply with the restrictions listed below may be allowed with conditional use permits, subject to the applicant's ability to satisfactorily mitigate negative aesthetic impacts on adjoining properties. Dish antennas shall be permitted in all districts but shall be limited to one (1) exterior antenna per parcel except with conditional use permit.
- c. Ground-mounted antennas shall be limited to the rear yard and no closer than five (5) feet to any side or rear lot line, and in the case of a corner lot, no antenna shall be nearer than twenty-five (25) feet to the side street adjacent to the property or within five (5) feet of an adjoining lot.
- d. No ground-mounted antenna shall exceed sixteen (16) feet in height measured vertically from the highest point of the signal receiving apparatus, when positioned for operation, to the bottom of the base which supports the satellite antenna.

- e. Roof-mounted antennas, when designated for that purpose, shall be permitted, except that a roof-mounted antenna shall not be more than forty-eight (48) inches in diameter and shall not be visible from any street.
- f. Antennas shall be permanently and securely installed.

(3) *Multi-family dwellings.*

- a. Multi-family dwellings shall be designed with special attention to the compatibility of adjacent land uses, topography, existing vegetation, building height, orientation, and other similar factors.
- b. Multi-family dwellings shall incorporate an attractive building layout which retains, relates to, and enhances the natural vegetation and terrain of the site or incorporates natural design features such as preservation of scenic vistas, natural areas, or other unique elements of the site.

(4) *Townhouse and single family attached dwellings.*

- a. No more than eight (8) townhouses shall be constructed contiguously.
- b. The facades of individual townhouses within any contiguous row of townhouses shall be sufficiently varied in their materials, design, or appearance as to visually distinguish them as individual dwelling units.
- c. Any townhouse shall front on, or be accessed by, a public street.
- d. Any provided open space shall be owned and maintained by the developer, until such time as it is turned over to the ownership and maintenance of an approved homeowners' association.

(5) **Fences**

- a. **The provisions of this section shall apply to all construction, reconstruction, or replacement of fences or walls except:**
 - 1. **Those required for support of a principal or accessory structure.**
 - 2. **Engineered retaining walls necessary to the development of a site.**
 - 3. **Temporary fences for construction activities, trees protection, and erosion and sediment control.**
- b. **No fence shall be erected by any person without first obtaining in writing a permit from the Zoning Administrator.**
- c. **Fences shall not impair vehicular or pedestrian travel visibility. In the case of corner lots in all districts, no fence shall be erected that blocks or otherwise impedes the view of streets or traffic.**
- d. **Except as provided for in Sec. 29-22.d.2, fences may be constructed in any location on any lot. The maximum height of a**

**fence shall not exceed eight (8) feet in the side and rear yard
without approval of a conditional use permit.**

- e. Except as provided for in Sec. 29-22.d.2, fences located in front of the building line shall not **exceed a maximum of four (4) feet in height without approval of a conditional use permit.**
 - (1) For the purpose of determining the front building line, the building line shall be the established front yard setback for the applicable district, or the actual setback of the primary building wall of the structure in the case of a nonconforming front yard setback.
- f. Finished sides of any fence shall face the street and/or adjoining properties.
- g. **All fences shall be maintained in good repair and in a safe and attractive condition. The owner of the property on which a fence is located shall be responsible for maintenance, including, but not limited to, the replacement of missing, decayed, or broken structural and decorative elements.**



MEMORANDUM

To: C. Scott Davis, LPD, Town Manager
From: Ashley Atkins-Austin, CZA, Director of Community Development
Date: November 14, 2024
Subject: Director's Monthly Report (October 2024), Department of Community Development

Statistics

Item	Amounts	Notes
Zoning Permits	18	
Building Permits	14	
	1	New single-family construction
	4	Trades (mechanical, electrical, plumbing)
	1	Other Structural (interior renovations)
	6	Other Structural (exterior improvements, decks, accessory buildings, porches, etc.)
	2	Signs
FAB Ridership	13,233 riders, 17,278 miles, 1270 service hours	
Fuel Sold at KVVX	53 sales Totaling \$12084.46 2184.00 Gallons	856.20 gallons A V, \$5445.46 1327.80 gallons Jet A, \$6639.00
Arrivals/Departures at KVVX	See chart	Figures represent 7-day trailing averages only. South Boston (W78) also provided for comparison.

Items of interest

- The Staff participated in the following meetings and trainings in October:
 - Local Building Officials Meeting (Ramsay, Watkins)
 - James Madison Building and Code Officials Association Regional Meeting (Ramsay)
 - Virginia Institute of Government training course (Austin)
 - VDOT FY26 SGR Local Paving Meeting (Austin)
 - Community Assistance Visit follow up (Austin, Ramsay)
 - DHCD Plumbing Inspection – Residential class (Ramsay)
 - Virginia Association of Zoning Officials quarterly meeting (Austin)

- Farmville Regional Airport (KFVX) updates:
 - Additional airport usage figures are attached. Flightaware.com provides 7-day trailing averages for free, and more specific data is available for purchase. For comparison, Staff includes the same data for William M. Tuck Airport (W78) in South Boston.

- The Planning Commission did not meet in the month of October 2024. A Public hearing was scheduled and advertised. The Public Hearing and meeting were cancelled due to a withdrawal of Conditional Use Permit application.

- The Board of Zoning Appeals did not meet in the month of September 2024. No applications had been filed.

Staff Contacts | Department of Community Development

Ashley Austin	Director of Community Development	aaustin@farmvilleva.com	434-392-2114
Phillip Moore	Building Official	pmoore@farmvilleva.com	434-392-8465
John Ramsay	Residential Code Inspector	jramsay@farmvilleva.com	434-392-8465
Michelle Watkins	Administrative Assistant II / Certified Permit Technician	mwatkins@farmvilleva.com	434-392-8465

October 2024 Arrivals and Departures

Farmville Regional Airport KFXV

Date	Day	KFXV Arrivals & Departures * Farmville	KFXV Notes Farmville	W78 Arrivals & Departures * South Boston
10/1/2024	TUESDAY	0		4
10/2/2024	WEDNESDAY	6		4
10/3/2024	THURSDAY	6		4
10/4/2024	FRIDAY	6		4
10/5/2024	SATURDAY	6		5
10/6/2024	SUNDAY	6		4
10/7/2024	MONDAY	8		5
10/8/2024	TUESDAY	10		4
10/9/2024	WEDNESDAY	10		6
10/10/2024	THURSDAY	11		6
10/11/2024	FRIDAY	12		6
10/12/2024	SATURDAY	12		8
10/13/2024	SUNDAY	14		4
10/14/2024	MONDAY	0		0
10/15/2024	TUESDAY	14		8
10/16/2024	WEDNESDAY	12		8
10/17/2024	THURSDAY	12		9
10/18/2024	FRIDAY	10		8
10/19/2024	SATURDAY	10		8
10/20/2024	SUNDAY	8		8
10/21/2024	MONDAY	7		7
10/22/2024	TUESDAY	8		9
10/23/2024	WEDNESDAY	6		9
10/24/2024	THURSDAY	8		8
10/25/2024	FRIDAY	8		9
10/26/2024	SATURDAY	9		9
10/27/2024	SUNDAY	10		9
10/28/2024	MONDAY	10		8
10/29/2024	TUESDAY	10		8
10/30/2024	WEDNESDAY	10		8
10/31/2024	THURSDAY	9		8

* Source: FlightAware.com- 7-day trailing averages