

## MINUTES

### APPOMATTOX COUNTY PLANNING COMMISSION MEETING BOARD OF SUPERVISORS MEETING ROOM 333 COURT STREET APPOMATTOX, VIRGINIA

Wednesday, January 14, 2026

Members Present: (Quorum)

Steve Conner  
Sarah Blackwell  
Annie Trent  
Tom Adams  
George Almond  
Cathryn Mobley  
Kevin O'Brien

Members Absent:

Also Present:

Johnnie Roark, Director of Community Development

Mr. Johnnie Roark, staff, called the meeting to order at 6:00 p.m.

Mr. Roark determined there was a quorum and circulated the attendance sheet.

Organization of the Planning Commission

Mr. Roark asked for nominations for Chairman. Ms. Mobley nominated Ms. Sarah Blackwell. Mr. Roark asked for other nominations. Hearing none, Mr. Roark called for a vote. The motion carried unanimously. Ms. Blackwell will serve as Chairman for the 2026 calendar year.

Mr. Roark handed over the meeting to Ms. Blackwell.

Ms. Blackwell asked for nominations for Vice-Chairman. Ms. Blackwell nominated Ms. Mobley. Ms. Blackwell asked for other nominations. Hearing none, Ms. Blackwell called for a vote. The motion carried unanimously. Ms. Mobley will serve as the Vice-Chairman for the 2026 calendar year.

Ms. Blackwell discussed the Consent Agenda which consisted of the meeting dates/times and meeting location. The meeting location has changed to the Board of Supervisors meeting room, 333 Court Street, Appomattox, Virginia. The meetings will be the second Wednesday of the month at 6:00 P.M. The Consent Agenda passed by unanimous consent.

Mr. Roark then asked about the 2026 Work Plan ideas. After some discussion, the Planning Commission will work on the Future Land Use Map and Comprehensive Plan during the upcoming year, along with reviewing some of the land uses within each zoning district within the Zoning Ordinance.

#### **Review/Approval of Minutes**

Mr. O'Brien motioned, with a second by Ms. Trent, to approve the December 10, 2025 minutes. The motion carried unanimously.

#### **Public Hearing**

Ms. Blackwell opened the public hearing and read the summary of the proposed Zoning Ordinance text amendment related to Utility-Scale Solar, County Code §19.7-97 ET SEQ and text amendment for the Comprehensive Plan related to the Approach to Renewable Energy Policy Statement.

### **Summary of Zoning Ordinance Text Amendments**

#### **Section 19.6-97 ET SEQ, Utility-Scale Solar Energy Farm**

*Amend* section to provide for better clarification of battery energy storage facilities, additional required information for the application process, to include natural heritage and wildlife study, Virginia Cultural Resources reporting, glint and glare study, construction planning and phasing, water resource study, and emergency services assessment. Further amendments include additional information related to decommissioning, financial surety, liability insurance, environmental protection and product safety. Amendment also includes an increase to the size of the required buffer from one hundred feet to three hundred feet, and an increase in the property line setback from one hundred feet to five hundred feet, a setback increase from one hundred feet to five hundred feet from the edge of water for any creek, stream, pond, or lake, and a setback increase from one hundred feet to three hundred feet from the floodplain boundary. Add a height limitation of twenty feet from average grade for any structure, and add language regarding the use of pollinator habitats and language regarding the abandonment and removal of a facility.

### **Summary of Comprehensive Plan Amendment-Approach to Renewable Energy Policy Statement**

In Chapter 3-Growth Management, Approach to Renewal Energy policy statement, delete portions of current statement and amend to read as follows:

*Appomattox County recognizes the importance of transitioning to renewable energy sources to ensure a sustainable future. This comprehensive plan prioritizes the integration of clean energy initiatives, including small-scale residential solar, wind, and other renewable energy technologies, into local development strategies. Appomattox County does not support the development of utility-scale solar energy in the unincorporated portions of the county, but does recognize the importance of small-scale solar usage by the individual residential property owner. By fostering collaboration with stakeholders, encouraging responsible siting of renewable energy facilities, and promoting energy efficiency, we aim to support economic growth, and enhance the quality of life for all residents.*

*Any siting of any renewable energy facility should have a direct, positive impact on the citizens of Appomattox County and should be consistent with the current Commonwealth of Virginia Energy Plan, as well as, the Appomattox County Comprehensive Plan.*

Ms. Blackwell asked if anyone wished to speak either for or against the proposed amendments.

Mr. Winfred Nash, 2526 Central Church Road, spoke in support of the proposed amendments.

Ms. Terry Jamerson, 2594 Country Club Road, spoke in support of the proposed amendments.

Mr. Faber Jamerson, 2140 Country Club Road, spoke in support of the proposed amendments.

Ms. Blackwell asked if anyone else wished to speak. Hearing none, Ms. Blackwell closed the public hearing.

### **Discussion-Zoning Ordinance Amendments and Comprehensive Plan Amendment**

The Planning Commission had a brief discussion about the proposed zoning ordinance amendments.

Mr. Conner motioned, with a second by Ms. Trent, for reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the proposed Zoning Ordinance amendments to §19.6-97 ET SEQ, Utility-Scale Solar and to the Approach to Renewable Energy Policy Statement found in the Appomattox County Comprehensive Plan, as presented.

The motion passed 6-1 (O'Brien dissenting). The amendments will be forwarded to the Board of Supervisors for further consideration.

### **Information Items**

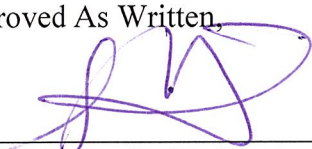
Mr. Roark noted that there are no pending matters before the Commission for the month of February and asked if the Commission would like to cancel the February meeting. The Commissioners agreed to cancel the February meeting by consent.

### **Adjournment**

Having no further business, Ms. Blackwell asked for a motion to adjourn.

Mr. Conner made a motion, with Ms. Mobley seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:15 p.m.

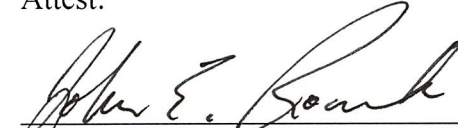
Approved As Written,



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Sarah Blackwell, Chairman  
Appomattox County Planning Commission

Attest:



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Johnnie Roark, Clerk  
Director of Community Development