

MINUTES

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

Wednesday, March 11, 2026

Members Present: (Quorum)

Sarah Blackwell, Chairman
Annie Trent
Tom Adams
George Almond
Cathryn Mobley
Kevin O'Brien
Derek Lee

Members Absent:

Also Present:

Johnnie Roark, Director of Community Development

Ms. Blackwell called the meeting to order and circulated the attendance sheet.

Ms. Blackwell determined that a quorum was present.

Welcome New Member

Mr. Derek Lee was recently appointed by the Board of Supervisors at their January regular meeting. Mr. Lee replaces Mr. Steve Conner as the Courthouse District representative. Ms. Blackwell and the other members of the Planning Commission welcomed Mr. Lee.

Review/Approval of Minutes

Ms. Mobley motioned, with a second by Ms. Trent, to approve the January 14, 2026 minutes. The motion carried unanimously.

Discussion-Future Land Use and Zoning Ordinance Land Uses

Mr. Roark moderated a discussion with the Planning Commission about the Future Land Use Map. At the Organizational Meeting in January, the Commission agreed to include a review of the Future Land Use Map portion of the Comprehensive Plan. In conjunction with the Future Land Use Map review, the Land Use Categories within the Zoning Ordinance should be reviewed to make sure the tools are in the right place to achieve the desired outcome as depicted by the Future Land Use Map. There was some additional discussion about the Land Use categories in the Zoning Ordinance and how they appear to be mismatched to the desired outcome for the majority of the county.

Mr. Roark noted several pending developments within the county, such as the data center project, housing growth in the western end of the county, and increased activity with apartments/townhomes being planned within the Town of Appomattox. These developments are signs of the changing dynamics in the county. The Comprehensive Plan and especially the Zoning Ordinance need to be adjusted and updated to capture this change so that the community can adequately plan for future growth.

As some discussion, the Planning Commission's agreed to study the Future Land Use Map and the Zoning Map, take self-guided tours of various portions of the community and reconvene at that next meeting to have a more in-depth discussion.

Outdoor Shooting Range

Mr. O'Brien asked Ms. Blackwell if he could have the floor for a moment. Mr. O'Brien stated that he wanted to address the recent decision by the Planning Commission to support the shooting range petition off of Wildway Road back in December. Mr. O'Brien stated that he was disappointed in the Planning Commission with how the body handled that petition. He further stated that he would like to see the Planning Commission look into a Zoning Ordinance amendment regarding outdoor shooting ranges that would prohibit a shooting range within one mile of any residential structure.

By consensus, the Planning Commission instructed staff to include this matter on a future agenda for further discussion.

Information Items

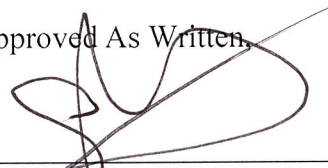
Mr. Roark provided the Planning Commission with latest population estimates from the Weldon Cooper Center. According to Weldon Cooper, the population in Appomattox County has increased by 853 people since the 2020 Census to an estimated population of 16,972 as of July 1, 2025. Mr. Roark noted that the Census Bureau estimates the population at 17,172, as of 2025. Mr. Roark stated that these numbers align with the building permit activity for new dwellings, which has been averaging between 130 and 150 new dwellings per year since 2020.

Adjournment

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

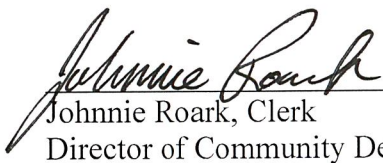
Mr. O'Brien made a motion, with Ms. Mobley seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:58 p.m.

Approved As Written



Sarah Blackwell, Chairman
Appomattox County Planning Commission

Attest:



Johnnie Roark, Clerk
Director of Community Development