

MINUTES

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

Wednesday, July 8, 2026

Members Present: (Quorum)

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

Members Absent:

Also Present:

Johnnie Roark, Director of Community Development

Ms. Blackwell called the meeting to order and circulated the attendance sheet. Mr. O'Brien was late arriving to the meeting. He arrived at approximately 6:25 p.m.

Ms. Blackwell determined that a quorum was present.

Review/Approval of Minutes

Ms. Mobley motioned, with a second by Mr. Adams, to approve the May 13, 2026 minutes. The motion carried unanimously (O'Brien absent).

Discussion-Zoning Ordinance Amendments related o General Assembly Action

Mr. Roark provided an overview of the Zoning Ordinance Amendments required based on the actions of the General Assembly. Mr. Roark stated that the Manufactured Home land use would need to be added to the R-1, R-3, B-1 and H-1 zoning districts as a Permitted Use. The Planning Commission briefly discussed the implications of the changes in areas that have traditionally not allowed manufactured homes.

Mr. Roark continued with the overview of the Utility-Scale Solar Energy Farm changes to Section 19.6-97. These changes are a little more extensive and touch on several areas including setbacks, buffering, height limitations, fencing, decommissioning, wildlife passages, and battery energy storage facilities (BESS). The BESS change will allow this use as an accessory use to an approved solar facility. The setbacks changes will dramatically lower the setbacks that the Planning Commission and Board adopted in March of this year. The buffer changes will lower the buffer ranges. The height amendment will increase the allowable height by five feet. Mr. Roark stated that the changes to the decommissioning portion will require a written agreement between the locality and the developer and codifies the time limits on updating the surety.

Several members expressed their dismay with having the state interfere with local zoning decisions. The Planning Commission felt the changes adopted in March were appropriate for Appomattox County and how do politicians in Richmond know what is best for Appomattox. Mr. Almond stated that there is not much that the locality can do and the changes must be adopted. Ms. Mobley agreed and stated that in the public notice, that staff should mention that the changes are required by state code.

Mr. Almond motioned, with a second by Ms. Mobley, to advertise the proposed amendments for a public hearing

at the August Planning Commission meeting. The motion passed unanimously. (O'Brien absent).

Discussion-Zoning Ordinance Amendment-Outdoor Shooting Range

Mr. Roark stated that Mr. O'Brien had requested that the Planning Commission consider an amendment to the Zoning Ordinance to add a regulation in the additional regulations Section 19.6-81 Outdoor Shooting Range that would limit any new shooting range within one mile of a residential structure.

Mr. Roark noted that he had tried finding such an area using the County's GIS and had not found an area that would meet this regulation other than some of the larger forestry tracts. Mr. Almond stated that he understood what Mr. O'Brien was trying to accomplish regarding sound, etc., but he was not sure this type of regulation would help. Several members agreed with Mr. Almond.

Mr. O'Brien arrived. Mr. O'Brien stated that he was disappointed in the Planning Commission's and Board of Supervisors' decisions to support the petition on Wildway Road (Rifleman's Resort). He stated that many of the residents did not know about it and most of the folks that came to support it did not live in the immediate area. He stated that none of the Planning Commissioner's would want it near their homes.

Mr. Almond and Ms. Mobley both discussed putting more conditions on such uses if needed. They both mentioned being more specific with the conditions, such as conditions related to fencing.

A general discussion among the members continued. By consensus, the Planning Commission decided to not make any changes to Section 19.6-81. Mr. O'Brien reiterated that he stands alone in supporting this amendment.

Adjournment

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

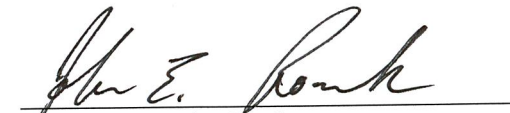
Ms. Mobley made a motion, with Ms. Trent seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:40 p.m.

Approved As Written,



Sarah Blackwell, Chairman
Appomattox County Planning Commission

Attest:



Johnnie Roark, Clerk
Director of Community Development