



**APPOMATTOX COUNTY
BOARD OF SUPERVISORS**

P.O. Box 863, Appomattox, VA 24522 Phone: (434) 352-2637
www.AppomattoxCountyVA.gov

**A RESOLUTION GRANTING A
CONDITIONAL USE PERMIT (250870) IN THE PINEY MOUNTAIN DISTRICT
FOR BENTON W. BOWMAN (APPLICANT/OWNER),
TO LOCATE AN OUTDOOR SHOOTING RANGE, KNOWN AS THE 'RIFLEMAN'S
RESORT' OFF WILDWAY ROAD IN THE OAKVILLE COMMUNITY**

WHEREAS, Benton W. Bowman has applied for a conditional use permit to locate an Outdoor Shooting Range off Wildway Road, on multiple tax parcels in the Oakville community. The zoning of the properties is A-1, Agricultural Zoning District. The properties are further identified as Tax Map Identification Number 20 (A) 41, 20 (A) 50, 12 (A) 32, 12 (A) 36, 12 (A) 33, 12 (A) 35, 13 (A) 36, 20 (1) 3, 20 (1) 4, and 20 (1) 5 and is located on the north side of Wildway Road, between Wildway Road to its south and Watt Abbitt Road to its north, in the Oakville community; and

WHEREAS, the petition was referred to the Planning Commission, which held a duly advertised and noticed public hearing on December 10, 2025, where the Planning Commission received comments from the general public; and

WHEREAS, the public hearing identified two main concerns: noise and general safety of the community; and

WHEREAS, on December 10, 2025, the Planning Commission weighed the information related to the zoning, land use, transportation, environment, the comprehensive plan, comments from the public, and other factors; and found that for reason of public necessity, convenience, general welfare, and good zoning practice, the Planning Commission, by a vote of six to one recommended approval of the petition with conditions; and

WHEREAS, the Planning Commission, recommended conditions in order to mitigate concerns of the neighborhood and adjoining property owners, which the petitioner proffered additional conditions to the Board of Supervisors as stated below;

1. The Rifleman's Resort (Outdoor Shooting Range) will be constructed in general conformance with the concept plan submitted with the application dated November 10, 2025.
2. The hours of operation: The facility may have active shooting times starting from 8:00 a.m. until sunset, Monday through Saturday. Sunday shooting times starting from 9:00 a.m. to sunset. Special accommodations shall be made for up to five (5) Special Night Events, annually, which will allow shooting times to extend to 11:00 p.m. for these events. The Pro Shop may operate during all shooting times and one additional hour pre- and post-shooting hours.
3. In case of Law Enforcement training and/or Military training events, shooting activities may be extended into night-time hours as warranted by the training activity. Shooting

activity beyond 11:00 p.m. for these specific training activities shall require suppression devices to be in accordance with the Appomattox County Noise Ordinance. Law Enforcement training and/or Military training events are exclusive of the Special Night Events and do not count towards the limit in Condition # 2.

4. When the facility is open to non-members, i.e. the general public, then there shall be an on-site operator/owner (Range Safety Officer) present at all times during active shooting activities. When the facility is available to members-only, then no on-site staff is required, however; an emergency contact number shall be made available to the members by signage placed on or near the Pro Shop, or other structures within the facility. All members shall complete approved safety training prior to independent use; all organized events shall be supervised by a Range Safety Officer.
5. A one hundred (100) foot wide buffer area shall be maintained around the perimeter property lines to the facility. There shall be no buffer area required against any interior property lines, as shown on the Concept Plan submitted with the application. No Shooting Position or Impact Zone shall encroach on this buffer area. Interior trails or travel ways used to access Shooting Positions may be located within the buffer area. The entire perimeter of the shooting range area shall be fenced and posted with warning signage at intervals of not more than one hundred (100) feet, in accordance with Appomattox County Code §19.6-81(A).
6. All Shooting Positions shall comply with Appomattox County Code §19.6-81 et seq. The minimum distance from any firing point to the nearest property line in the direction of fire shall be not less than one thousand (1000) feet unless a property designed backstop is utilized. With a backstop, the minimum distance may be reduced to two hundred (200) feet from the target. No shooting position or discharge point shall be oriented toward any publicly owned or maintained road. The use, possession, or detonation of exploding targets, binary explosive targets, reactive explosive materials, or any target designed to explode, combust, or detonate upon impact is expressly prohibited at all times on the property. This prohibition applies to all users, without exception.
7. All Impact Zone limits shall be a minimum of two hundred feet (200) from all exterior property lines.
8. The facility shall comply with the Appomattox County Noise Ordinance, at all times.
9. The owner/developer of the facility shall maintain an accessible route for emergency services at all times during active shooting times.
10. The owner/developer shall be responsible to coordinate and obtain any necessary permitting, including environmental, from State and/or Federal agencies related to the operation of the Outdoor Shooting Range. The Federal EPA Best Management Practices Guide shall be utilized at all times in developing and operating the range.

WHEREAS, the petition has been duly advertised and noticed for public hearing before the Board of Supervisors on January 20, 2026, with said public hearing being held and comments received; and

WHEREAS, the Board of Supervisors has considered the recommendation of the Planning Commission and it finds that the proposed use is consistent with the comprehensive plan, the zoning ordinance, and good zoning practice and would generally promote the health, safety, and general welfare of the public;

WHEREAS, the Board of Supervisors has determined amended conditions are warranted and have added such to the recommendation of the Planning Commission;

NOW, THEREFORE BE IT RESOLVED, the Board of Supervisors hereby GRANTS Benton W. Bowman, a conditional use permit, including said conditions as recommended by the Planning Commission, to locate an Outdoor Shooting Range on property herein described.

Adopted: January 20, 2026

John F. Hinkle, Chairman
Appomattox County Board of Supervisors

ATTEST:

Susan M. Adams, Clerk to the Board