PLANNING & ZONING
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Greene County Planning
Staff Report Summary

Board of Supervisors

November 10, 2026

Project Name: SUP#26-005 Martin	Staff: Stephanie Golon Deputy Planning Director
Applicants: April Martin and Sherry Martin	Property Owner: Sherry Martin
Request: Special Use Permit for a home business for confectionery production	Zoning: Residential R-1 Acreage: 1.31 acres
Tax Map Parcel: 65C-1-91	Location: 47 William Road Ruckersville, Virginia
Character of Property: Residential property with an existing shed proposed for the business kitchen	Future Land Use Designation: Rural Area

STATUS

April Martin and Sherry Martin request a Special Use Permit to operate a home business (confectionery business) pursuant to Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance. The property is zoned Residential (R-1), is identified as TMP 65C-1-91, and is addressed as 47 William Road, Ruckersville, Virginia. The Future Land Use Map designates the property as Rural Area.

April Martin proposes to use the existing shed as the business kitchen for Stony Point Confections. Her justification letter, dated August 31, 2025, limits the use to making candy and confections and packaging products for wholesale orders and shipping. All products would be delivered or shipped. Customers would not visit the property to shop, purchase products, or pick up orders.

The Planning Commission is asked to hold a public hearing and make a recommendation to the Board of Supervisors. Staff recommends approval with conditions addressing the proposed operating limits, sewage disposal, building requirements, and residential compatibility.

ARTICLE 22: DEFINITIONS

HOME BUSINESS: Any occupation, including without limiting the total generality of the foregoing any profession, business, trade, craft, industry, or service conducted in or from a dwelling or accessory structure for profit or compensation, provided that:

(a) Not more than five (5) persons not residing on the premises shall be regularly employed or engaged in such occupation;

(b) There is no display or any other exterior indication of the home business;

(c) There is no exterior variation from the residential character of the main building or accessory structure;

(d) Accessory structures shall be similar in facade to a single-family dwelling, private garage, shed, barn or other structure normally expected in a residential area and shall be specifically compatible in design and scale with other development in the area in which located. Any accessory structure which does not conform to the setback and yard and height regulation shall not be used for any home occupation;

(e) There is no advertising other than a non-illuminated identification sign of not more than two square feet in area;

(f) No exterior lighting is used except that which is normally permitted and used in connection with a dwelling;

(g) No mechanical equipment is used other than that which is normally used for residential household purposes or for office purposes; except that, a resident may use certain equipment peculiar and customary to the practice of such occupation so long as there is no exterior indication by noise, glare, odor or vibration of the operation of such equipment;

(h) That traffic generated by such an occupation shall not create a safety hazard or cause congestion, and any need for parking generated by the conduct of such home business shall be met off the street;

(I) In the case of electrical interference, no equipment or process shall be used which causes visible or audible interference in any radio or television receiver, computer or other electric or electronic appliance off the premises or causes fluctuation in line voltage off premises;

(j) Further, nothing in this definition ordinance shall restrict the number of persons engaged, cooperatively or as partners or employees, in any area of Greene County where Agriculture is permitted hereunder, in any basic rural occasional work including, without limitation be enumeration, hay-making or other harvesting of any kind whatever, woodcutting, cooperative or domestic butchering, canning, freezing, curing, preserving, storing, or engaged in the maintenance of wayside stands, where permitted hereunder, primarily for the sale of local produce or products, nor restrict the incidental dust, fumes, or smoke of cultivating, warming, scalding, rendering, cooking or any other basic agricultural process whatever.

AUTHORITY UNDER THE ZONING ORDINANCE

Article 5-1-2.6 permits home businesses by Special Use Permit in the R-1 district. Article 22 defines a home business and establishes limits intended to preserve residential character. Article 16-2 provides the review process and criteria. The Planning Commission makes a recommendation; the Board of Supervisors takes final action.

As stated in Article 16-2, the Planning Commission and Board of Supervisors shall consider, but are not limited to, the following guidelines when reviewing and acting upon a Special Use Permit:

- The use shall not tend to adversely change the character and established pattern of development of the area or community in which it wishes to locate.
- The use shall be in harmony with the uses permitted by right under a Zoning Permit in the zoning district and shall not affect adversely the use of neighboring property.
- The requested or related conditions shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- Due consideration shall be given to the suitability of the property for the use applied for with respect to trends of growth or change; the effect of the proposed use upon the community; requirements for transportation, school, parks, playgrounds, recreational areas; conservation of natural resources, preservation of flood-plains, and encouraging the most appropriate use of the land. In all cases the Planning Commission and Board of Supervisors will adhere to the intent of the applicable County Zoning Ordinance and the Comprehensive Plan.

COMPREHENSIVE PLAN

The property is designated Rural Area on the Greene County Future Land Use Map. Staff's review considers whether the proposed business can operate within an existing residential property without changing its residential character. The use of an existing accessory building, together with the prohibition on customer visits and limits on exterior impacts, supports compatibility with the Rural Area designation, provided the use remains within the approved scope.

STAFF ANALYSIS

The proposed activity is production and packaging rather than customer sales at the property. This operating model limits customer traffic and parking demand. Product deliveries and shipping would still generate business-related trips; the submitted materials do not quantify their frequency, but the applicant did mention they are limited to Amazon packages. Parking and loading should remain on the property and should not obstruct William Road.

The submitted materials do not establish building dimensions, setbacks, hours of operation, or staffing. Before the use begins, zoning review will confirm that the accessory structure and operation meet the Article 22 home business requirements, including residential character, staffing limits, and applicable dimensional standards. Compatibility also depends on containing equipment noise, odors, storage, and other business impacts.

INDEPENDENT IMPACT STUDY AND AGENCY COMMENTS

The agency correspondence provided for this report addresses sewage disposal and building requirements. These comments identify approvals and operating restrictions that must be satisfied before the proposed use begins.

Virginia Department of Health

VDH's December 8, 2025, correspondence identified an unpermitted septic installation serving the proposed confectionery building. At that time, VDH had not determined whether the system could be permitted.

In the May 12, 2026, update, Alan Mazurowski confirmed sufficient capacity in the existing residential septic system for the confectionery business. VDH received an engineered design and issued a construction permit on May 1, 2026, to connect the building to that system. A new Sewage Disposal System Operation Permit would follow installation and inspection. Its issuance is not confirmed in the supplied materials. VDH stated that no additional VDH permits or inspections would be required at that point; approvals from other agencies remain separate.

Building Official

In comments dated July 20, 2026, Jonathan Crosby, Building Official, stated that bathroom access must be provided and that no customers may visit the residence. The applicant's stated business model is consistent with the restriction on customer visits. Required building approvals and bathroom access must be resolved before operation.

Virginia Department of Transportation

VDOT did not identify concerns with the proposed use, given that the business would not generate customer visits or large truck traffic.

RECOMMENDATIONS

At the October 21, 2026 public hearing, the Planning Commission recommended approval (vote 5-0) SUP#26-005 with the following conditions:

1. The approved home business shall be limited to confectionery production and packaging for wholesale orders, delivery, and shipping within the existing accessory building, substantially as described in the applicant's justification letter dated August 31, 2025.

2. No customers shall visit the property to shop, purchase products, or pick up orders. All products shall be delivered or shipped off site.

3. Before the business begins operating, the required sewage connection shall be installed and inspected, and the applicant shall provide documentation of the VDH Sewage Disposal System Operation Permit authorizing the proposed use.

4. Before the business begins operating, bathroom access shall be provided as approved by the Building Official, and all required building permits, inspections, and occupancy approvals shall be obtained.

5. The business shall comply with all Article 22 home business requirements. Zoning compliance of the accessory structure and operation shall be confirmed before the use begins.

6. Business-related parking and loading shall occur on the property and shall not obstruct William Road. The use shall not create a traffic safety hazard or congestion.

7. Business materials, equipment, and products shall be stored indoors. Business equipment shall not produce exterior indications through noise, glare, odor, or vibration inconsistent with Article 22.

8. Any proposed expansion beyond the approved building or substantial change in the nature or intensity of the approved business shall require amendment of the Special Use Permit before implementation.

PROPOSED MOTIONS

Recommendation of approval with conditions

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#26-005, as requested by April Martin and Sherry Martin, for a home business (confectionery business) on TMP 65C-1-91, located at 47 William Road, subject to the eight conditions listed in the staff report, with any modifications stated by the Planning Commission.

1. The approved home business shall be limited to confectionery production and packaging for wholesale orders, delivery, and shipping within the existing accessory building, substantially as described in the applicant's justification letter dated August 31, 2025.
2. No customers shall visit the property to shop, purchase products, or pick up orders. All products shall be delivered or shipped off site.
3. Before the business begins operating, the required sewage connection shall be installed and inspected, and the applicant shall provide documentation of the VDH Sewage Disposal System Operation Permit authorizing the proposed use.
4. Before the business begins operating, bathroom access shall be provided as approved by the Building Official, and all required building permits, inspections, and occupancy approvals shall be obtained.
5. The business shall comply with all Article 22 home business requirements. Zoning compliance of the accessory structure and operation shall be confirmed before the use begins.
6. Business-related parking and loading shall occur on the property and shall not obstruct William Road. The use shall not create a traffic safety hazard or congestion.
7. Business materials, equipment, and products shall be stored indoors. Business equipment shall not produce exterior indications through noise, glare, odor, or vibration inconsistent with Article 22.
8. Any proposed expansion beyond the approved building or substantial change in the nature or intensity of the approved business shall require amendment of the Special Use Permit before implementation.

Recommendation of approval as submitted

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to approve SUP#26-005, as requested by April Martin and Sherry Martin, for a home business (confectionery business) on TMP 65C-1-91, as submitted by the applicants.

Recommendation of denial

In accordance with the Greene County Zoning Ordinance, public necessity, convenience, general welfare, and good zoning practice, I move to deny SUP#26-005 for TMP 65C-1-91 for the following reasons: _____.

Deferral

I move to defer action on SUP#26-005 until _____ to allow the following matters to be addressed: _____.