GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-012

A RESOLUTION APPROVING SPECIAL USE PERMIT SUP#26-005 FOR A HOME BUSINESS (CONFECTIONERY PRODUCTION) ON TAX MAP PARCEL 65C-1-91 (47 WILLIAM ROAD, RUCKERSVILLE, VIRGINIA)

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as amended, enable a local governing body to adopt resolutions for the governance of the county; and

WHEREAS, April Martin and Sherry Martin have requested a Special Use Permit (SUP#26-005) pursuant to Articles 5-1-2.6 and 22 of the Greene County Zoning Ordinance to operate a home business for confectionery production and packaging (Stony Point Confections) within an existing accessory building on property zoned Residential (R-1), identified as Tax Map Parcel 65C-1-91 and addressed as 47 William Road, Ruckersville, Virginia; and

WHEREAS, Article 5-1-2.6 permits home businesses by Special Use Permit in the Residential (R-1) zoning district, subject to Article 22 standards and the review guidelines set forth in Article 16-2 of the Greene County Zoning Ordinance; and

WHEREAS, on October 21, 2026, the Greene County Planning Commission held a duly advertised public hearing on SUP#26-005 and voted 5-0 to recommend approval of the Special Use Permit subject to eight (8) conditions addressing operating limits, sewage disposal, building permits, parking, and residential compatibility; and

WHEREAS, the Board of Supervisors held a public hearing on October 26, 2026, to consider SUP#26-005, reviewing the guidelines in Article 16-2, the recommendation of the Planning Commission, agency comments from the Virginia Department of Health,

the Building Official, and the Virginia Department of Transportation, staff analysis, and public comments; and

WHEREAS, the Board of Supervisors finds that the proposed home business, subject to the conditions of approval established herein, will not tend to adversely change the character and established pattern of development of the area, will be in harmony with uses permitted in the district, and will not adversely affect neighboring properties or impair land values.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF GREENE THAT:

Section 1. Approval of Special Use Permit

Special Use Permit SUP#26-005, as requested by April Martin and Sherry Martin, to operate a home business (confectionery production and packaging) on Tax Map Parcel 65C-1-91, located at 47 William Road, Ruckersville, Virginia, is hereby APPROVED.

Section 2. Conditions of Approval

The approval of SUP#26-005 is granted subject to strict compliance with the following eight (8) 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.

Section 3. Effective Date

This Resolution shall be effective upon adoption by the Board of Supervisors.

ADOPTED BY THE GREENE COUNTY BOARD OF SUPERVISORS ON NOVEMBER 10, 2026.

Motion:

Second:

Votes:

Catalano: _____

Durrer: _____

Lamb: _____

Goolsby: _____

Hartung: _____

_____ ATTEST: _____

Steve Catalano, Chair
Greene County Board of Supervisors

Cathy Schafrik, Clerk
Greene County Board of Supervisors