GREENE COUNTY, VIRGINIA

Board of Supervisors

RESOLUTION

RESOLUTION NO. 2026-012

A RESOLUTION DENYING SPECIAL USE PERMIT SUP#26-005 FOR A HOME BUSINESS (CONFECTIONERY BUSINESS) ON TAX MAP PARCEL 65C-1-91

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 the implementation of its zoning authority pursuant to Title 15.2, Chapter 22 of the Code of Virginia; and

WHEREAS, April Martin and Sherry Martin submitted an application for Special Use Permit SUP#26-005 pursuant to Articles 5-1-2.6, 16-2, and 22 of the Greene County Zoning Ordinance to operate a home business (confectionery production and packaging business for Stony Point Confections) within an existing accessory building on property zoned Residential (R-1), identified as Tax Map Parcel 65C-1-91, consisting of 1.31 acres, and located at 47 William Road, Ruckersville, Virginia; and

WHEREAS, Article 16-2 of the Greene County Zoning Ordinance establishes review guidelines requiring that any proposed special use shall not tend to adversely change the character and established pattern of development of the area, shall be in harmony with uses permitted by right, shall not adversely affect neighboring properties, and shall not hinder or discourage the appropriate development and use of adjacent land and buildings; and

WHEREAS, the Board of Supervisors has reviewed the application, staff report, agency comments, and public testimony regarding the operational impacts, commercial delivery activity, and compatibility of the proposed commercial food production operation within the established R-1 Residential district; and

WHEREAS, the Board of Supervisors finds that the proposed home business does not satisfy the review standards of Article 16-2 and is inconsistent with preserving the residential character and harmony of the surrounding neighborhood and zoning district.

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

Section 1. Denial of Special Use Permit

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

Section 2. Grounds for Denial

This denial is grounded in the Board of Supervisors' determination that the proposed use is incompatible with the residential character of the R-1 zoning district and fails to comply with the guidelines set forth in Article 16-2 of the Greene County Zoning Ordinance regarding protection of neighboring properties and preservation of the established residential development pattern.

Section 3. Effective Date

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

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

Motion:

Second:

Votes:

Catalano: _____

Durrer: _____

Lamb: _____

Goolsby: _____

Hartung: _____

_____	ATTEST: _____
Steve Catalano, Chair	Cathy Schafrik, Clerk
Greene County Board of Supervisors	Greene County Board of Supervisors