



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT

Post Office Box 358

Stanardsville, Virginia 22973

Tel: 434-985-5282
Fax: 434-985-1459

Website: www.gcva.us
Email: planning@gcva.us

MEMORANDUM

TO: Members of the Board of Supervisors

FROM: Jim Frydl, Planning Director
Stephanie Golon, Deputy Planning Director

SUBJECT: Capital Improvement Program (CIP) FY2027

DATE: April 21, 2026

STATUS

Capital planning and budgeting are central to economic development, transportation, communication, the delivery of essential services, and overall quality of life. Achieving these goals depends on sound, long-term investment in infrastructure and equipment. Establishing a policy to guide the selection and funding of capital projects is a critical first step in addressing both current and future needs identified in the Comprehensive Plan.

Each year, the Planning Commission reviews projects submitted by staff and agencies for inclusion in the Capital Improvement Plan (CIP). The CIP is a multi-year planning document that identifies capital projects—such as replacements, expansions, or new facilities—that support the goals of the Greene County Comprehensive Plan and are expected to cost more than \$20,000. These projects represent potential investments over the next five fiscal years.

The CIP serves as the master list of projects considered for inclusion in the capital budget. Projects may be funded through a variety of sources, including local, state, and federal funds, as well as grants, proffers, and other revenue streams. In many cases, projects must be included in the CIP to be eligible for external funding.

The CIP is a separate document from the capital budget. The Planning Commission has recommended approval of the CIP and strongly supports advancing the capital improvement projects included by the Board of Supervisors in the Fiscal Year 2027 budget.

These documents are presented to the Board for review and feedback, with the goal of adopting an approved CIP as part of the FY 2027 budget.

JFF

Greene County Capital Improvement Plan (CIP) FY2026

All proposals, by requesting Division/Department, are classified in the "Type" column as either Maintenance, Replacement, Upgrade, New or Improve in nature. Within each Type classification, projects are grouped by the likely "Source of \$\$\$" for their completion, with sole funding from the General Fund listed first. Order of appearance is intended to provide a hierarchy for assessing future County funding needs, but not priority ranking.

Thresholds are \$20,000 or more for facilities and equipment

CAPITAL

Annual Totals by Capital Needs:		FY27	FY28	FY29	FY30	FY31	Total	% of Total
Gross totals		\$27,554,968	\$59,800,900	\$9,857,466	\$71,652,560	\$130,084,849	\$298,800,743	100.0%
Federal / State Required		\$0	\$13,000,000	\$0	\$0	\$49,000,000	\$62,000,000	20.7%
Maintenance of Existing Capital Assets		\$1,148,707	\$995,655	\$2,550,716	\$350,000	\$120,000	\$5,165,078	1.7%
Replacement of Existing Capital Assets		\$14,815,518	\$15,701,320	\$525,000	\$190,610	\$0	\$31,232,448	10.5%
Upgrade of Existing Capital Assets		\$3,725,000	\$14,274,750	\$1,286,000	\$979,200	\$31,279,349	\$51,394,299	17.2%
New Capital Projects		\$7,865,743.00	\$15,829,175.00	\$5,495,750.00	\$70,132,750.00	\$49,685,500.00	\$149,008,918.00	49.9%



Annual Totals by Source of Funds:		#REF!	FY27	FY28	FY29	FY30	FY31	Total	% of Total
Gross totals			\$27,554,968	\$59,800,900	\$9,857,466	\$71,652,560	\$130,084,849	\$298,800,743	100.0%
General Fund			\$7,400,908	\$19,597,655	\$1,165,716	\$475,000	\$51,199,349	\$79,688,628	26.7%
General Fund / Grants			\$20,154,060	\$40,203,245	\$8,691,750	\$71,177,560	\$78,885,500	\$219,112,115	73.3%

Tax Rate Impact:		FY27	FY28	FY29	FY30	FY31
General Fund		\$0.246	\$0.652	\$0.039	\$0.016	\$1.704
General Fund / Grants		\$0.671	\$1.338	\$0.289	\$2.369	\$2.625
Total		\$0.917	\$1.990	\$0.328	\$2.385	\$4.329
		\$0.010 = \$300,483 Asset Value		Fiscal Year 2026		
		\$5				

Annual Totals by Department:		FY26	FY27	FY28	FY29	FY30	Total	% of Total
Gross totals		\$27,304,968	\$46,030,900	\$9,857,466	\$71,652,560	\$82,084,849	\$236,780,743	100.0%
Community Development		\$20,000	\$0	\$0	\$0	\$0	\$20,000	0.0%
Economic Development & Tourism		\$50,000	\$0	\$0	\$0	\$0	\$50,000	0.0%
Emergency Services		\$1,672,743	\$6,673,925	\$1,054,750	\$1,067,950	\$0	\$10,469,368	4.4%
Facilities Maintenance		\$1,965,000	\$350,000	\$450,000	\$350,000	\$1,529,349	\$4,494,349	1.9%
Fire Department - Dyke		\$150,000	\$60,000	\$750,000	\$65,610	\$0	\$1,025,610	0.4%
Fire Department - Ruckersville		\$30,000	\$6,579,320	\$0	\$0	\$0	\$6,609,320	2.8%
Fire Department - Stanardsville		\$0	\$442,500	\$0	\$0	\$0	\$442,500	0.2%
TOTAL FIRE DEPARTMENTS		\$180,000	\$7,081,820	\$750,000	\$65,610	\$0	\$8,077,430	3.4%
Greene Combined Court		\$20,000	\$0	\$0	\$0	\$0	\$20,000	0.0%

Facilities Maintenance

Contact Person: Mike Taylor 985-1264 - mtaylor@gcva.us

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Parking Lot for Vehicle Maintenance Paving	Maint	Proffers			\$450,000	\$350,000		\$800,000
County Administration (Paving/expansion)	Repair/Upgrade	General Fund	\$150,000				\$529,349	\$529,349
Commercial Kitchen Extension Office	New	Gen'l Fund/Grant		\$350,000		\$0	\$0	\$350,000
Move and Remodel Sheriff	New	General Fund	\$800,000					\$800,000
Annex II Parking Lot Repairs	Repair/Upgrade	General Fund	\$50,000					\$50,000
Annex I Parking Lot Repairs	Repair/Upgrade	General Fund	\$50,000					\$50,000
Remodel Old EMS Building For Facilities Maintenance	Upgrade	General Fund	\$165,000					\$165,000
Animal Shelter Remodel	New	General Fund	\$750,000				\$1,000,000	\$1,750,000
	Repair/Upgrade	General Fund						\$0
	Totals		\$1,965,000	\$350,000	\$450,000	\$350,000	\$1,529,349	\$4,494,349

Fire Department - Dyke

Contact Person:

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Repair Driveway and Pave Parking	Maint	Gen'l Fund/Grant		\$0	\$30,000			\$30,000
Replace 1987 Brush Truck	Replace	Gen'l Fund/Grant	\$140,000					\$140,000
Replace Turn-out Gear (30 units)	Replace	Gen'l Fund/Grant	\$0	\$60,000				\$60,000
Replace 1988 Engine	Replace	Gen'l Fund/Grant		\$0	\$400,000			\$400,000
Remodel Main Building	Repair/Upgrade	Gen'l Fund/Grant		\$0	\$320,000			\$320,000
Trailer to Carry Air Packs	New	Gen'l Fund/Grant	\$10,000					\$10,000
Concrete treatment/ Water heater (Renewal Cost FCA)	Replace	Gen'l Fund/Grant				\$65,610	\$0	\$65,610
	Totals		\$150,000	\$60,000	\$750,000	\$65,610	\$0	\$1,025,610

Fire Department - Ruckersville

Contact Person:

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Fire Training Center	New	Gen'l Fund/Grant	\$0	\$250,000				\$250,000
New Fire Station	New	Gen'l Fund/Grant	\$0	\$4,000,000				\$4,000,000
Replace Aerial Device	Replace	Gen'l Fund/Grant	\$0	\$1,500,000				\$1,500,000
Replace Breathing Apparatus (SCBA)	Replace	Gen'l Fund/Grant	\$0	\$829,320				\$829,320
Replace Breathing Air Compressor	Replace	Gen'l Fund/Grant	\$30,000					\$30,000
	Totals		\$30,000	\$6,579,320	\$0	\$0	\$0	\$6,609,320

Fire Department - Stanardsville

Contact Person: Dusty Clay (985-4638) Hookn11@yahoo.com

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Replace 2500 Gallon Tanker	Replace	Gen'l Fund/Grant		\$350,000				\$350,000
Replace Turn-out Gear (25 units)	Replace	Gen'l Fund/Grant		\$62,500				\$62,500
Building Generator	New	Gen'l Fund/Grant		\$30,000				\$30,000
	Maint	Gen'l Fund/Grant			\$0	\$0	\$0	\$0
	Totals		\$0	\$442,500	\$0	\$0	\$0	\$442,500

Greene Combined Court

Contact Person: Amber Lawson (985-5224) alawson@courts.state.va.us

Totals			\$0	\$0	\$0	\$0	\$0	\$0
--------	--	--	-----	-----	-----	-----	-----	-----

JMRL Library

Contact Person: (985-5227) greenebranch@jmrl.org

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Ruckersville Branch	New	Grants		\$0	\$0	\$0	\$3,000,000	\$3,000,000
Totals			\$0	\$0	\$0	\$0	\$3,000,000	\$3,000,000

Greene Water and Sewer

Contact Person: Tom Hutka (985-1348) thutka@gcva.us

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Water and Sewer Expansion -- Ruckersville Growth Area	New	Private: Dedications	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000
Water and Sewer Expansion -- Stanardsville Growth Area	New	Private: Dedications	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000
Stanardsville Sewer Improvements	Replacement	Water & Sewer Fund	\$13,000,000					\$13,000,000
Stanardsville Water Improvements & Water Tower	Replacement	Water & Sewer Fund		\$12,000,000				\$12,000,000
Rolloff Truck and Two Rolloff Sludge Containers	Replace Service	Water & Sewer Fund	\$283,000					\$283,000
Water Tank Inspections	Repair	Water & Sewer Fund		\$300,000				\$300,000
Rapidan WWTP Repairs	Repair	Water & Sewer Fund		\$400,000				\$400,000
Preddy Creek Tank Maintenance & Painting	Repair	Water & Sewer Fund			\$1,000,000			\$1,000,000
Amicus Rd Tank Maintenance & Painting	Repair	Water & Sewer Fund			\$500,000			\$500,000
Totals		Water & Sewer Fund	\$17,283,000	\$16,700,000	\$5,500,000	\$4,000,000	\$4,000,000	\$47,483,000

Solid Waste Facility

Contact Person: Mike Taylor (985-5215) Landfill@gcva.us

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Update Driving Areas with New Asphalt	Maint	General Fund	\$400,000					\$400,000
Yard truck replacement	Replace	General Fund		\$24,500				\$24,500
Recycling Planning Grant	New	Gen'l Fund/Grant				\$25,000		\$25,000
Bailer For Recycling	New	General Fund		\$200,000				\$200,000
Scale House	New	General Fund		\$75,000				\$75,000
Totals			\$400,000	\$299,500	\$0	\$25,000	\$0	\$724,500

Stormwater Retrofit

Contact Person: Shawn Leake (985-5282) sleake@gcva.us

Capital Item	Type	Source of \$\$	FY27	FY28	FY29	FY30	FY31	Total
Tree Planting (various locations)	New	Gen'l Fund/Grant		\$0	\$22,000			\$22,000
Bioretention, parking lot of Administration Building	New	Gen'l Fund/Grant				\$21,000		\$21,000
Bioretention/Wetland behind NGES Playground	New	Gen'l Fund/Grant					\$95,000	\$95,000
Bioretention at various locations	New	Gen'l Fund/Grant					\$25,000	\$25,000
Permeable Pavement in West Parking Lot, GC Library	New	Gen'l Fund/Grant					\$44,000	\$44,000
Bioretention at WMHS Bus Turn-around	New	Gen'l Fund/Grant			\$35,000			\$35,000
Permeable Pavement/Bioretention behind WMHS	New	Gen'l Fund/Grant					\$60,000	\$60,000
Permeable Pavement/Bioretention behind WMHS	New	Gen'l Fund/Grant					\$46,500	\$46,500
Bioretention/tree plantings south side of WMHS	New	Gen'l Fund/Grant		\$0		\$20,000		\$20,000
Outfall Protection east of NGES near stream	New	Gen'l Fund/Grant					\$20,000	\$20,000
Bioretention in Parking Lot between Middle/Primary schools	New	Gen'l Fund/Grant				\$72,000		\$72,000
Dry Swale along Wetsel Drive	New	Gen'l Fund/Grant				\$21,000		\$21,000
Totals			\$0	\$0	\$57,000	\$134,000	\$290,500	\$481,500

Greene County Capital Budget Recommendations (CIP) FY2027

Vehicle Maintenance Department

Capital Item	Type	Source of \$\$	FY27 - County	FY27 - School
Schools - 1 - 36 Passenger Buses, 1 - 77 Pasenger Buses	Replace	General Fund		***
Sheriff - 2 Police Truck or SUV	Replace	General Fund	\$63,000	
Inspections Replacement Vehicle	Replace	General Fund	\$40,000	
Erosion & Sediment Replacement Vehicle	Replace	General Fund	\$40,000	
GRAND TOTAL			\$143,000	***

*** Amount determined by School Board and allocated from the School Capital Budget