



Student Yield Sampling and Development Application Report

GREENE COUNTY PUBLIC SCHOOLS



WOOLPERT

JULY 28, 2026

Table of Contents

Section	Page
Acknowledgments	1
Executive Summary	2
Existing Housing	3
Housing Development	9
Conclusion	11



Acknowledgements

On behalf of Woolpert, we would like to extend our appreciation to Greene County Public Schools for the opportunity to assist them in developing this Student Yield Sampling and Development Application report. As a planning team, we hope that this document will serve the Greene County Public Schools for years to come.



Woolpert

Ann Hoffsis, REFP, Vice-President | Management Consulting

Karen Jackson, Consultant III, Director of K12 Analytics

Cynthia Casarez, Senior Project Coordinator

One Easton Oval, Suite 400

Columbus, OH 43219

P. 614.798.8828

www.woolpert.com



Executive Summary

Introduction

Woolpert was contracted to study student demographics and develop a student yield sampling and development application report for the Greene County Public Schools. This summary is the result of collection, review, and analysis of student demographics and housing information for the Greene County Public Schools.

The purpose of this analysis is to determine the potential growth from planned or proposed housing developments and the impact it may have on the Greene County Public Schools student population. By providing this analysis to the Division, it will be better equipped to make decisions regarding future enrollment.

Methodology

A student yield (ratio = # of students / # of housing units) analysis was completed based on a sampling of subdivisions with various housing characteristics within the Greene County, Albemarle County, and Culpeper County school divisions. These yields were calculated using May 2026 student data provided by the Greene County Public Schools as well as parcel, address, and subdivision data provided by Greene County. The yields from these sample subdivisions were then evaluated and applied to the housing developments to determine an estimated number of students that the Greene County Public Schools may realize from each development.

Findings

Applying the average student yields tied to particular housing characteristics across the County's housing development indicates that Greene County Public Schools could realize approximately 1,666 K-12 students from new developments. However, it should be noted that this may include the movement of students from within the County and may not necessarily be all new students to the Division.



Housing

Sample Subdivisions

For this analysis, sample existing single-family and townhome neighborhoods were analyzed and their student yields (students divided by housing unit) recorded. Samples were found from three school divisions: Culpeper County Public Schools (CCPS), Albemarle County Public Schools (ACPS), and Greene County Public Schools (GCPS). The chosen sample subdivisions reflect the characteristics of the developments anticipated to take place across the Greene County Public Schools.

The table below details the average yields, first rolled up to each school division, followed by yields based on specific characteristics of the sample subdivisions. More detailed information about each sample subdivision and their yields can be found on the following pages. The yield information included in this report is provided with permission from the corresponding school divisions.

Sample Subdivision K-12 Yields by School Division	Single-Family	Townhome
Greene County Public Schools	0.51	-
Culpeper County Public Schools	0.76	0.71
Albemarle County Public Schools	0.56	0.29
Average	0.65	0.53

Sample Subdivision K-12 Yields by Housing Characteristics (for GCPS, ACPS, and CCPS)	Single-Family	Townhome
Modern Subdivision with Amenities	0.67	-
Modern Subdivision without Amenities	0.52	-
Average Modern Subdivision	0.66	-
Large Lot, Custom Homes	0.24	-
Townhomes within a Single-Family Subdivision	-	0.53

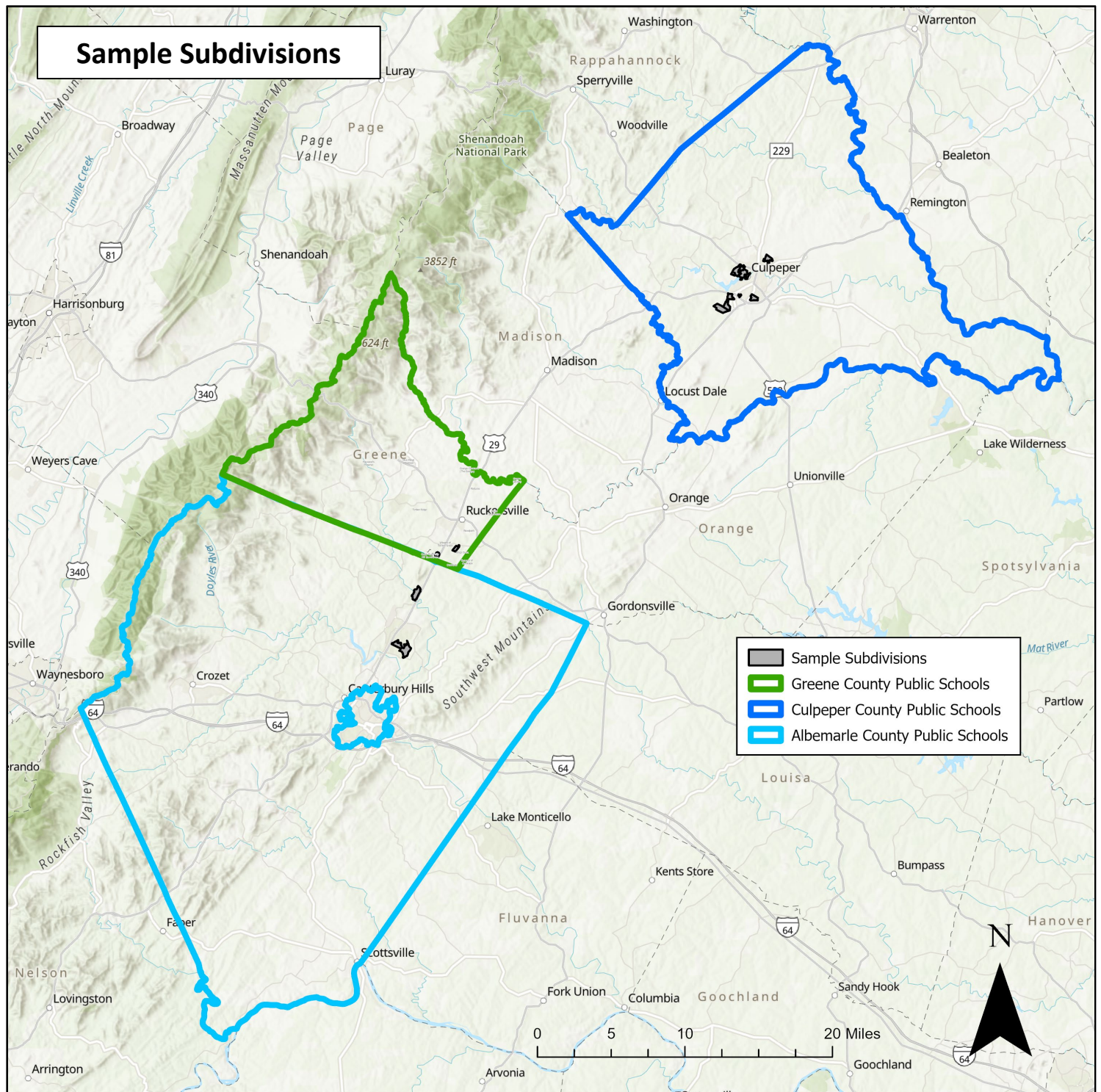
The table below details ranges of student yields (students divided by housing unit) used in this analysis. These yields have been applied to the various housing developments based on the characteristics of the housing that will exist within each new neighborhood. The estimated student outputs can be found on page 9 of this report.

Yield Application	Average	Individual Sample Neighborhoods		
		Low	Median	High
Large-Lot Single-Family	0.24	0.14	-	0.34
Modern Subdivided Single-Family (all)	0.66	0.48	0.61	0.90
Townhomes	0.53	0.29	0.56	0.82



Existing Housing: Sample Subdivisions

The map below shows the locations of the sample subdivisions used in this analysis. Information regarding each sample subdivision can be found on the following pages.



The table below details the sample subdivisions within the Greene County Public Schools boundary that were reviewed for this study. Yields reflect the 2025-26 school year.

Sample Subdivision Name	School Division	Type	Units	K-12 Yield	Large Lot, Custom Homes	Modern Subdivision with Amenities	Modern Subdivision w/o Amenities	Townhomes within a S-F Subdivision
Holly Hills	Greene County Public Schools	Single-Family	118	0.54			X	
Oxford Hills	Greene County Public Schools	Single-Family	127	0.50			X	
Creekside*	Greene County Public Schools	Single-Family (Development)	112	0.49		X		

*112 units within Creekside were occupied at the end of May according to HOA/property manager

Holly Hills



Oxford Hills



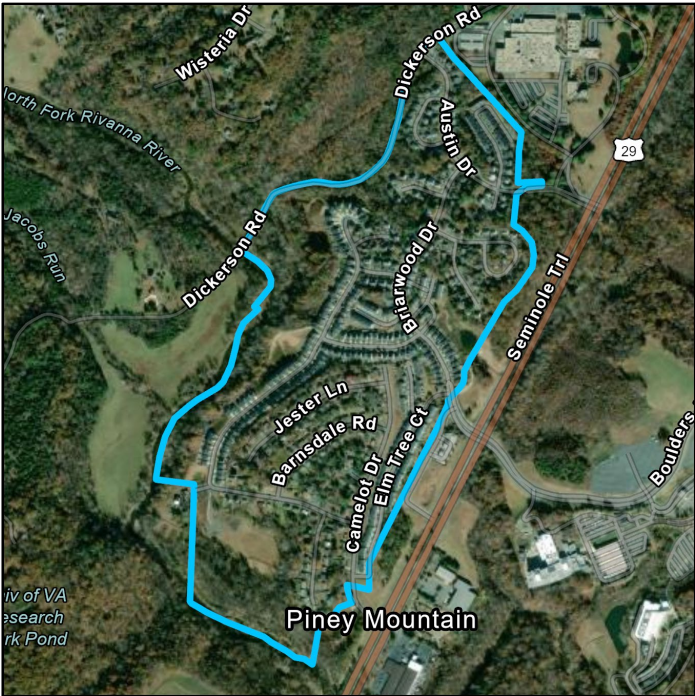
Creekside



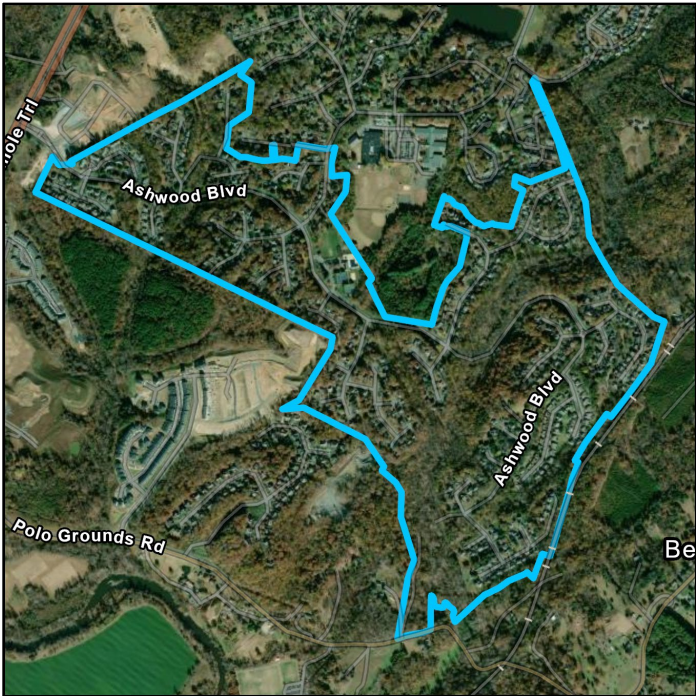
The table below details the sample subdivisions within the Albemarle County Public Schools boundary that were reviewed for this study. These yields were calculated in the 2021-22 school year.

Sample Subdivision Name	School Division	Type	Units	K-12 Yield	Large Lot, Custom Homes	Modern Subdivision with Amenities	Modern Subdivision w/o Amenities	Townhomes within a S-F Subdivision
Briarwood	Albemarle County Public Schools	Single-Family	625	0.48		X		
Forest Lakes	Albemarle County Public Schools	Single-Family	601	0.54		X		
Forest Lakes South	Albemarle County Public Schools	Single-Family	578	0.66		X		
Forest Lakes Townhouses	Albemarle County Public Schools	Townhome	187	0.29				X

Briarwood



Forest Lakes (all)



The table below details the sample subdivisions within the Culpeper County Public Schools boundary that were reviewed for this study. These yields were calculated in the 2022-23 school year.

Sample Subdivision Name	School Division	Type	Units	K-12 Yield	Large Lot, Custom Homes	Modern Subdivision with Amenities	Modern Subdivision w/o Amenities	Townhomes within a S-F Subdivision
Cedarbrooke	Culpeper County Public Schools	Single-Family	65	0.14	X			
Clairmont Manor	Culpeper County Public Schools	Single-Family	64	0.34	X			
Highpoint of Culpeper	Culpeper County Public Schools	Single-Family	291	0.90		X		
Lakeview Estates East	Culpeper County Public Schools	Single-Family	431	0.86		X		
Meadows of Culpeper	Culpeper County Public Schools	Single-Family	437	0.85		X		
Redwood Lakes	Culpeper County Public Schools	Single-Family	332	0.64		X		
The Homeplace on Pelham's Reach	Culpeper County Public Schools	Single-Family	182	0.75		X		
Three Flags	Culpeper County Public Schools	Single-Family	226	0.69		X		
Highpoint of Culpeper	Culpeper County Public Schools	Townhome	102	0.56				X
Lakeview Estates	Culpeper County Public Schools	Townhome	143	0.82				X

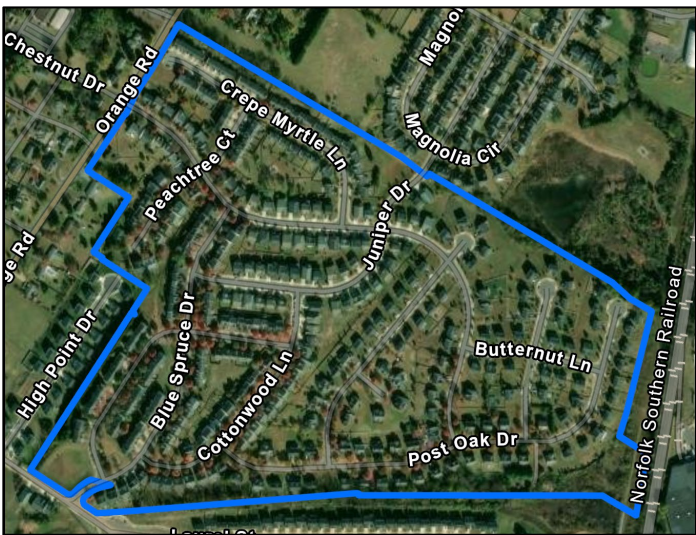
Cedarbrooke



Clairmont Manor



Highpoint of Culpeper



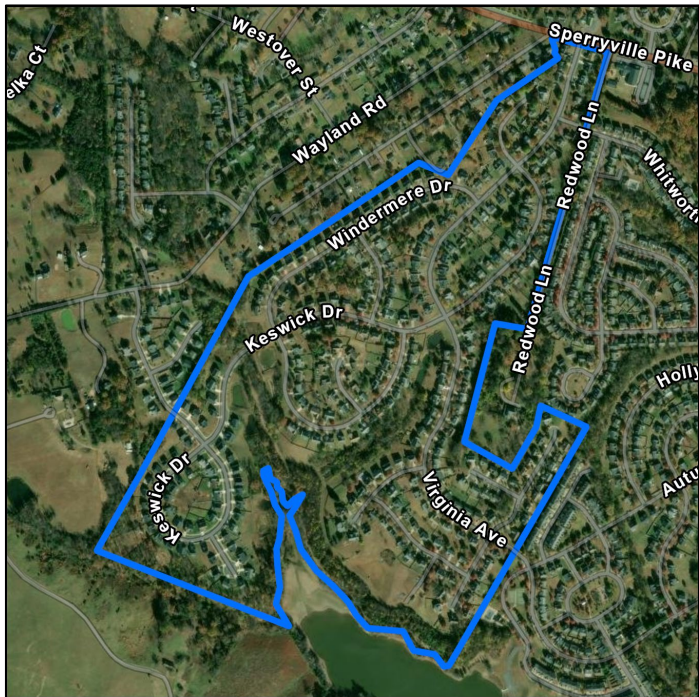
Lakeview Estates (all)



Meadows of Culpeper



Redwood Lakes



Three Flags



Housing Development

The table below and the map on the following page shows the areas of planned and proposed development within the Greene County Public School Division as of July 2026. The developments that are shown are in different stages of development. The K-12 student output was calculated by applying the student yields on page 3 to each development, based on the characteristics of the housing types being constructed.

Development Name	Type	% Complete (spring 2026)	Estimated Start	Estimated Completion	Total Units	Estimated K-12 Student Output			
						Average	Low	Median	High
Creekside-Ryan Homes	Single-Family	31%	2024	2030	336	222	161	205	302
Creekside Essence-Stanely Martin	Single-Family	9%	2024	2030	226	149	108	138	203
Creekside Essence-Stanely Martin	Townhome	10%	2024	2030	211	112	61	118	173
Blue Ridge Meadows	Single-Family	0%	2029	2037	336	222	161	205	302
Blue Ridge Meadows	Townhome	0%	2029	2037	100	53	29	56	82
Villages of Terrace Greene	Townhome	35%	2023	2030	282	149	82	158	231
Woodpark	Single-Family	0%	2028	2038	600	396	288	367	540
Cedar Run/Holly Hill Townhomes	Townhome	0%	2029	2031	55	29	16	31	45
The Grange	Single-Family	26%	2022	2030	27	6	4	6	9
Pastures	Single-Family	18%	2023	2035	28	7	4	7	10
Haywood Preserve	Single-Family	6%	2025	2030	17	4	2	4	6
Timber Ridge	Single-Family	9%	2025	2030	11	3	2	3	4
Kings Court	Single-Family	0%	2028	2032	40	26	19	24	36
Greene Landing	Single-Family	67%	2021	2029	27	6	4	6	9
Creekside - New Phases	Single-Family	0%	2028	2034	407	269	195	249	366
Rural Residential Subdivision (split between Greene & Orange Counties)	Single-Family	0%	-	2032	50	12	7	12	17
TOTAL					2,753	1,666	1,144	1,590	2,336

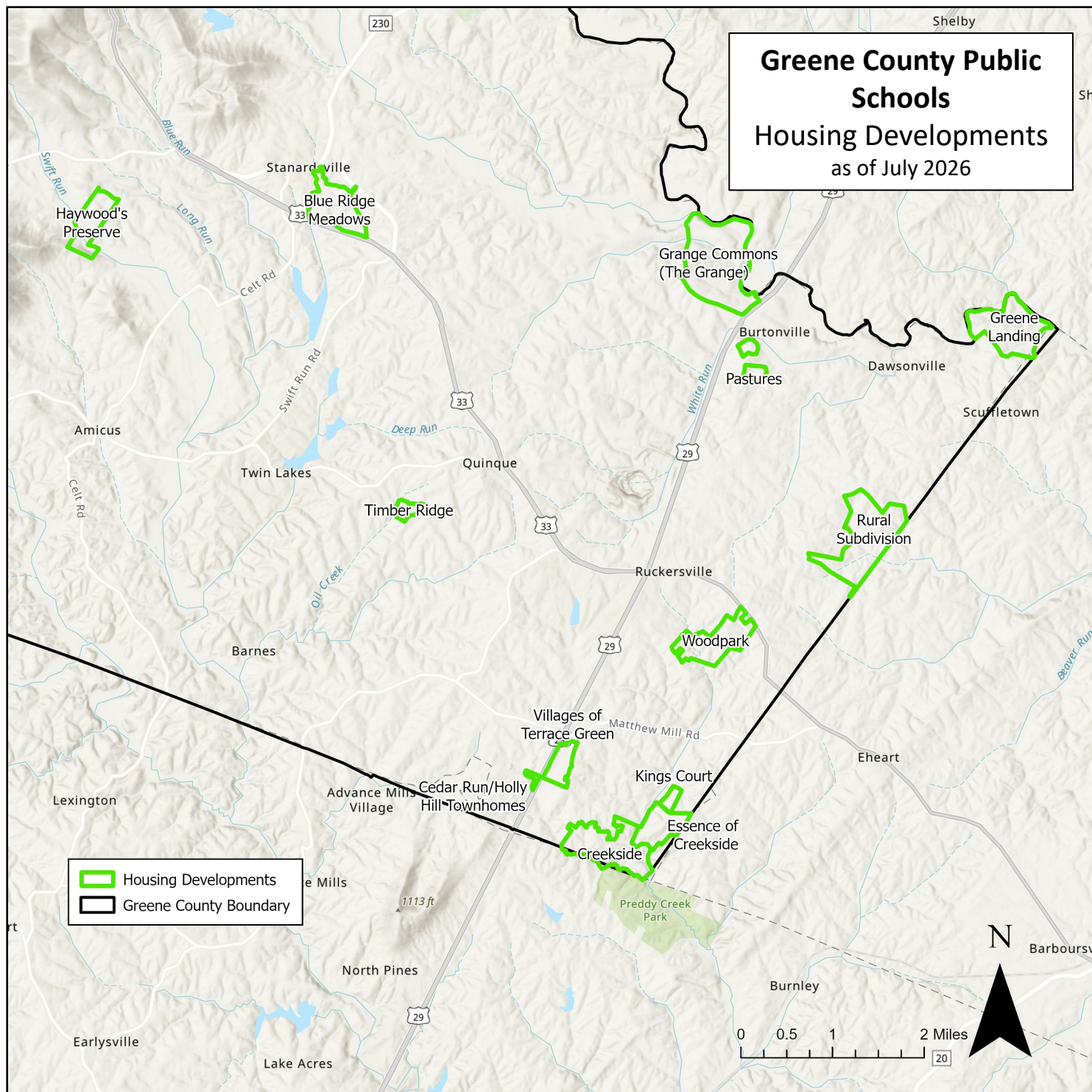
The table below details the estimated student output by development, by grade configuration, using the average applied yield.

Development Name	Type	% Complete (spring 2026)	Estimated Start	Estimated Completion	Total Units	Estimated Student Output		
						K-5	6-8	9-12
Creekside-Ryan Homes	Single-Family	31%	2024	2030	336	102	51	68
Creekside Essence-Stanely Martin	Single-Family	9%	2024	2030	226	69	34	46
Creekside Essence-Stanely Martin	Townhome	10%	2024	2030	211	52	26	34
Blue Ridge Meadows	Single-Family	0%	2029	2037	336	102	51	68
Blue Ridge Meadows	Townhome	0%	2029	2037	100	24	12	16
Villages of Terrace Greene	Townhome	35%	2023	2030	282	69	34	46
Woodpark	Single-Family	0%	2028	2038	600	183	91	122
Cedar Run/Holly Hill Townhomes	Townhome	0%	2029	2031	55	13	7	9
The Grange	Single-Family	26%	2022	2030	27	3	1	2
Pastures	Single-Family	18%	2023	2035	28	3	2	2
Haywood Preserve	Single-Family	6%	2025	2030	17	2	1	1
Timber Ridge	Single-Family	9%	2025	2030	11	1	1	1
Kings Court	Single-Family	0%	2028	2032	40	12	6	8
Greene Landing	Single-Family	67%	2021	2029	27	3	1	2
Creekside - New Phases	Single-Family	0%	2028	2034	407	124	62	83
Rural Residential Subdivision (split between Greene & Orange Counties)	Single-Family	0%	-	2032	50	6	3	4
TOTAL					2,753	769	384	512



Housing Developments

The map below shows the locations of the developments that are planned and proposed within Greene County as of July 2026.



Conclusion

As with any projection, the Division should review any updated information including land annexation plans, zoning, planned and active housing development, student enrollment trends, and student location data.

Woolpert is pleased to have had the opportunity to provide the Division with this student yield sampling and development application report. We hope this document will provide the necessary information to make informed decisions about the future of the Greene County Public Schools.

