



PLANNING COMMISSION

BOARD OF ZONING APPEALS

GREENE COUNTY PLANNING DEPARTMENT  
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## 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: March 5, 2027

## STATUS

Capital planning and budgeting are central to economic development, transportation, communication, the delivery of essential services, and quality of life. The Greene County Comprehensive Plan outlines several key goals, including:

- Support steady, balanced economic growth, primarily in the County's Designated Growth Area;
- Protect the rural character and heritage of the County;
- Ensure quality education and educational opportunities for County youth
- Establish a safe and vibrant community for all ages of community residents

Accomplishing these goals is dependent on sound long-term investment in infrastructure and equipment. Establishing a policy to select and fund capital projects is the first step toward addressing current and future needs, as identified in the Comprehensive Plan.

The Planning Commission and Board of Supervisors roles are defined by the Code of Virginia:

**§ 15.2-2239. Local planning commissions to prepare and submit annually capital improvement programs to governing body or official charged with preparation of budget.** A local planning commission may, and at the direction of the governing body

shall, prepare and revise annually a capital improvement program based on the comprehensive plan of the locality for a period not to exceed the ensuing five years.

Capital planning and budgeting are two separate components. The Capital Improvement Plan (CIP) identifies the project and equipment needs for county agencies and departments. This master list includes needs projected over the next five years. The projects listed vary in type, funding source, and urgency.

Projects for VDOT and many school projects are included in the plan but are paid for by federal or state funds and therefore do not ultimately impact the county's general fund. Other projects are included because they must appear in the CIP in order for the County to solicit grants and receive cash or other proffers; these projects also do not impact the general fund.

The Planning Commission reviewed the plan and recommended approval at the December 17, 2025 public hearing. The next component is the Capital Improvement Budget. The Board of Supervisors is responsible for determining the priority of the requests and creating a budget that uses limited resources to achieve the goals of the community.