

FRANKLIN COUNTY
SPECIAL USE PERMIT APPLICATION

I/We County of Franklin as Owner(s), Contract Purchasers, or Owner's Authorized Agent of the property described below, hereby apply to the Franklin County Board of Supervisors for a special use permit on the property described below:

Petitioner's Name: County of Franklin

Petitioner's Address: 1255 Franklin Street, Suite 112 Rocky Mount, VA 24151

Petitioner's Phone Number: 540-483-3030

Petitioner's Email Address: administration@franklincountyva.gov

Property Owner's Name: County of Franklin

Property Owner's Address: 1255 Franklin Street, Suite 112 Rocky Mount, VA 24151

Property Owner's Phone Number: 540-483-3030

Property Owner's Email Address: administration@franklincountyva.gov

Property Information:

A. Proposed Property Address: _____

B. Tax Map and Parcel Number: 0370005400, 0360020400, 0360020500, 0440000500

C. Election District: Blackwater & Boone

D. Size of Property: 481.29 (based on records)

E. Existing Zoning: REP

F. Existing Land Use: Industrial/Business

G. Is the property located within any of the following overlay zoning districts:

☒ Corridor District ☐ Westlake Overlay District ☐ Smith Mountain Lake Surface District

H. Is any land submerged under water or part of Smith Mountain Lake? ☐ YES ☒ NO

I. If yes, please explain: _____

Proposed Special Use Permit Information:

J. Proposed Land Use: Utility, Major electric substation and associated facilities and transmission lines

K. Size of Proposed Use: 8 acres +/-

L. Other Details of Proposed Use: _____

Checklist for Completed Items:

- Application Form
- Letter of Application
- Concept Plan
- Application Fee

I certify that this application for a special use permit and the information submitted is herein complete and accurate.

Petitioner's Name (Printed): County of Franklin

Petitioner's Signature: Christine L. Whelan, County Administrator

Date: 1/5/26

Mailing Address: 1255 Franklin Street, Suite 112 Rocky Mount, VA 24151

Phone Number: 540-483-3030

Email Address: administration@franklincountyva.gov

Owner's consent, if petitioner is not property owner:

Owner's Name: County of Franklin

Owner's Signature: Christine L. Whelan, County Administrator

Date: 1/5/26

Date Received by Planning Staff: Heather M. Cooper



January 5, 2026

Franklin County Department of Planning and Community Development
1255 Franklin Street, Suite 103
Rocky Mount, VA 24151

Re: Special Use Permit Application – Electrical Substation - Summit View Business Park
Tax Map and Parcel Nos. 0370005400, 0360020400, 0360020500, 0440000500

Dear Members of the Planning Commission and Board of Supervisors:

This letter is submitted in support of a Special Use Permit application for the development of an electrical substation within Summit View Business Park. The Summit View Business Park is located on parcels identified as Tax Map and Parcel Numbers 0370005400, 0360020400, 0360020500, and 0440000500.

The proposed use involves the construction and operation of an electrical substation and associated transmission line intended to support existing and future commercial and industrial development within Summit View Business Park and the surrounding U.S. Route 220 corridor. The facility will provide critical infrastructure necessary to ensure reliable electrical service and accommodate anticipated growth.

The proposed electrical substation is consistent with the 2045 Franklin County Comprehensive Plan, which identifies the U.S. Route 220 corridor as the County's primary growth and economic development corridor. The Plan recognizes the importance of expanding and upgrading utility infrastructure in designated growth areas to support industrial and commercial development. Electrical transmission facilities and supporting infrastructure are anticipated and mapped components of the County's long-range planning framework, and the proposed substation represents a necessary and appropriate investment to ensure reliable electric service for existing and future development within this strategic industrial area.

COUNTY ADMINISTRATOR
1255 FRANKLIN STREET, SUITE 112
ROCKY MOUNT, VIRGINIA 24151
(540) 483-3030
administration@franklincountyva.gov
www.franklincountyva.gov


The proposed electrical substation will be designed and located to minimize impacts on adjacent properties. The use is not expected to generate significant traffic, noise, or other adverse impacts and will operate largely unattended once constructed.

The proposed use is compatible with the existing zoning district and aligns with the purpose and intent of the Franklin County Zoning Ordinance. The project supports the public health, safety, and welfare by strengthening electrical infrastructure and ensuring dependable service capacity necessary for continued growth within the County.

Enclosed with this letter are the completed application form, concept plan, parcel information, and all other required materials for your review and consideration. We respectfully request approval of this Special Use Permit. At their December 16, 2025, meeting, the Board authorized the fast tracking of this application for economic development purposes.

Should you have any questions concerning this application, please feel free to contact me or Dani Poe, Economic Development Director.

Sincerely,


Christopher L. Whitlow
County Administrator

2045 Comprehensive Plan – Policy Summary

Support for Electrical Substation in the U.S. Route 220 Corridor

January 5, 2026

The 2045 Franklin County Comprehensive Plan establishes U.S. Route 220 as the County's primary north-south transportation and economic development corridor and identifies it as a Corridor of Statewide Significance. The Plan places Route 220 at the center of the Blue Ridge Innovation Corridor, a regional initiative focused on advanced manufacturing, industrial development, and large-scale employment centers.

Summit View Business Park is specifically identified in the Comprehensive Plan as a strategic, building-ready industrial site comprising approximately 550 acres. The Plan anticipates continued industrial and commercial growth within this corridor and recognizes that such development requires robust and reliable utility infrastructure.

Chapter 9 of the Comprehensive Plan emphasizes the need to expand and upgrade infrastructure in key commercial and industrial areas and encourages coordination with utility providers and development partners to support economic growth. Electrical transmission facilities and supporting infrastructure are mapped and discussed as anticipated components of the County's long-range utility framework.

The Plan further acknowledges increasing regional and statewide energy demand associated with industrial growth and advanced manufacturing. Proactive investment in electrical infrastructure is identified as essential to maintaining reliability, supporting economic competitiveness, and protecting public health, safety, and welfare.

The proposed electrical substation within Summit View Business Park is consistent with the 2045 Comprehensive Plan's goals and policies and represents a necessary infrastructure investment to support existing and future development along the U.S. Route 220 corridor.

*See attached excerpts from 2045 Comprehensive Plan (pages 242-244 and 282), Map # 9.5 (page 192)




Limitations and Assets

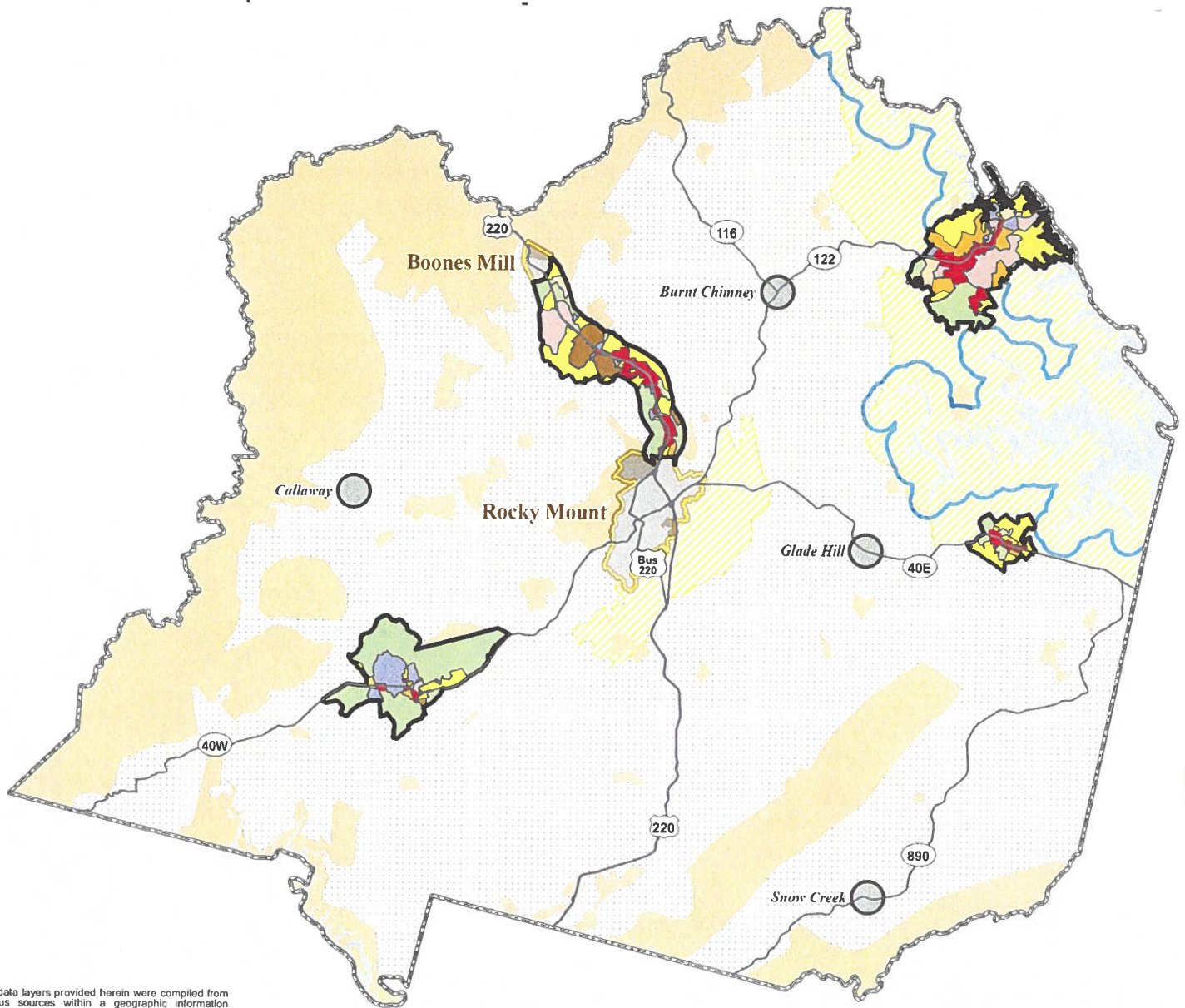
Development, particularly in a predominately rural area, is a complex process that involves a delicate balance of working with existing limitations *and* assets. Limitations to development can be environmental, financial, social, or even logistical. Assets of development are the strengths, resources, and opportunities that make growth and improvement possible in a particular area, such as infrastructure, location, and existing development.

As noted previously, since the last update to the Comprehensive Plan, the County has identified targeted areas for new development, with some being more ripe for development than others. Table 11.1 provides a basic snapshot of the four DGAs and four Rural Villages, and *generally* shows the presence of various development assets and limitations to show which are more “ready” for development. As shown, all targeted areas have both assets and limitations. As such, the County must continue to work towards implementing necessary improvements and forging needed partnerships to continue building on the County’s development assets, when appropriate.

Table 11.1 | **DGA and Rural Village Development Characteristics**

	Westlake-Hales Ford	Ferrum	Union Hall	220-North Corridor	Burnt Chimney	Callaway	Snow Creek	Glade Hill
Designated Growth Area (DGA)	Yes	Yes	Yes	Yes				
Potential to be a DGA								
Assets								
Water Service								
Wastewater (Sewer) Service								
Proximity to a Primary Transportation Facility								
School, Community Center, or Religious Assembly								
Public Safety Facility (Fire/EMS), or nearby								
Park/Recreation Amenity								
Existing Residential Development								
Existing Commercial or Industrial Development								
Limitations								
Steep Slopes						Y	Y	
Proximity to Significant Waterways/Bodies	Y		Y					
Floodplain		Y				Y		
Limited Septic Suitability (Poor Soils)	Y	Y	Y	Y	Y	Y	Y	Y

 Generally present or available
  Somewhat available
  Limited or none

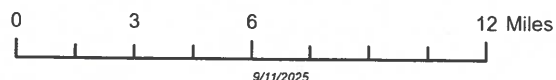









The data layers provided herein were compiled from various sources within a geographic information system (GIS) for the primary use of Franklin County. The data provided herein are believed to be accurate but are provided for reference purposes only. These GIS data are in no way meant as a replacement for a legal survey, legal description, or standard due diligence. No guarantee, expressed or implied, is made regarding their accuracy, currency, adequacy, usefulness, or reliability. These data are provided "as is" and neither Franklin County nor its employees shall be held responsible for their inappropriate use.

Countywide Future Land Use 2045 Comprehensive Plan









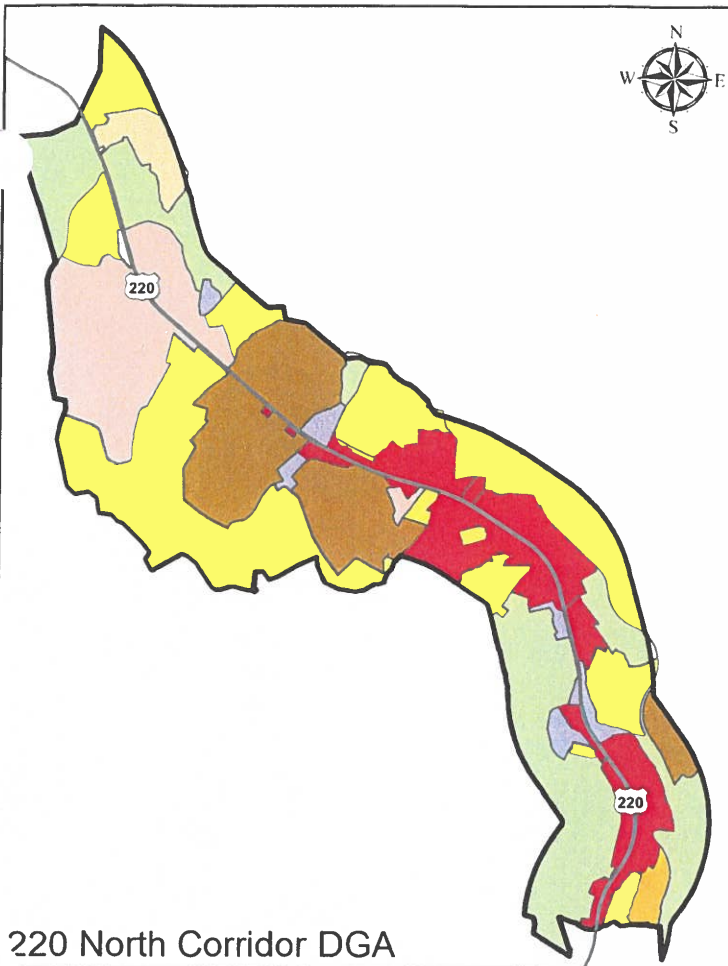
Franklin County, VA



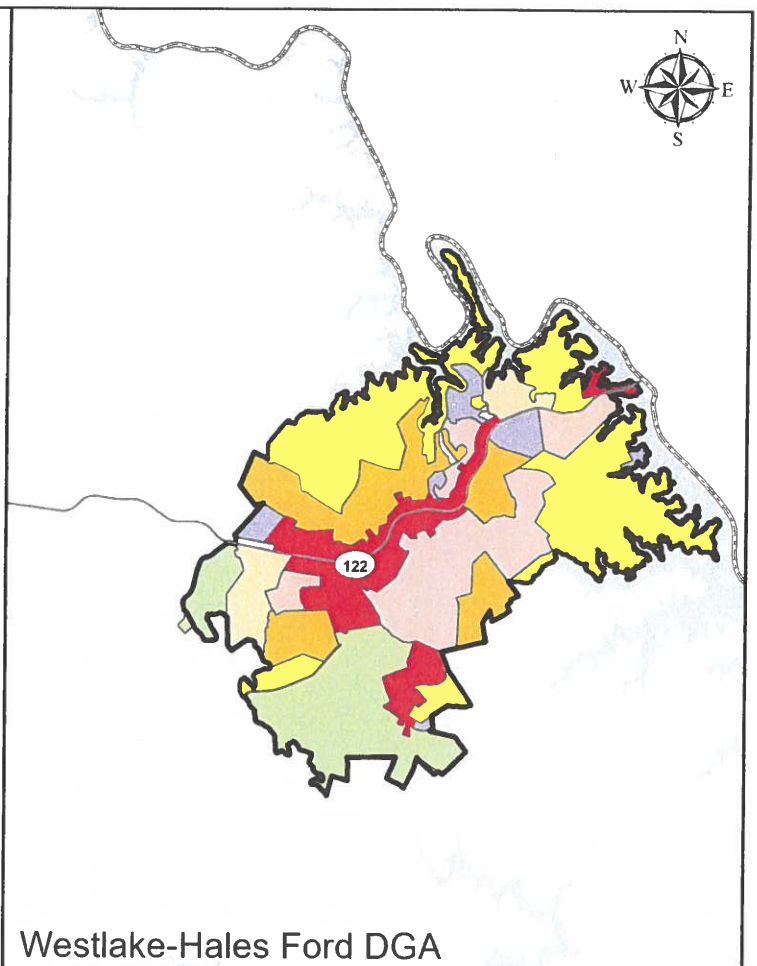
-  Designated Growth Areas
-  Incorporated Towns
-  Low Density Residential - County
-  Conservation Areas - County
-  Rural Area - County
-  Rural Village
-  Lake Influence Area (0.5 Mi Buffer)

Future Land Use

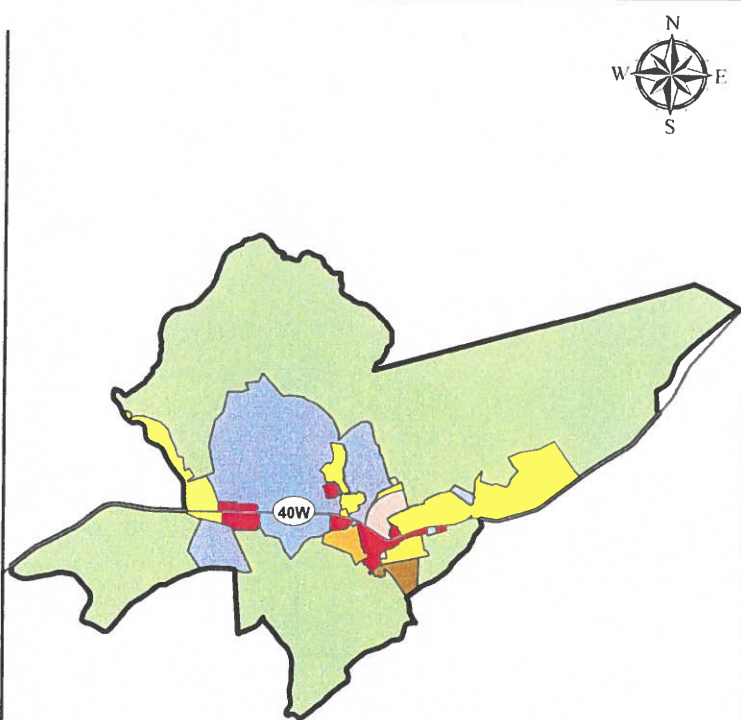
-  Village Mixed Use
-  Residential Mixed Use
-  Low Density Residential
-  Medium Density Residential
-  Rural Areas
-  Industrial Mixed Use
-  Civic/Institutional
-  Conservation Area



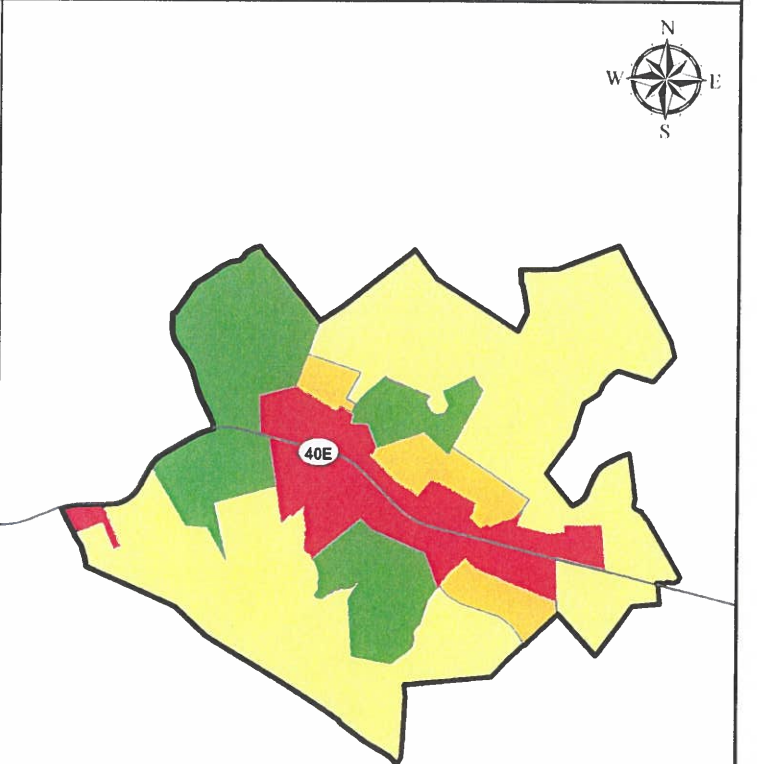
220 North Corridor DGA



Westlake-Hales Ford DGA



Ferrum DGA



Union Hall DGA

Industrial Mixed Use

Description	Industrial Mixed-Use areas in Designated Growth Areas (DGA) are those slated for industrial, business, and technology development. A primary example of this type of area is Summit View Business Park. These areas are primarily intended for more-intense development and residential uses are not appropriate. These areas rely heavily on adequate infrastructure – including water and sewer capacity, strong telecommunications service, and convenient locations to primary transportation routes, such as Route 220. While various areas of industrial development have occurred overtime, it is the County’s priority to encourage new industrial development to Summit View Business Park.
Appropriate Land Use Types	<ul style="list-style-type: none"> • Manufacturing • Major utilities • Logistics, warehousing and distribution • Offices • Heavy commercial • Mining and extraction
Character / Development Guidelines	<ul style="list-style-type: none"> • Buffer new development when adjacent to residential uses. • Discourage the construction of private roads in new developments. If not feasible, new developments should include formal agreements for the maintenance for any roads not built, or eligible, for inclusion in the state highway system.

May 30, 2024

Mr. Brad Hall
Appalachian Power Company
40 Franklin Road, SW – 5th Floor
Roanoke, VA 24011

Dear Mr. Hall:

I am pleased to inform you that the Appalachian Power Company application for the Electric Infrastructure Program for the site located at the Summit View Business Park in Franklin County has been approved. The Virginia Economic Development Partnership hereby certifies that the aforementioned site meets the eligibility requirements as described in § 56-576 and § 56-585.1:10 of the Code of Virginia.

We ask the State Corporation Commission (SCC) to deem as reasonable and prudent, the costs incurred by the utility to construct, operate, and maintain transmission lines and associated substations installed in order to provide service to the business park participating in the program and to consider making these costs recoverable by the utility by approving a rate adjustment pursuant to subdivision A of § 56-585.1:10 of the Code of Virginia.

Please let us know if you have any questions. We look forward to working together to further grow Virginia's economy.

Sincerely,



Michael Dreiling
Vice President, Real Estate Solutions
804.956.2123
mdreiling@vedp.org

cc: Christopher Whitlow, County Administrator, Franklin County
Danielle Poe, Economic Development Director, Franklin County
John Hull, Executive Director, Roanoke Regional Partnership
Whitney Czelusniak, Manager, Economic & Business Development, Appalachian Power Company
Katherine Goodwin, Vice President, Incentives, VEDP

§ 56-585.1:10. Program for electric infrastructure serving business parks

The Virginia Economic Development Partnership shall conduct a program with each Phase I and Phase II Utility, as those terms are defined in subsection A of § 56-585, in each such utility's service territory or transmission zone for the purpose of promoting economic development in areas of the Commonwealth. The program shall allow any such utility to complete the construction phase of a transmission line and any associated substation and other associated facilities to provide electric transmission and distribution infrastructure to a business park, as defined in § 56-576, located within the utility's transmission zone where investments by a locality or an industrial development authority or a similar political subdivision of the Commonwealth created pursuant to § 15.2-4903 or other act of the General Assembly in the siting, environmental review, pre-engineering design, and transmission right-of-way acquisition have been made prior to the public announcement of a prospective occupant of the business park. Each program shall be subject to the following terms, conditions, and restrictions:

1. The costs incurred by a Phase I or Phase II Utility after January 1, 2019, to construct, operate, and maintain the business park electric infrastructure in order to provide service to a business park participating in the program outlined by this section shall be recovered by the utility pursuant to a rate adjustment clause approved by the Commission in subdivision A 4 of § 56-585.1.
2. Each individual qualifying project shall be less than 10 miles in length.
3. The role of the Virginia Economic Development Partnership in conducting the program outlined by this section is to certify that up to two petitions per year for each Phase I and Phase II utility address the eligibility criteria for participation in the program set forth in § 56-576 and in this section.
4. For construction of business park electric infrastructure, a utility shall either (i) obtain a certificate from the Commission pursuant to subdivision A 1 of § 56-265.2, unless such infrastructure is an ordinary extension or improvement in the usual course of business or (ii) obtain approval pursuant to the requirements of § 15.2-2232 and any applicable zoning ordinances by the locality or localities in which the business park electric infrastructure will be located. If the utility seeks a certificate pursuant to subdivision A 1 of § 56-265.2, the Commission shall issue its decision on the expedited certificate application no later than six months from the date of filing. The need for any business park electric infrastructure shall be satisfied if the business park to be served is approved for the program by the Virginia Economic Development Partnership.

2019, c. 535;2022, c. 216;2023, cc. 704, 705.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

§ 56-576. Definitions

As used in this chapter:

"Affiliate" means any person that controls, is controlled by, or is under common control with an electric utility.

"Aggregator" means a person that, as an agent or intermediary, (i) offers to purchase, or purchases, electric energy or (ii) offers to arrange for, or arranges for, the purchase of electric energy, for sale to, or on behalf of, two or more retail customers not controlled by or under common control with such person. The following activities shall not, in and of themselves, make a person an aggregator under this chapter: (i) furnishing legal services to two or more retail customers, suppliers or aggregators; (ii) furnishing educational, informational, or analytical services to two or more retail customers, unless direct or indirect compensation for such services is paid by an aggregator or supplier of electric energy; (iii) furnishing educational, informational, or analytical services to two or more suppliers or aggregators; (iv) providing default service under § 56-585; (v) engaging in activities of a retail electric energy supplier, licensed pursuant to § 56-587, which are authorized by such supplier's license; and (vi) engaging in actions of a retail customer, in common with one or more other such retail customers, to issue a request for proposal or to negotiate a purchase of electric energy for consumption by such retail customers.

"Business park" means a land development containing a minimum of 100 contiguous acres classified as a Tier 4 site under the Virginia Economic Development Partnership's Business Ready Sites Program that is developed and constructed by a locality, an industrial development authority, or a similar political subdivision of the Commonwealth created pursuant to § 15.2-4903 or other act of the General Assembly, in order to promote business development.

"Combined heat and power" means a method of using waste heat from electrical generation to offset traditional processes, space heating, air conditioning, or refrigeration.

"Commission" means the State Corporation Commission.

"Community in which a majority of the population are people of color" means a U.S. Census tract where more than 50 percent of the population comprises individuals who identify as belonging to one or more of the following groups: Black, African American, Asian, Pacific Islander, Native American, other non-white race, mixed race, Hispanic, Latino, or linguistically isolated.

"Cooperative" means a utility formed under or subject to Chapter 9.1 (§ 56-231.15 et seq.).

"Covered entity" means a provider in the Commonwealth of an electric service not subject to competition but does not include default service providers.

"Covered transaction" means an acquisition, merger, or consolidation of, or other transaction involving stock, securities, voting interests or assets by which one or more persons obtains control of a covered entity.

"Curtailement" means inducing retail customers to reduce load during times of peak demand so as

to ease the burden on the electrical grid.

"Customer choice" means the opportunity for a retail customer in the Commonwealth to purchase electric energy from any supplier licensed and seeking to sell electric energy to that customer.

"Demand response" means measures aimed at shifting time of use of electricity from peak-use periods to times of lower demand by inducing retail customers to curtail electricity usage during periods of congestion and higher prices in the electrical grid.

"Distribute," "distributing," or "distribution of" electric energy means the transfer of electric energy through a retail distribution system to a retail customer.

"Distributor" means a person owning, controlling, or operating a retail distribution system to provide electric energy directly to retail customers.

"Electric distribution grid transformation project" means a project associated with electric distribution infrastructure, including related data analytics equipment, that is designed to accommodate or facilitate the integration of utility-owned or customer-owned renewable electric generation resources with the utility's electric distribution grid or to otherwise enhance electric distribution grid reliability, electric distribution grid security, customer service, or energy efficiency and conservation, including advanced metering infrastructure; intelligent grid devices for real time system and asset information; automated control systems for electric distribution circuits and substations; communications networks for service meters; intelligent grid devices and other distribution equipment; distribution system hardening projects for circuits, other than the conversion of overhead tap lines to underground service, and substations designed to reduce service outages or service restoration times; physical security measures at key distribution substations; cyber security measures; energy storage systems and microgrids that support circuit-level grid stability, power quality, reliability, or resiliency or provide temporary backup energy supply; electrical facilities and infrastructure necessary to support electric vehicle charging systems; LED street light conversions; and new customer information platforms designed to provide improved customer access, greater service options, and expanded access to energy usage information.

"Electric utility" means any person that generates, transmits, or distributes electric energy for use by retail customers in the Commonwealth, including any investor-owned electric utility, cooperative electric utility, or electric utility owned or operated by a municipality.

"Electrification" means measures that (i) electrify space heating, water heating, cooling, drying, cooking, industrial processes, and other building and industrial end uses that would otherwise be served by onsite, nonelectric fuels, provided that the electrification measures reduce site energy consumption; (ii) to the maximum extent practical, seek to combine with federally authorized customer rebates for heat pump technology; and (iii) for those measures that provide measurable and verifiable energy savings to low-income customers or elderly customers, to the maximum extent practical, seek to combine with either contemporaneously installed measures or previously installed measures that are or were provided under federally funded weatherization programs or state-provided, locality-provided, or utility-provided energy efficiency programs.

"Energy efficiency program" means a program that reduces the total amount of energy that is required for the same process or activity implemented after the expiration of capped rates but does not include electrification of any process or activity primarily fueled by natural gas. Energy

efficiency programs include equipment, physical, or program change designed to produce measured and verified reductions in the amount of site energy required to perform the same function and produce the same or a similar outcome. Energy efficiency programs may include (i) electrification; (ii) programs that result in improvements in lighting design, heating, ventilation, and air conditioning systems, appliances, building envelopes, and industrial and commercial processes; (iii) measures, such as the installation of advanced meters, implemented or installed by utilities, that reduce fuel use or losses of electricity and otherwise improve internal operating efficiency in generation, transmission, and distribution systems; and (iv) customer engagement programs that result in measurable and verifiable energy savings that lead to efficient use patterns and practices. Energy efficiency programs include demand response, combined heat and power and waste heat recovery, curtailment, or other programs that are designed to reduce site energy consumption so long as they reduce the total amount of site energy that is required for the same process or activity. Utilities shall be authorized to install and operate such advanced metering technology and equipment on a customer's premises; however, nothing in this chapter establishes a requirement that an energy efficiency program be implemented on a customer's premises and be connected to a customer's wiring on the customer's side of the inter-connection without the customer's expressed consent. Electricity consumption increases that result from Commission-approved electrification measures shall not be considered as a reduction in energy savings under the energy savings requirements set forth in subsection B of § 56-596.2. Utilities may apply verified total site energy reductions that are attributable to Commission-approved electrification measures to the energy savings requirements set forth in subsection B of § 56-596.2, subject to a conversion of British thermal unit-based energy savings to an equivalent kilowatt-hour-based energy savings, which conversion shall be subject to Commission approval.

"Generate," "generating," or "generation of" electric energy means the production of electric energy.

"Generator" means a person owning, controlling, or operating a facility that produces electric energy for sale.

"Geothermal electric generating resource" means an electric generating unit that is powered by geothermal energy as defined in § 45.2-2000.

"Geothermal heating and cooling system" means a system that:

1. Exchanges thermal energy from groundwater or a shallow ground source to generate thermal energy through an electric geothermal heat pump or a system of electric geothermal heat pumps interconnected with any geothermal extraction facility that is (i) a closed loop or a series of closed loop systems in which fluid is permanently confined within a pipe or tubing and does not come in contact with the outside environment or (ii) an open loop system in which ground or surface water is circulated in an environmentally safe manner directly into the facility and returned to the same aquifer or surface water source;
2. Meets or exceeds the current federal Energy Star product specification standards;
3. Replaces or displaces less efficient space or water heating systems, regardless of fuel type;
4. Replaces or displaces less efficient space cooling systems that do not meet federal Energy Star product specification standards; and
5. Does not feed electricity back to the grid.

"Historically economically disadvantaged community" means (i) a community in which a majority of the population are people of color or (ii) a low-income geographic area.

"Incremental annual savings" means the total combined kilowatt-hour savings achieved by electric utility energy efficiency and demand response programs and measures in the program year in which they are installed.

"Incumbent electric utility" means each electric utility in the Commonwealth that, prior to July 1, 1999, supplied electric energy to retail customers located in an exclusive service territory established by the Commission.

"Independent system operator" means a person that may receive or has received, by transfer pursuant to this chapter, any ownership or control of, or any responsibility to operate, all or part of the transmission systems in the Commonwealth.

"In the public interest," for purposes of assessing energy efficiency programs prior to the 2029 program year, describes an energy efficiency program if the Commission determines that the net present value of the benefits exceeds the net present value of the costs as determined by not less than any three of the following four tests: (i) the Total Resource Cost Test; (ii) the Utility Cost Test (also referred to as the Program Administrator Test); (iii) the Participant Test; and (iv) the Ratepayer Impact Measure Test. Such determination shall include an analysis of all four tests, and a program or portfolio of programs shall be approved if the net present value of the benefits exceeds the net present value of the costs as determined by not less than any three of the four tests. For programs proposed for the 2029 program year and all subsequent years, the Commission shall establish targets pursuant to subdivision B 4 of § 56-596.2, and a program shall be approved if the Commission determines it is cost-effective pursuant to applicable Commission regulations and that the net present value of the benefits exceeds the net present value of the costs as determined by the Total Resource Cost Test. If the Commission determines that an energy efficiency program or portfolio of programs is not in the public interest, its final order shall include all work product and analysis conducted by the Commission's staff in relation to that program, including testimony relied upon by the Commission's staff, that has bearing upon the Commission's decision. If the Commission reduces the proposed budget for a program or portfolio of programs, its final order shall include an analysis of the impact such budget reduction has upon the cost-effectiveness of such program or portfolio of programs. An order by the Commission (a) finding that a program or portfolio of programs is not in the public interest or (b) reducing the proposed budget for any program or portfolio of programs shall adhere to existing protocols for extraordinarily sensitive information. In addition, an energy efficiency program may be deemed to be "in the public interest" if the program (1) provides measurable and verifiable energy savings to low-income customers or elderly customers or (2) is a pilot program of limited scope, cost, and duration, that is intended to determine whether a new or substantially revised program or technology would be cost-effective.

"Low-income geographic area" means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service.

"Low-income utility customer" means any person or household whose income is no more than 80 percent of the median income of the locality in which the customer resides. The median income of the locality is determined by the U.S. Department of Housing and Urban Development.

"Measured and verified" means a process determined pursuant to methods accepted for use by utilities and industries to measure, verify, and validate energy savings and peak demand savings. This may include the protocol established by the United States Department of Energy, Office of Federal Energy Management Programs, Measurement and Verification Guidance for Federal Energy Projects, measurement and verification standards developed by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), or engineering-based estimates of energy and demand savings associated with specific energy efficiency measures, as determined by the Commission.

"Municipality" means a city, county, town, authority, or other political subdivision of the Commonwealth.

"New underground facilities" means facilities to provide underground distribution service. "New underground facilities" includes underground cables with voltages of 69 kilovolts or less, pad-mounted devices, connections at customer meters, and transition terminations from existing overhead distribution sources.

"Peak-shaving" means measures aimed solely at shifting time of use of electricity from peak-use periods to times of lower demand by inducing retail customers to curtail electricity usage during periods of congestion and higher prices in the electrical grid.

"Percentage of Income Payment Program (PIPP) eligible utility customer" means any person or household whose income does not exceed 150 percent of the federal poverty level.

"Person" means any individual, corporation, partnership, association, company, business, trust, joint venture, or other private legal entity, and the Commonwealth or any municipality.

"Previously developed project site" means any property, including related buffer areas, if any, that has been previously disturbed or developed for non-single-family residential, non-agricultural, or non-silvicultural use, regardless of whether such property currently is being used for any purpose.

"Previously developed project site" includes a brownfield as defined in § 10.1-1230 or any parcel that has been previously used (i) for a retail, commercial, or industrial purpose; (ii) as a parking lot; (iii) as the site of a parking lot canopy or structure; (iv) for mining, which is any lands affected by coal mining that took place before August 3, 1977, or any lands upon which extraction activities have been permitted by the Department of Energy under Title 45.2; (v) for quarrying; or (vi) as a landfill.

"Qualified waste heat resource" means (i) exhaust heat or flared gas from an industrial process that does not have, as its primary purpose, the production of electricity and (ii) a pressure drop in any gas for an industrial or commercial process.

"Renewable energy" means energy derived from sunlight, wind, falling water, biomass, sustainable or otherwise, (the definitions of which shall be liberally construed), energy from waste, landfill gas, municipal solid waste, wave motion, tides, geothermal heating and cooling systems, and geothermal electric generating resources and does not include energy derived from coal, oil, natural gas, or nuclear power. "Renewable energy" also includes the proportion of the thermal or electric energy from a facility that results from the co-firing of biomass. "Renewable energy" does not include waste heat from fossil-fired facilities or electricity generated from pumped storage but includes run-of-river generation from a combined pumped-storage and run-

of-river facility.

"Renewable thermal energy" means the thermal energy output from (i) a renewable-fueled combined heat and power generation facility that is (a) constructed, or renovated and improved, after January 1, 2012, (b) located in the Commonwealth, and (c) utilized in industrial processes other than the combined heat and power generation facility or (ii) a solar energy system, certified to the OG-100 standard of the Solar Ratings and Certification Corporation or an equivalent certification body, that (a) is constructed, or renovated and improved, after January 1, 2013, (b) is located in the Commonwealth, and (c) heats water or air for residential, commercial, institutional, or industrial purposes.

"Renewable thermal energy equivalent" means the electrical equivalent in megawatt hours of renewable thermal energy calculated by dividing (i) the heat content, measured in British thermal units (BTUs), of the renewable thermal energy at the point of transfer to a residential, commercial, institutional, or industrial process by (ii) the standard conversion factor of 3.413 million BTUs per megawatt hour.

"Renovated and improved facility" means a facility the components of which have been upgraded to enhance its operating efficiency.

"Retail customer" means any person that purchases retail electric energy for its own consumption at one or more metering points or nonmetered points of delivery located in the Commonwealth.

"Retail electric energy" means electric energy sold for ultimate consumption to a retail customer.

"Revenue reductions related to energy efficiency programs" means reductions in the collection of total non-fuel revenues, previously authorized by the Commission to be recovered from customers by a utility, that occur due to measured and verified decreased consumption of electricity caused by energy efficiency programs approved by the Commission and implemented by the utility, less the amount by which such non-fuel reductions in total revenues have been mitigated through other program-related factors, including reductions in variable operating expenses.

"Rooftop solar installation" means a distributed electric generation facility, storage facility, or generation and storage facility utilizing energy derived from sunlight, with a rated capacity of not less than 50 kilowatts, that is installed on the roof structure of an incumbent electric utility's commercial or industrial class customer, including host sites on commercial buildings, multifamily residential buildings, school or university buildings, and buildings of a church or religious body.

"Solar energy system" means a system of components that produces heat or electricity, or both, from sunlight.

"Supplier" means any generator, distributor, aggregator, broker, marketer, or other person who offers to sell or sells electric energy to retail customers and is licensed by the Commission to do so, but it does not mean a generator that produces electric energy exclusively for its own consumption or the consumption of an affiliate.

"Supply" or "supplying" electric energy means the sale of or the offer to sell electric energy to a retail customer.

"Total annual energy savings" means (i) the total combined kilowatt-hour savings achieved by

electric utility energy efficiency and demand response programs and measures installed in that program year, as well as savings still being achieved by measures and programs implemented in prior years, or (ii) savings attributable to newly installed combined heat and power facilities, including waste heat-to-power facilities, and any associated reduction in transmission line losses, provided that biomass is not a fuel and the total efficiency, including the use of thermal energy, for eligible combined heat and power facilities must meet or exceed 65 percent and have a nameplate capacity rating of less than 25 megawatts.

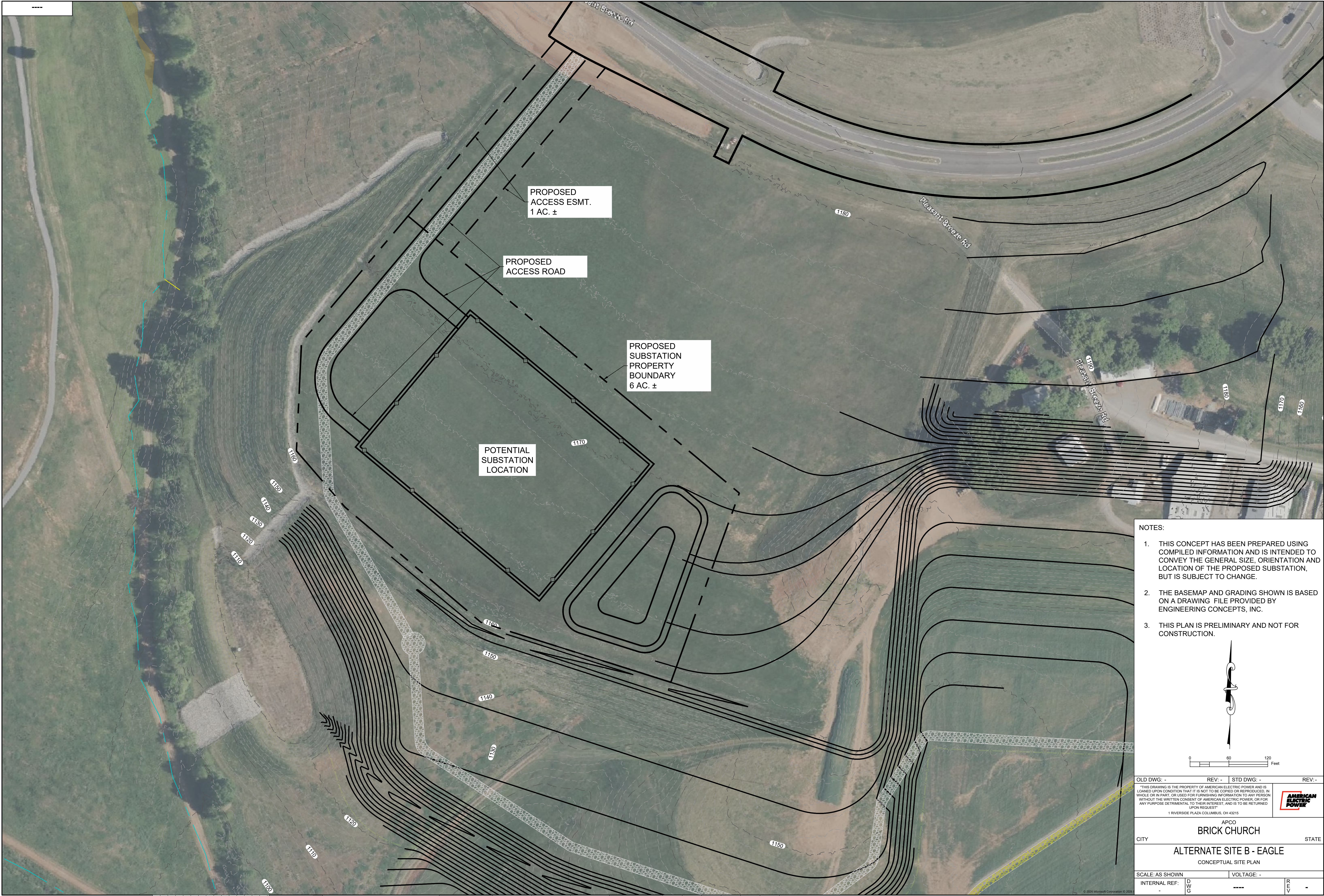
"Transmission of," "transmit," or "transmitting" electric energy means the transfer of electric energy through the Commonwealth's interconnected transmission grid from a generator to either a distributor or a retail customer.

"Transmission system" means those facilities and equipment that are required to provide for the transmission of electric energy.

"Waste heat to power" means a system that generates electricity through the recovery of a qualified waste heat resource.

1999, c. 411;2000, c. 991;2001, c. 421;2007, cc. 888, 933;2008, cc. 272, 883;2009, cc. 748, 824;2012, cc. 46, 200, 210, 821;2013, c. 494;2014, cc. 212, 548;2018, c. 296;2019, cc. 535, 741;2020, cc. 1193, 1194, 1225;2021, Sp. Sess. I, cc. 308, 532;2022, c. 216;2024, cc. 597, 607, 794, 818;2025, c. 714.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



NOTES:

- THIS CONCEPT HAS BEEN PREPARED USING COMPILED INFORMATION AND IS INTENDED TO CONVEY THE GENERAL SIZE, ORIENTATION AND LOCATION OF THE PROPOSED SUBSTATION, BUT IS SUBJECT TO CHANGE.
- THE BASEMAP AND GRADING SHOWN IS BASED ON A DRAWING FILE PROVIDED BY ENGINEERING CONCEPTS, INC.
- THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION.

06012026

10:10:53 AM

BY: SPENSER M DAVIS

AT: 10:10:53 AM

Q:\Production\Station\Virginia\Brick Church\Brick Church Eagle Conceptual Layout 1.15.2026.dwg

0

60

120

Feet

OLD DWG: -

REV: -

STD DWG: -

REV: -

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AMERICAN ELECTRIC POWER

APCO

BRICK CHURCH

CITY

STATE

ALTERNATE SITE B - EAGLE

CONCEPTUAL SITE PLAN

SCALE: AS SHOWN

VOLTAGE: -

INTERNAL REF: -

DWG

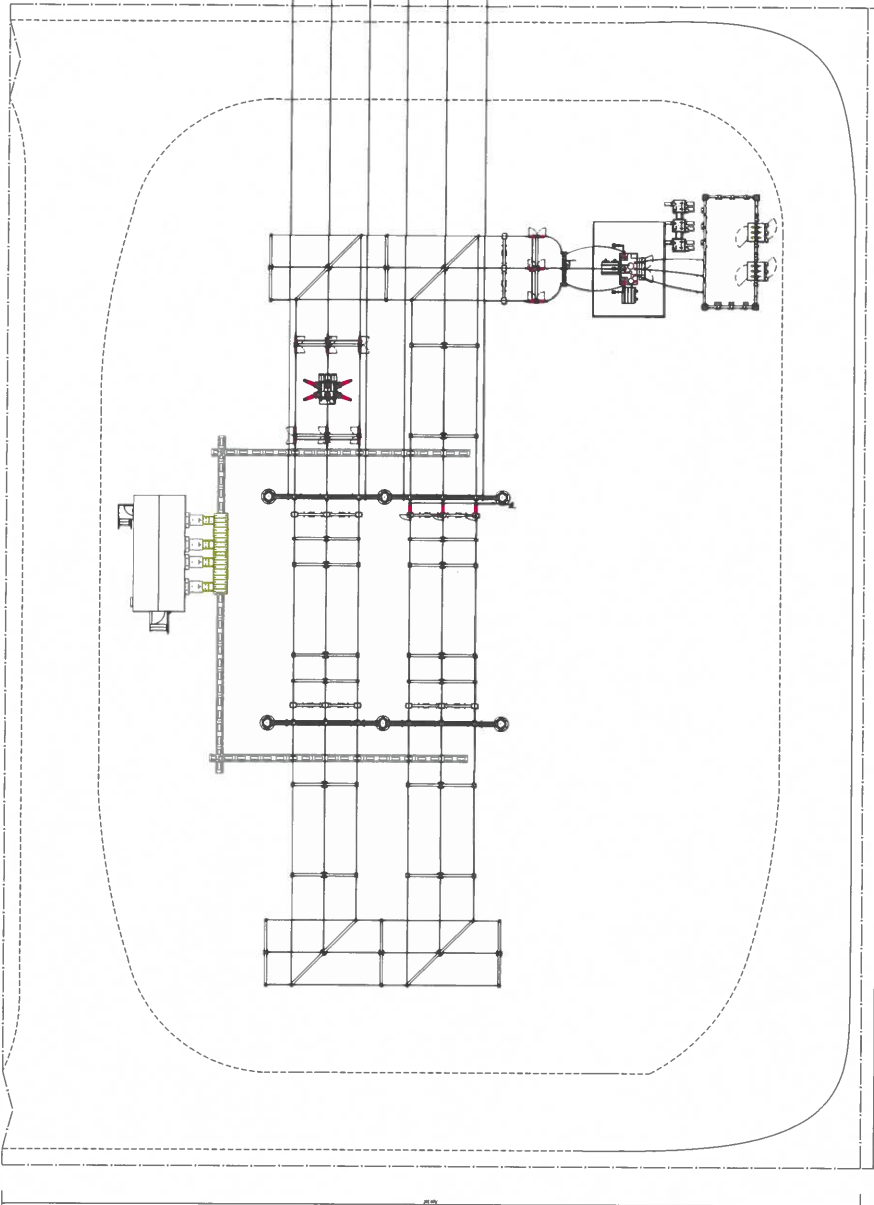
VERT

-

ENERGY DELIVERY

AEP D (24 x 36)

FIELD
DALE
ROANOKE



REVISIONS		DATE	BY	REASON
1	0	10/3/12	JLS	INITIAL DESIGN
PROJECT: BRICK CHURCH STATION				
SHEET: ONE LINE DIAGRAM				
DRAWN BY: JLS				
CHECKED BY: JLS				
APPROVED BY: JLS				
SCALE: 1" = 100'				
SHEET: 1 OF 1				

10/3/12



