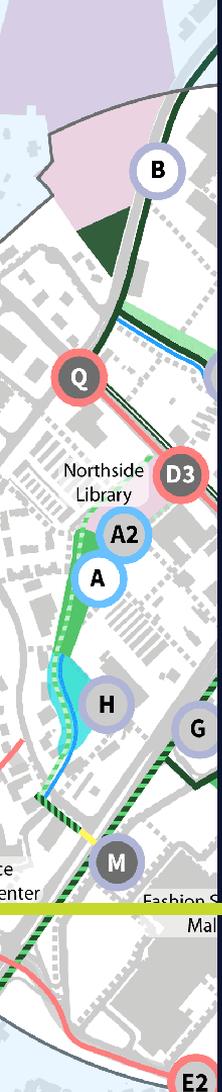


SP202300017 Walnut Creek Substation Community Meeting Agenda

1. Introduction & meeting format (County staff-Rebecca Ragsdale, Planning Manager)
2. County review process (County staff)
3. Project details (Dominion Power team)
4. Questions and answers (Public, applicant and County staff)

Rebecca Ragsdale | rragsdale@albemarle.org



No substantial detriment. Whether the proposed special use will be a substantial detriment to adjacent parcels.

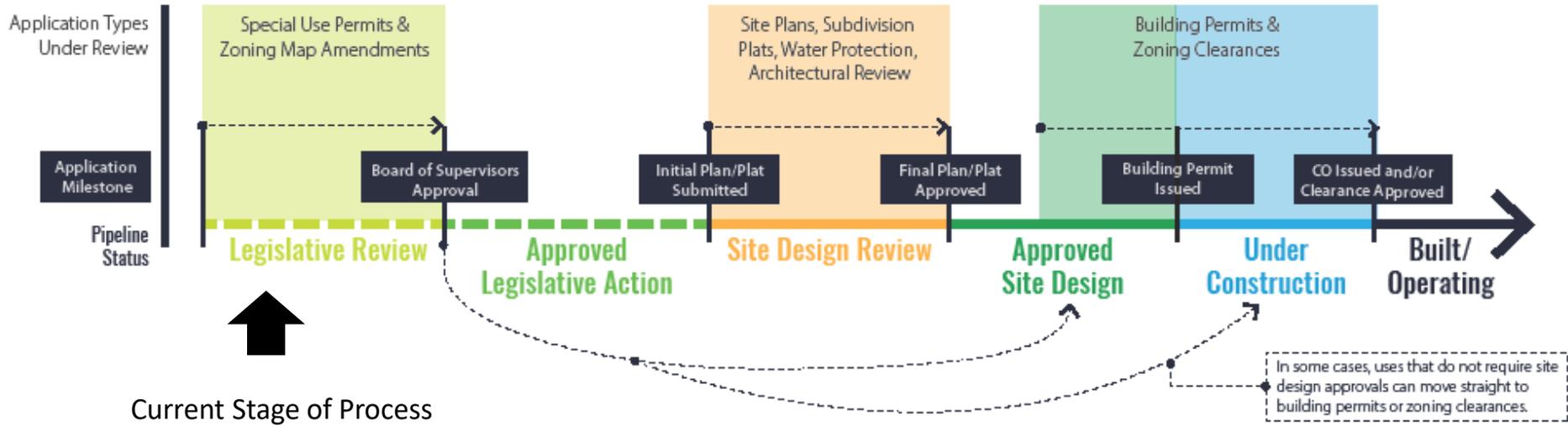
Character of the nearby area is unchanged. Whether the character of the adjacent parcels and the nearby area will be changed by the proposed special use.

Harmony. Whether the proposed special use will be in harmony with the purpose and intent of this chapter, with the uses permitted by right in the district, with the regulations provided in Section 5 as applicable, and with the public health, safety, and general welfare.

Consistency with the Comprehensive Plan. Whether the proposed special use will be consistent with the Comprehensive Plan.

special use permit (SP)

How does development happen in Albemarle County?



If a property wants to develop a use on the "special uses" list in a zoning district, they can only be approved by the Board of Supervisors.

A Planning Commission public hearing and recommendation to the Board is required, prior to the Board public hearing and action.

timeline

Staff Initial Review of Proposal and
Comments to Applicant

December 2023

Community Meeting

January 31, 2024

Planning Commission Public Hearing

Not Scheduled

Board of Supervisors Public Hearing

Not Scheduled

4

Rebecca Ragsdale | rragsdale@albemarle.org

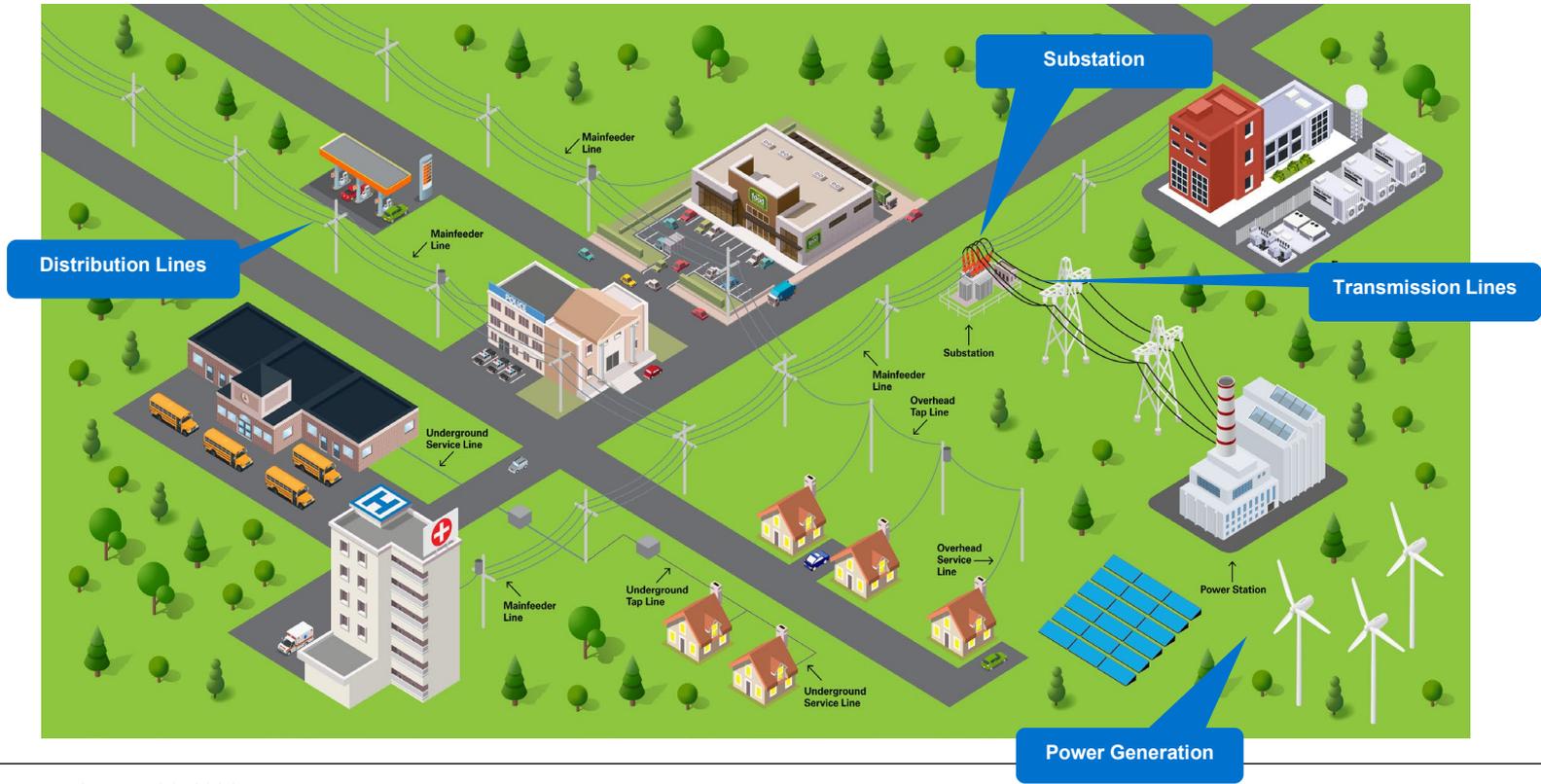
Walnut Creek Substation

SP2023-00017



January 31, 2024

Substations: A Vital Role in the Energy Grid



Forces Driving Infrastructure Need



**Economic
Growth**



**Aging
Power Grid
Assets**



**Addressing
Mandatory
NERC Criteria
Standards**



Walnut Creek Substation Project Scope

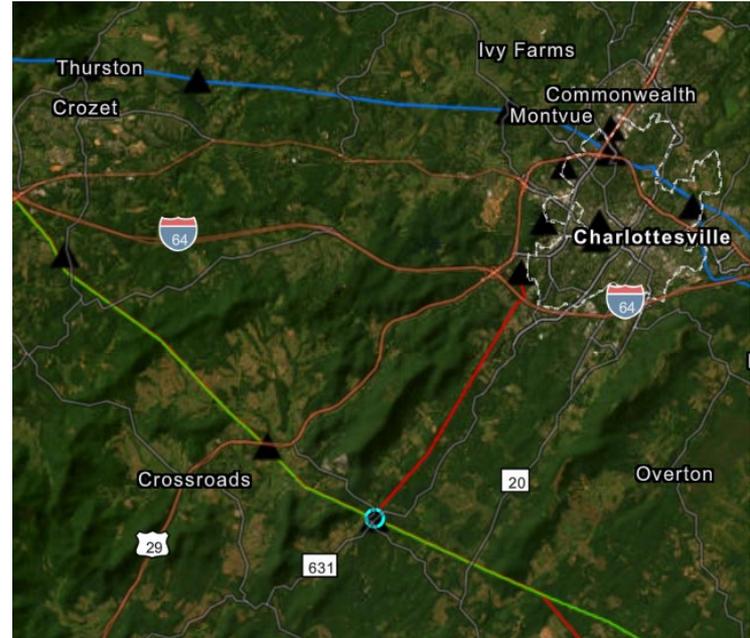
Build new Walnut Creek Substation at the junction of existing transmission lines to:

1) Maintain electric reliability

- Initial buildout with transmission equipment only (no distribution service)

2) Plan for future area load growth

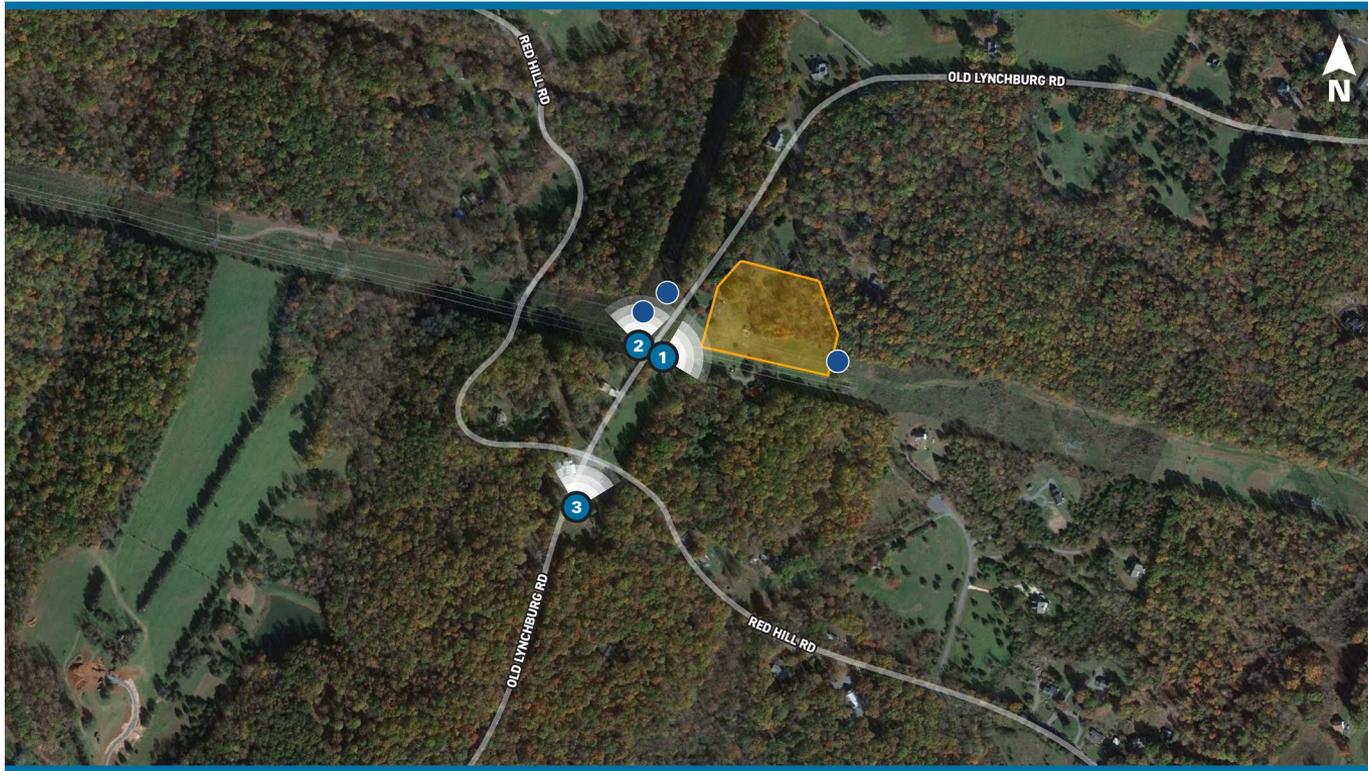
- Allows space for additional equipment



WALNUT CREEK Substation Project

Aerial Perspective Map

- 1 Viewpoint Location
- Proposed Substation Boundary
- Proposed Structure Locations



WALNUT CREEK Substation Project

Viewpoint 1

Date: 09/01/2023 Time: 10:18 am Viewing: East

- 1 Viewpoint Location
- Proposed Substation Boundary
- Proposed Structure Locations



EXISTING CONDITIONS



PROPOSED CONDITIONS

Simulations are for discussion purposes only. Final design is subject to change pending public, engineering, and regulatory review.

WALNUT CREEK Substation Project

Viewpoint 2

Date: 09/01/2023 Time: 10:17 am Viewing: North

- 2 Viewpoint Location
- Proposed Substation Boundary
- Proposed Structure Locations



Simulations are for discussion purposes only. Final design is subject to change pending public, engineering, and regulatory review.

WALNUT CREEK Substation Project

Viewpoint 3

Date: 09/01/2023 Time: 6:59 am Viewing: North

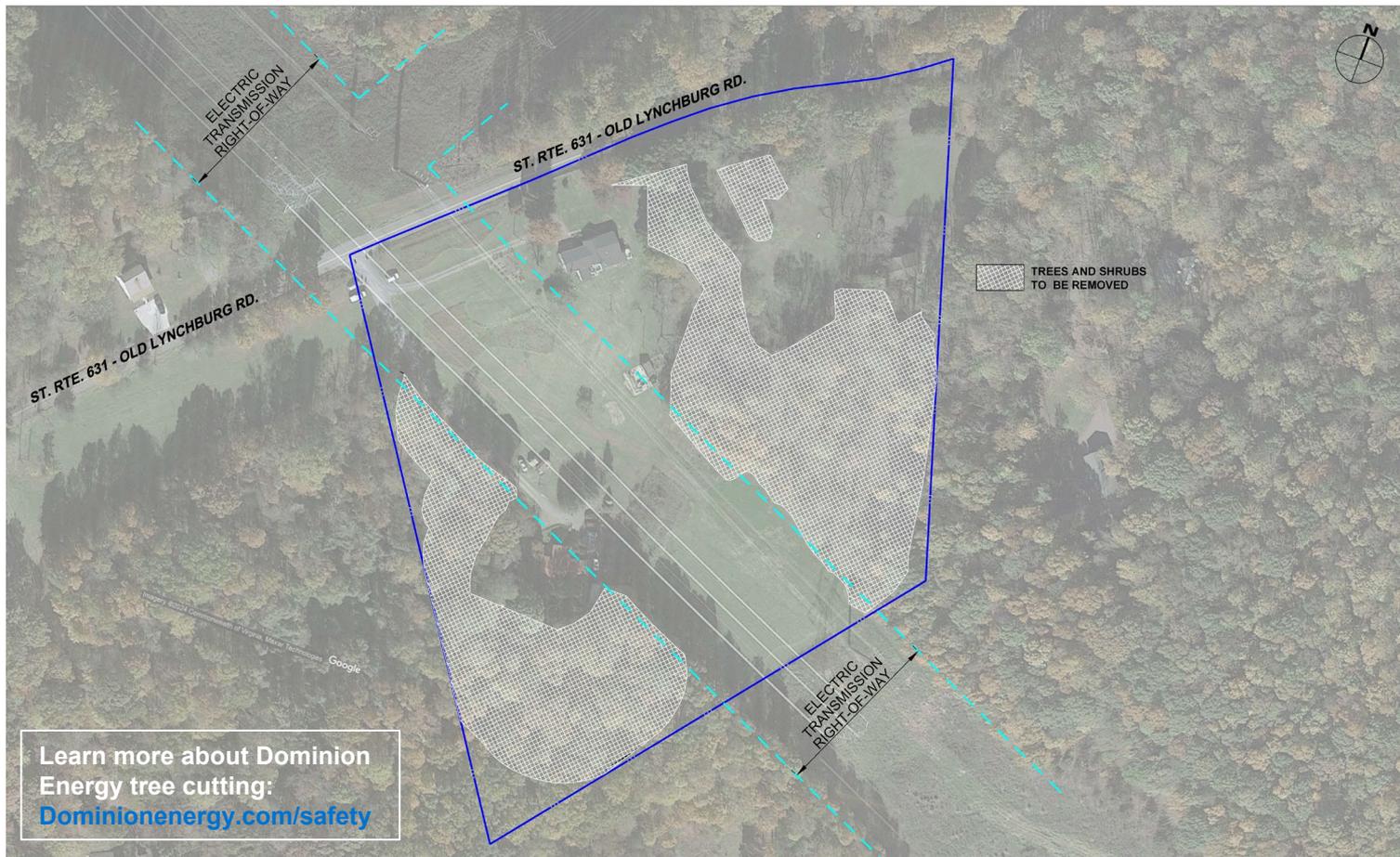
- 3 Viewpoint Location
- Proposed Substation Boundary
- Proposed Structure Locations



Simulations are for discussion purposes only. Final design is subject to change pending public, engineering, and regulatory review.

Community Considerations





Project Timeline

Summer-Fall 2023	Purchased property for substation
Fall 2023	Submitted application to County
Early 2024	Permitting process continues <i>Community Meeting, Planning Commission, Board of Supervisors</i>
Early 2024	Tree felling begins <i>Independent of County permitting process</i>
Fall 2024	Substation construction begins <i>Pending permits and approvals</i>
December 2025	Substation construction complete (expected)

All dates subject to change based on permitting, material delivery, and other factors.

Thank You

- You can submit all future questions via email Powerline@dominionenergy.com or by **calling 888-291-0190**
- For more information, please scan the QR code to visit: [DominionEnergy.com/walnutcreek](https://www.dominionenergy.com/walnutcreek)

