

STAFF SUMMARY

<p><u>CASE</u> S-24-019</p>	<p><u>ZONING REQUEST</u> SUP</p>	<p><u>CYCLE</u> October 2024/November 2024</p>
<p><u>SUBJECT/PROPOSAL/REQUEST</u> East Point Energy is requesting a Special Use Permit to allow for a Battery Storage Facility</p> <p>DISTRICT: Staunton River District</p>		<p>PLANNING COMMISSION: October 1, 2024</p> <p>BOARD OF ZONING APPEALS: November 14, 2024</p> <p>ADVERTISED: September 11 & 18, 2024 & October 16 & 23, 2024</p>

SUBJECT

Requested by East Point Energy, for a Special Use Permit for a Public Utility (Battery Storage Facility) in accordance with Pittsylvania County Code § 35-179. The property is 193.04 acres, located off of State Road 646/Spring Road in the Staunton River Election District and shown on the Tax Maps as GPIN # 2552-03-5579.

BACKGROUND/DISCUSSION

East Point Energy, is requesting a Special Use Permit to operate a public utility facility (battery storage facility) on 193.04 acres, located off of State Road 646/Spring Road in the Staunton River Election District in accordance with Pittsylvania County Code § 35-179.

The project will be a 60-megawatt (MW) battery energy storage system (BESS), connecting to the Dominion Power grid through an interconnection to an existing 69kV transmission line. The application states that project will occupy approximately 20 acres.

The Pittsylvania County Zoning Ordinance requires a site plan be submitted and approved prior to permits being issued to ensure compliance with setback requirements. The applicant will also be required to submit an Erosion and Sediment Control Plan and Stormwater Plan to the Community Development Department and the Virginia Department of Environmental Quality to ensure that all stormwater and erosion and sediment control regulations are being met. Once the plans are approved, the appropriate bonds will be required before land disturbance permits will be issued. All required plans must be approved before any construction permits will be issued.

FUTURE LAND USE DESIGNATION

The Comprehensive Plan designates the future land use as Agricultural and Rural Residential

ZONING AND CURRENT USE OF SURROUNDING PROPERTIES

Adjacent to A-1, Agricultural District and R-1, Residential Suburban Subdivision District zoned properties.

SITE DEVELOPMENT PLAN

The Site Development Plan is included in the packet. The applicant will be required to submit a site plan, construction plans, an Erosion and Sediment Control Plan, a Stormwater Plan, and once approved, submit the appropriate bonds

RECOMMENDATION

Staff recommends APPROVAL of the request with the following conditions:

1. **Setbacks.** Battery Energy Storage Facilities shall be setback at least 100 ft. from all property lines.
2. **Configuration.** All Battery Energy Storage Facilities shall be configured so that battery cells shall be placed in a Battery Energy Storage System (“BESS”) with a Battery Management System (“BMS”). The BESS shall provide a secondary layer of physical containment to the batteries and be equipped with cooling, ventilation, and fire suppression systems.
3. **Operation.** Battery Energy Storage Facilities shall be constructed, maintained, and operated in accordance with applicable codes and standards, including but not limited to applicable fire, electrical, and building codes adopted by the County; National Fire Protection Association (NFPA) 855, Standard for the Installation of Stationary Energy Storage Systems, 2020 Edition and subsequent additions; Underwriters Laboratories (UL) 9540A Ed. 4-2019, Standard for Test Method for Evaluating Thermal Runway Fire Propagation in Battery Energy Storage Systems and subsequent editions.
4. **Utilities.**
 - a. Public water, or an existing commercial well, and fire hydrants shall be available to the property.
 - b. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
5. **Screening and/or landscaping shall be necessary to ensure that facilities are not visible.** Facilities shall be fully screened on all sides from view.
 - a. All screening and landscaping shall be in accordance with Article VIII, Community Design Standards, of the proposed Ordinance revisions included in the packet.
 - b. Areas within 20 ft. on each side of Battery Energy Storage Facility shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted to be exempt, provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.
6. **Location.** Due to their potentially combustible nature, the siting of Battery Energy Storage Facilities shall be to:
 - a. Buffer the facility from the surrounding areas by siting toward the interior of the lot; and
 - b. Take advantage of existing topography, structures, and vegetation to provide extra screening.
7. **Emergency Access.** Access to the property for Pittsylvania County fire, rescue, and emergency services shall be provided in a matter acceptable to the Pittsylvania County Fire Marshal.
8. **Safety Operation Standards.**
 - a. Each individual battery shall have 24/7 automated fire detection and extinguishing technology built in.
 - b. The Battery Management System shall monitor individual battery module voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access.
 - c. The Battery Management System shall be capable of shutting down the system before thermal runaway takes place.
9. **Warning Signage.** NFPA 704 placards shall be placed on building entrances along with emergency contact information.
10. **Security Fencing.** The facilities shall be enclosed by security fencing.
 - a. All security fencing shall be a minimum of 6 ft. in height and topped with razor/barbed wire, as appropriate.
 - b. All security fencing shall be placed behind the buffer and screened from view.
 - c. All security fencing shall be constructed so as to substantially lessen the likelihood of entry by unauthorized individuals.
 - d. A performance bond reflecting the costs of anticipated security fence maintenance shall be posted and maintained.

- e. Failure to maintain the security fencing shall result in revocation of the Zoning Permit and the facility's decommissioning.

11. **Decommissioning Plan.** All applications and site development plans for Battery Energy Storage Facilities shall include a Decommissioning Plan to be implemented upon abandonment and/or in conjunction with removal of the facility. All Decommissioning Plans shall be certified by an engineer or contractor with demonstrated expertise in solar facility removal, and shall include the following:

- a. The anticipated life of the project;
- b. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all components of the battery energy storage facility;
- c. An estimated deconstruction schedule;
- d. A description of mediation procedures for the release of hazardous materials or other emergency events during the decommissioning process;
- e. The estimated decommissioning cost in current dollars; and
- f. The estimated cost of decommissioning shall be guaranteed by bond, letter of credit, or other security approved by the County.
 - i. The owner shall deposit the required amount into the approved escrow account before any building permit is issued to allow construction of the battery energy storage facility.
 - ii. The escrow account agreement shall prohibit the release of the bond without the written consent of the County. The County shall consent to the release of the bond upon on the owner's compliance with the approved Decommission Plan. The County may approve the partial release of the bond as portions of the approved Decommission Plan are performed.
 - iii. The dollar amount of the bond shall be the full amount of the estimated decommissioning cost without regard to the possibility of salvage value.
 - iv. The owner or occupant shall recalculate the estimated cost of decommissioning every 5 years. If the recalculated estimated cost of decommissioning exceeds the original estimated cost of decommissioning by 10%, then the owner or occupant shall deposit additional funds into the bond to meet the new cost estimate. If the recalculated estimated cost of decommissioning is less than 90% of the original estimated cost of decommissioning, then the County may approve reducing the amount of the bond to the recalculated estimate of decommissioning cost.
- g. Decommission shall include removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site, so that any agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural uses.

12. **Emergency Plan.** Applications for battery energy storage facilities shall include an Emergency Plan that, at minimum, contains the following:

- a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, release of hazardous materials, and personal injuries, and for safe start-up following cessation of emergency conditions.
- b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
- c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service, and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
- d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

- e. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
13. **Viewshed Protection.** A Viewshed Protection Plan shall be submitted to and approved by the Director of Community Development prior to the issuance of permits, identifying appropriate measures that will be taken to protect the viewshed surrounding the project during construction.
14. **Start of construction.** The SUP will expire unless construction of the entire Project is commenced within 3 years of the date of issuance of the SUP.
15. **Road Repairs.** All public and private roads must remain open during construction. Any damage to roads caused by construction will be promptly repaired to preconstruction conditions and/or VDOT standards where deemed necessary.
16. **Construction Management and Mitigation.** Prior to construction, the Applicant shall prepare and submit to the Zoning Administrator a construction management plan to address traffic control methods, site access, fencing, lighting, mitigation of construction operations, and hours of construction activity.

PLANNING COMMISSION OPTIONS:

1. Recommend approval of Case R-24-019 as submitted.
2. Recommend approval of Case R-24-019 with the conditions by Staff.
3. Recommend approval of Case R-24-019 with the conditions by the Planning Commission.
4. Recommend denial of Case R-24-019 as submitted.

ATTACHMENTS:

- A. Application
- B. Maps
- C. Letter of Intent
- D. Executive Summary
- E. Petition
- F. Sign Affidavit
- G. Adjacent Parcel Owners
- H. Site Plan

PITTSYLVANIA COUNTY
APPLICATION FOR SPECIAL USE PERMIT

I/We, Chris Meyer - authorized agent, as
Owner of the below described property, hereby apply to the Pittsylvania County Board of Zoning Appeals
to amend the Pittsylvania County Zoning Maps as hereinafter described:

1. Property Owner's Name: Mr. Fred Curl Phone: 941-380-3032
Address: 1261 Smith Mountain Rd, Penhook, VA 24137
ZIP 24137
2. Location of Property: 1030 Spring Rd, Hurt, VA 24563
3. Tax Map Parcel Number: 2552-03-5579
4. Election District: Staunton River
5. Size of Property: 193.04 acres/square feet
Size of Proposed Special Use: 20 acres/square feet
6. Existing Land Use: Agriculture - Pine Plantation
Existing Zoning: A-1
7. Proposed Land Use: Battery Energy Storage Project
8. Check completed items:
 Letter of Application Site Development Plan Legal Forms
 11" x 17" Concept Plan Application Fee Plat Map
 List of Adjoining Properties
9. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to such applicant, appellant or other person aggrieved. Such materials will be sent to the following email address, unless otherwise requested.
cmeyer@eastpointenergy.com (Email)

Through application for this permit, the owner authorizes a right-of-entry to the designated personnel of Pittsylvania County for the purpose of site evaluation and monitoring for compliance with the Pittsylvania County Zoning Ordinance.

Applicant

Sworn to and subscribed before me in my presence this 13 day of June, 2024, in my City and State
aforesaid, by Lynne DeCora Notary Public. My commission Expires: 11/30/2025

OFFICE USE ONLY: Application No.: _____

Application Deadline: _____ P. C. Hearing Date: _____
Received By: _____ Date Received: _____
B.Z.A. Hearing Date: _____ Action: _____



VIRGINIA

BEFORE THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY

A 1.93 acre parcel of land,)
generally located 1030 Spring Rd.)
within the Staunton River)
Election District, and recorded as)
parcel # 2552-03-5579 in the)
Pittsylvania County tax records.)

PETITION

TO THE BOARD OF ZONING APPEALS OF PITTSYLVANIA COUNTY:

WHEREAS, your Petitioner Chris Meyer - East Point Energy respectfully files this petition pursuant to Section 35-713 of the Pittsylvania County Zoning Ordinance and in accordance with the Code of Virginia 1950, as amended, and would respectfully show the following:

- 1) The Petitioner is the owner of the above-referenced parcel of land, or is filing with the owner's consent.
- 2) The property is presently zoned under the provisions of the Pittsylvania County Zoning Ordinance as A-1 Agriculture District.
- 3) Your petitioner now desires to have a Special Use Permit issued for the purpose of Battery Energy Storage System.

WHEREFORE, your petitioner respectfully requests that the above-referenced parcel of land be issued a Special Use Permit as set out in Number 3.

Further, your Petitioner respectfully requests that this petition be referred by the Secretary to the Pittsylvania County Planning Commission for its consideration and recommendation.

Respectfully submitted,

[Signature] - Chris Meyer
Petitioner

Sworn to and subscribed before me in my presence this 13 day of June, 2024, in my City and State aforesaid, by Lynne Decora Notary Public. My commission Expires: 11/30/2025

[Signature]



PITTSYLVANIA

COUNTY, VIRGINIA

OFFICE OF COMMUNITY DEVELOPMENT
P.O. Drawer D
Chatham, Virginia 24531
(434) 432-1771

SIGN AFFIDAVIT

Sec. 35-817. POSTING OF PROPERTY - PLANNING COMMISSION HEARING-

At least fourteen (14) days preceding the Commission's public hearing on a zoning map amendment, there shall be erected on the property proposed to be rezoned, a sign or signs provided by the Zoning Administrator indicating the date, time, and place of the public hearing. The sign shall be erected within ten (10) feet of whatever boundary line of such land abuts a public road and shall be so placed as to be clearly visible from the road with the bottom of the sign not less than two and one-half (2 1/2) feet above the ground. If more than one (1) such road abuts the property, then a sign shall be erected in the same manner as above for each such abutting road. If no public road abuts thereon, then signs shall be erected in the same manner as above on at least two (2) boundaries of the property abutting land not owned by the applicant.

Sec. 35-818, POSTING OF PROPERTY - BOARD OF SUPERVISORS HEARING-

When a public hearing has been scheduled before the Board of Supervisors for a Zoning Map amendment, there shall be erected, at least fourteen (14) days preceding such hearing, a sign or signs provided by the Zoning Administrator indicating the date, time and place of the public hearing. Such sign or signs shall be erected in the same manner as prescribed in Section 35-817 above.

Sec. 25-819. MAINTENANCE AND REMOVAL OF SIGNS.

Any sign erected in compliance with this section shall be maintained at all times by the applicant up to the time of the hearing. It shall be unlawful for any person, except the applicant or the Zoning Administrator or an authorized agent of either, to remove or tamper with any sign furnished during the period it is required to be maintained under this Section. All signs erected under this Section shall be removed by the applicant with fourteen (14) days following the public hearing for which it was erected.

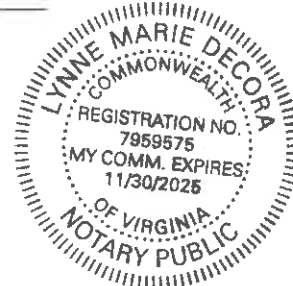
I have read and understand Sections 35-817, 35-818, and 35-819 of the Pittsylvania County Zoning Ordinance. I understand it is my responsibility to post, maintain and remove this/these sign or signs, according to Section 35-817, Section 35-818, and 35-819. If this sign is removed or destroyed, I understand it is my responsibility to obtain another sign from the Zoning office, post the property and maintain the sign(s), according to the above Sections of the Pittsylvania County Zoning Ordinance.

Should the property not be posted and the sign(s) maintained as required above, I understand the board may defer the case.

Case Simpson Energy Center Applicant East Point Energy Date 6/13/24

Sworn to and subscribed before me in my presence this 13 day of June 2024, in my City and State aforesaid, by
Lynne Decora Notary Public. My commission Expires: 11/30/2025

Lynne M. Decora



ADJACENT PROPERTY OWNERS

Adjacent property owners are mailed a notice of the request. Please provide each owner's name and mailing address plus zip code for every Property adjacent to the site and directly across from any public right-of-way adjoining the site. Names and addresses are available in the County Tax Commissioners office in the Courthouse.

Petition Parcel # 2552-03-5579

Name: Jimmy Anthony GPIN: 2552-16-4128
Address: 1060 Spring Rd, Hurt, VA 24563

Name: Oral Stone GPIN: 2552-16-3815
Address: 1000 Spring Rd, Hurt, VA 24563

Name: Linda Miller GPIN: 2552-05-9805
Address: 928 Spring Rd, Hurt, VA 24563

Name: Robert Queener GPIN: 2542955505
Address: 713 Spring Rd, Hurt, VA 24563

Name: Grant Rost GPIN: 2542-85-7153
Address: 3143 Dearing Ford Rd, Altavista, VA 24517

Name: Roderick Pierson GPIN: 2542-75-5540
Address: 112 Knollwood Dr, Gretna, VA 24557

Name: Gina Kidd GPIN: 2542-82-1751
Address: 1587 Link Rd, Bedford, VA 24523

Name: Jerry Barker GPIN: 2552-01-8422
Address: 3344 Midway Rd, Gretna, VA 24557

Name: Edward Simpson GPIN: 2552-22-4454
Address: 1265 Scott Jacobs Memorial Dr, Gretna, VA 24557

Name: FC Holdings LLC GPIN: 2552-13-3470
Address: 1261 Smith Mountain Rd, Penhook, VA 24137

Name: Gladys Ward GPIN: 2552-07-6816
Address: 1993 Bethel Church Rd, Forest, VA 24551

Name: _____ GPIN: _____
Address: _____

Name: _____ GPIN: _____
Address: _____



Special Use Permit Application

Simpson Energy Center
Pittsylvania County VA

Pittsylvania County
Office of Community Development
53 N Main Street
Chatham, VA 24531

Submission Date: June 14th, 2024

Applicant & Owner Information

East Point Energy, LLC
310 4th St. NE, 3rd Floor
Charlottesville, VA 22902

East Point Energy Point of Contact

Chris Meyer
Project Developer
434-227-5549
cmeyer@eastpointenergy.com

Company Background

East Point Energy (the sole owner of Simpson Energy Center) is a Virginia-based energy storage developer, owner, and operator. We focus on standalone, utility-scale energy storage systems that help make the electrical grid more renewable, resilient, and affordable. We partner with utilities, landowners, and communities to deploy energy storage solutions that benefit the grid and our environment. East Point Energy is a wholly owned subsidiary of Equinor, a leading company in the energy transition.

East Point's nimble team is comprised of hard-working, strategic problem solvers who are passionate about sustainability. We are technology and contractor agnostic, allowing us to find the best solution for each project. The firm's executive team founded East Point in 2018, bringing decades of combined energy development experience. Success for East Point is measured by delivering affordable energy storage solutions that benefit the grid, communities, and our environment.

Project Details

Introduction

East Point is excited to present the Planning Commission with a Special Use Permit application for the Simpson Energy Center. The project is a proposed battery energy storage system (BESS) that will connect to existing Dominion 69kV transmission lines. Once connected, the system will be capable of charging from and discharging to the electrical grid to provide a variety of benefits to the citizens of Pittsylvania County.

These include, but are not limited to, realizing the full value and cost savings of renewable energy built across the state of Virginia and increasing the reliability/resilience of the electrical grid. This development will help to implement the County's Comprehensive Plan by helping to ensure the County's residents and businesses have a more reliable electricity grid (while indirectly contributing to lower electricity rates) and stabilize the tax base by diversifying and increasing the industrial tax base. A similar project already built by Appalachian Power in the [City of Martinsville is projected to save its residents between \\$3 million to \\$6 million](#) on their electricity bills.

The sections below highlight details of the potential project and our planned conformity to all Pittsylvania County rules and ordinances.

Property & Topography

The project will be located on approximately 20 acres on a parcel south of Rte 646 or Spring Road about 5 miles to the NE of Gretna. The current use of the site is for monoculture pine plantation, which was most recently harvested (cleared) in late 2022/early 2023. Table 1 below contains additional information on the property.

Flat terrain is required for this development and portions of the project site will require grading. East Point will ensure the appropriate erosion control and stormwater management measures (required by the state and the County) are adhered to. Additionally, East Point's engineering team will study any necessary stormwater treatment/discharge and plan on purchasing nutrient credits if required. Priority will be placed on site design to minimize storm water runoff and treatment on site and in accordance with the County's Comprehensive Plan Goal #1 and Objective #1.

Table 1

Current Property Owner	Mr. Fred Curl
Property Address	1030 Spring Road, Gretna, VA 24557
Property Coordinates	36.997, -79.2973
Parcel ID	2552-03-5579
Property Zoning	A - 1
Property Acreage	193.4
Project Acreage	20

Figure 1: Location of Proposed Site**Preliminary Site Plans**

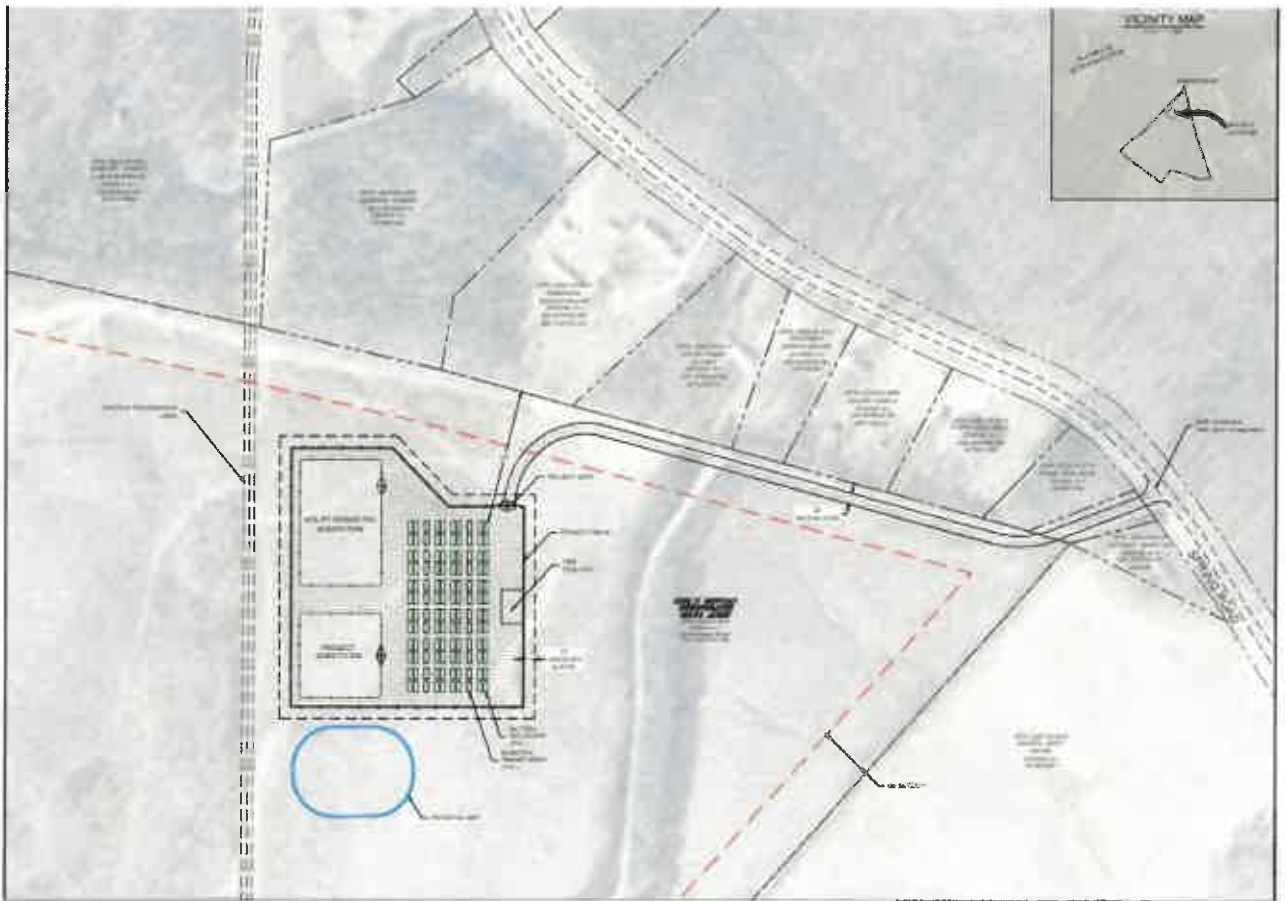
Figure 1 shows our preliminary site plan for the storage system we hope to build. We have established 60MW as the maximum size for the project and any need for downsizing will be determined after interconnection studies are complete. The project adheres to a 100ft plus

setback from the nearest property lines. Surrounding security fencing or wall of at least 6ft in height and vegetative screening of the project area adhere to proposed ordinance update and in accordance with Article VIII, Community Design Standard.

Figure 2 below highlights where battery containers and associated equipment might be located within the project footprint. Any further specification of this area would be speculative until project size is finalized upon signing an interconnection agreement. In the event lithium-ion technology is utilized, the batteries will likely be within containers standing at or below 12 feet tall.

The project plans on utilizing and improving the existing driveway into the parcel from Spring Road and will have a project gate to secure the facility. While the site will not have daily visitors, parking will be provided within the fenced area of the project. As new plantation trees grow around the site, additional screening will be provided.

Figure 2



Surrounding Properties: The surrounding properties are used for residential and agriculture purposes. To the NW/N of the proposed site are several residential parcels whose borders are at least 225ft away from the proposed nearest battery enclosure and 350 ft away from the nearest occupied structure.

Screening & Landscaping

The project plans to utilize the replanted pine plantation and natural vegetation surrounding the project to screen it from view. If for some reason the pine plantation or natural vegetation does not provide adequate screening, the project will plant additional native species bushes and trees to the area to provide screening. As noted earlier, the project will meet the Article VIII, Community Design Standard in regards to required vegetative screening. Additionally, it will meet the requirement of clearing 20 feet of vegetation around the structure to act as a fire barrier per the proposed BESS ordinance.

Operation, Safety, & Environment

East Point is technology agnostic and will utilize the technology that best fits each situation. For the Simpson Energy Center, we anticipate the use of lithium-ion battery technology. This is a common technology used in smartphones and computers, medical devices, and many other sophisticated technologies we interact with daily. The system will be remotely monitored 24/7 – 365 days a year and will require infrequent visits from trained staff as the majority of system operations will be handled remotely. East Point acknowledges the limited risks associated with lithium-ion BESS and will ensure local, state, and federal safety requirements are followed and that local responders are well-trained and equipped to handle any kind of response to a system malfunction.

This development will have no emissions, as lithium-ion is a non-emitting technology. Since the site is remotely monitored and operated, there will be little lighting required beyond what is needed for safety purposes. Dark sky lighting technologies will be incorporated into the design of the project.

Comprehensive Plan Conformity

The project as proposed conforms extensively with the County's 2010 Comprehensive Plan. Below we further elaborate on conformity to explicit sections:

1. Chapter 2, Natural and Cultural Environment
 - a. *Goal 1, Objective 1: Protect and enhance the County's surface and ground water resources*
 - i. The project will incorporate all necessary controls for erosion, sediment, and stormwater control during construction. Post construction and during operations, the storm water controls will ensure proper management and protection of nearby resources.
 - b. *Goal 1, Objective 2: Protect and enhance the County's air quality*
 - i. The energy for charging the batteries comes from the wider transmission grid and no emissions will come from the project site related to the charging/discharging of the batteries. The area's clean air will not be impacted by the project.
 - c. *Goal 1, Objective 3: Protect and enhance the County's visual resources*
 - i. The project will be set significantly back from any public viewshed and buffered extensively on all sides by project managed vegetation and the expected pine plantation that will surround it. It will not be visible from Spring Road or any other roadway. It will connect to existing transmission lines and no new transmission towers will be required to connect the project.

2. Chapter 6, Economic Development

- a. *Goal, Objective 1: Continue to expand Pittsylvania County's commercial and industrial tax base*
 - i. This project will contribute significantly to the County's tax base more on a per acre use basis than the existing agriculture use. Ultimate contributions will likely be defined as part of a Siting Agreement, but the equipment value of the Battery Energy Storage system will be in the tens of millions of dollars.
- b. *Goal, Objective 3: Expand job opportunities for Pittsylvania County residents*
 - i. The project will generate employment opportunities for County residents during construction and to a lesser extent during operations. Constructing the facility, we expect to utilize local contractors for the civil earth moving work, landscaping, and fencing. In addition, local electricians are often utilized. Once operational, the project does not have staff on site day-to-day, but will require regional teams to provide local maintenance and landscaping services that could require 1-2 full time employee positions that have good benefits and pay more than a living wage.
- c. *Goal, Objective 5: Promote Pittsylvania County as an attractive location for economic development*
 - i. While this project will not significantly reduce electricity bills for the area (pennies a month, not tens of dollars for your average resident), it will demonstrate resiliency in the electrical grid (helpful for data centers) and the ability for the utility providers to have additional generation on hand to reduce peak demand charges, which can significantly impact large energy consumers. Finally, these projects are important to the many solar projects sited in the County to ensure they can actually sell the electrons they generate by reducing the transmission constraints, thus making the projects more economically efficient.

3. Chapter 8, Land Use

- a. *Goal 1, Objective 1: Promote a strong and diversified industrial and commercial base which does not create significant impacts on residential area, prime agricultural lands or public facilities*
 - i. This project we expect to impact between 20-24 acres of degraded agriculture lands (harvested pine plantation land), thus not significantly impacting the prime agricultural lands of the County. While it will displace the equivalent amount of pine plantation, the entirety of the parcel where it is located (193 acres) is planned by the landowner to be kept in pine plantation and this project significantly increases their financial returns on the parcel - allowing them to continue to utilize it for pine plantation activity.

Conclusion

In summary, East Point Energy is respectfully requesting a Conditional Use Permit allowing the development of a battery energy storage system, with a capacity of up to 60MW, on roughly 20 acres of A-1 zoned land of a monoculture pine plantation recently harvested. We believe it conforms with multiple goals and objectives of the County's Comprehensive Plan.

This project will help to increase the reliability and resiliency of the local electricity grid, indirectly lower electricity bills, and provide a reliable source of tax revenue to the County with little to no impact on local resources, such as schools and roads. This application is an indication of our confidence in this project but not a guarantee that it will be built. Additional electrical studies will need to be completed before the decision to move forward is made.

East Point Energy Statement of Qualifications

About Us

East Point Energy is a development firm focused on the origination, construction, and operation of energy storage projects. Our team is currently developing gigawatts of energy storage projects throughout the country, helping to transform the grid into a renewable, resilient, and affordable system for generations to come. East Point is a wholly owned subsidiary of Equinor, a broad international energy company committed to long-term value creation in a low-carbon future.

East Point's nimble team is comprised of hard-working, strategic problem solvers who are passionate about sustainability. We are technology and contractor agnostic, allowing us to find the best solution for each project. The firm's executive team founded East Point in 2018, bringing decades of combined energy development experience. Success for East Point is measured by delivering affordable energy storage solutions that benefit the grid, communities, and our environment.

East Point at a Glance

- 3.4 GW energy storage projects actively under development
- Management team has developed over 1.8 GW (\$1.5B) of operating Distributed Energy Resources around the country
- Developed 88 MWh of projects that are now operated by leading electrical utilities in the Commonwealth of VA

Utility Partners (East Point & Executive Experience)



Key Team Members

East Point Energy was founded by renewable energy executives with over a decade of energy development experience, including \$1.5 billion of operating projects across the country. The founding members currently serve as East Point's executive team and include Andrew Foukal (CEO), Chris Walmsley (COO), Pierce Walmsley (CFO), and Nelson Teague (General Counsel).

EXECUTIVE TEAM	
Andrew Foukal <i>CEO</i>	Andrew Foukal founded East Point Energy in 2018 and is building East Point Energy into a leading energy storage firm in the United States. As CEO, Andrew is responsible for the business strategy and execution, as well as building and leading the East Point team. Before East Point, Andrew helped to build the company HelioSage, joining as one of the company's first employees in 2009. Coronal promoted Andrew to SVP of Operations when it acquired HelioSage in 2015. When Andrew left to start East Point Energy, Coronal had more than 600 megawatts of PV projects in operation. Andrew holds a BS in Physics from Bates College and a Masters in Materials Science and Engineering from the University of Virginia.
Chris Walmsley <i>COO</i>	At East Point, in addition to all of the traditional responsibilities of a COO, Chris Walmsley leads the project marketing and strategic partnership efforts for the firm. Prior to East Point, Chris founded HelioSage in 2007, and led the company to success as CEO until it was sold in 2015. In addition, Chris founded and continues as an owner of AutoMax, a successful 25-year-old marketing distributorship headquartered in Prague, Czech Republic. Chris holds a BA in History from the University of Virginia.
Pierce Walmsley <i>CFO</i>	As CFO, Pierce leads the project modeling efforts for all markets at East Point, curating the value of each portfolio. Pierce also manages all financial matters related to the firm. Pierce has over 20 years of executive experience in many different industries and on two continents. Pierce served as the CFO for HelioSage beginning in 2008, then served as the CFO and on the Board of Coronal Energy after Coronal purchased HelioSage in 2015. Prior to joining HelioSage, Pierce co-founded two successful start-ups: Global Sleep Products Inc., and AutoMax, of which he is still an owner. Pierce holds a BA in Economics and Psychology from the University of Virginia, and an MBA from the Darden Graduate School of Business Administration.
Nelson Teague <i>General Counsel</i>	Nelson Teague manages legal affairs at East Point Energy, which include contract negotiations, landowner and utility relations, and regulatory matters. Nelson began his career in renewable energy fifteen years ago as the Director of Project Transactions with Greenlight Energy. Nelson co-founded HelioSage and served as Vice President – Legal for Coronal after it purchased HelioSage. Nelson has also served as General Counsel for several renewable energy development firms in the arenas of utility-scale solar, utility-scale wind, biofuels manufacture and the commercialization of a wave to energy technology. Nelson holds a BA in Politics from Washington and Lee University and his law degree from the TC Williams School of Law at the University of Richmond.

ADDITIONAL MEMBERS OF PROJECT TEAM	
Tyler Cline <i>VP of Project Development</i>	<p>As VP of Project Development, Tyler is responsible for overseeing the development of East Point Energy's front-of-the-meter, standalone energy storage projects throughout the United States. Tyler has a background in utility-scale, renewable energy origination and project development.</p> <p>Tyler began his career in renewable energy with Coronal Energy, where he facilitated the development of utility-scale solar and solar-plus storage projects throughout the United States. Following the acquisition of Coronal by Ørsted, Tyler shifted his focus to origination, securing long-term revenue opportunities for Ørsted's onshore wind and solar portfolio in the United States. Prior to his career in clean energy, Tyler spent several years in the United States Army as an infantry officer.</p> <p>Tyler holds a BS in Civil Engineering from the United States Military Academy at West Point and an MBA from the University of North Carolina at Chapel Hill's Kenan-Flagler Business School. When Tyler is not in the office, he enjoys spending time with his family, climbing, hiking, and traveling.</p>
Matt Cousins <i>VP of Business Development</i>	<p>As VP of Business Development, Matt is responsible for originating revenue contracts for East Point's projects. Matt has a background in utility-scale, energy storage acquisition, business development, and finance. Prior to joining the East Point team, Matt held the positions of Senior Business Development Manager for Dominion Energy, and Business Development Manager for Wartsila, focusing on energy storage in both roles. Before shifting into the renewable energy industry, Matt advised M&A clients at Harris Williams across energy, power, and infrastructure end markets and spent over eleven years flying MH-60S helicopters in the US Navy. Matt holds a BS in Systems Engineering from the United States Naval Academy, an MBA from The College of William & Mary, and an MS in Accounting from the University of Connecticut.</p>
Maggie Howe <i>Director of Project Development</i>	<p>Maggie manages and mentors East Point's team of Project Developers, in addition to leading campaigns for several key East Coast markets. Prior to joining East Point, Maggie worked as a contractor for the EPA, where she supported oil spill prevention and response programs. For several years, she also ran an environmentally focused summer camp in Brevard, NC, serving over 1200 children each season. Maggie holds a BS in Science, Technology, and International Affairs, focusing on environmental and energy policy, from Georgetown University's School of Foreign Service, as well as an MBA from the University of North Carolina's Kenan Flagler School of Business.</p>
Chris Meyer <i>Project Developer</i>	<p>As a Project Developer, Chris supports East Point Energy's existing campaigns and engages in new market research. Prior to joining the team, Chris founded and ran an organization focusing on sustainable silvo agriculture in Panama; advocated in UN climate change negotiations for the Environmental Defense Fund; and led a non-profit working on residential energy efficiency, electrification, and rooftop solar installations in Virginia.</p> <p>Chris holds an MA in International Relations from Johns Hopkins University's School of Advanced International Studies (SAIS) and a BBA in Finance from the University of Portland.</p>
Tom DeAngelis <i>Senior Development Engineer</i>	<p>Tom focuses on the engineering, design, interconnection, permitting, and technical risk assessment of East Point Energy's energy storage projects. Tom served as the lead development engineer for East Point's Dry Bridge Energy Center, which was sold to Dominion Energy in 2021, as well as Yadkins Energy Center, which was sold to Aypa Power in 2022. Prior to joining East Point Energy, Tom worked with Integrated Environmental Solutions in Dublin, Ireland where he helped buildings achieve LEED certification. Tom holds a BS in Mechanical Engineering from the University of Virginia.</p>

Representative Energy Storage Projects



Dry Bridge Energy Center Battery Storage Project

System Size: 20 MWac | 80 MWh

Owner: Dominion Energy Virginia

Location: Chesterfield County, Virginia (PJM)

Commercial Operation: Q4 2023

East Point Energy began developing the Dry Bridge Energy Center in 2019 and sold it to Dominion Energy in 2021 as part of Dominion's 2020 Clean Energy Request for Proposals. Dry Bridge became officially operational in December 2023 and is the largest battery energy storage project in the Commonwealth of Virginia. The project delivers services including the firming of intermittent renewable energy, grid resilience, and consumer value by providing capacity, energy, and ancillary services into the PJM wholesale energy market.



Brokenburg Battery Energy Storage System

System Size: 2MWac | 8MWHac

Owner: Rappahannock Electric Cooperative

Location: Spotsylvania, Virginia (PJM)

Commercial Operation: Q2 2021

The Brokenburg Battery Energy Storage System (BESS) reached commercial operation in the second quarter of 2021, and was developed by East Point Energy, integrated by Powin Energy, and constructed by REC and subcontractors. The BESS provides load shifting at peak times to defer substation upgrades, provides the ability to island and carry an entire distribution circuit in the event of a substation outage, and serves to educate REC and their members on battery storage technology.



Shands Energy Center Battery Storage Project

System Size: 15.7 MWac | 62.8 MWh

Owner: Dominion Energy Virginia

Location: PJM

Commercial Operation: 2025 (expected)

East Point Energy began developing the Shands Energy Center in 2018 and sold it to Dominion Energy in 2022 as part of Dominion's 2022 Clean Energy Request for Proposals. Shands will be one of the largest standalone storage projects in Virginia when it becomes operational in 2025. Located in Sussex County, Shands will enhance local grid reliability and serve as an essential component of Dominion Energy's 100% clean energy future.



Yadkins Energy Center Battery Storage Project

System Size: 100 MWac | 400 MWh

Owner: Aypa Power

Location: Chesapeake, Virginia (PJM)

Commercial Operation: 2027 (expected)

East Point Energy began developing the Yadkins Energy Center in 2018 and sold it in 2022 to Aypa Power, a Blackstone portfolio company and developer, owner and operator of energy storage and hybrid generation assets. East Point will continue to provide development services to the project on its path to becoming operational. The project will increase grid resilience and is well-sited to support the Hampton Roads load growth and planned offshore wind interconnecting nearby.



Knightdale Energy Center Battery Storage Project

System Size: 100 MWac | 400 MWh

Owner: Undisclosed Investor-Owned Utility

Location: SERC

Commercial Operation: 2025 (expected)

East Point Energy began developing the Knightdale Energy Center in 2018 and sold it in 2021 to an undisclosed investor-owned utility. East Point will continue to provide development services to the project until it becomes operational. The project is well-sited to support the significant amount of intermittent solar energy generation and exceptional load growth in the area.



Railroad Energy Center Battery Storage Project

System Size: 20 MWac | 40 MWh

Location: PJM

Current Status: Under Development

Commercial Operation: 2026 (expected)



Evergreen Energy Center Battery Storage Project

System Size: 20 MWac | 40 MWh

Location: PJM

Current Status: Under Development

Commercial Operation: 2026 (expected)

Reid Energy Center Battery Storage Project

System Size: 20 MWac | 40 MWh

Location: PJM

Current Status: Under Development

Commercial Operation: 2026 (expected)

Bethlehem Energy Center Battery Storage Project*System Size: 20 MWac | 40 MWh**Location: PJM**Current Status: Under Development**Commercial Operation: 2026 (expected)****Union Energy Center Battery Storage Project****System Size: 116 MWac | 464 MWh**Location: NYISO**Current Status: Under Development**Commercial Operation: 2027 (expected)****Tobey Energy Center Battery Storage Project****System Size: 125 MWac | 500 MWh**Location: ISO-NE**Current Status: Under Development**Commercial Operation: 2028 (expected)*