



NELSON COUNTY PLANNING COMMISSION

Meeting Agenda

February 26, 2025

General District Courtroom, 3rd Floor, Nelson County Courthouse, Lovington

- **7:00 – Meeting Convenes / Call to Order**
- **Welcome New PC Members**
- **Review of Meeting Minutes:**
 - **November 20, 2024 – Planning Commission**
 - **December 18, 2024 – Planning Commission**
- **Public Hearing:**
 - **SUP #250019 – Banquet Hall in A-1 – 99 Morse Lane**
- **Other Business:**
 - **Battery Energy Storage Presentation by LightShift Energy**
- **Board of Supervisors Report**
- **Adjournment**
- **Next Meeting: March 26, 2025**



Nelson County Planning Commission

Meeting Minutes

November 20, 2024

Present: Chair Mary Kathryn Allen and Commissioners Mike Harman, Robin Hauschner, William Smith and Phil Proulx. Board of Supervisors Representative Ernie Reed

Staff Present: Dylan Bishop, Director

Call to Order: Chair Allen called the meeting to order at 7:03 PM in the General District Courtroom, County Courthouse, Lovingson.

Review of September 25, 2024 – Planning Commission Minutes – Correction (p.7)

Ms. Proulx made a motion to approve the correction to the September 25, 2024 Planning Commission minutes. Mr. Harman seconded the motion.

Mr. Reed confirmed that Ms. Bishop was not able to answer the question regarding the sewer status of the Beltie's project. Ms. Bishop suggested adding to the minutes that there was not a response available at the time.

Ms. Proulx amended her motion to include the response from Ms. Bishop that she did not have that information. Mr. Harman seconded.

Yes:

Mike Harman

Ernie Reed

Mary Kathryn Allen

Phil Proulx

Robin Hauschner

Abstain:

William Smith

Review of October 23, 2024 – Planning Commission Minutes

Mr. Hauschner made a motion to approve the October 23, 2024 Planning Commission minutes. Mr. Harman seconded the motion.

Yes:

Mike Harman

Ernie Reed

Mary Kathryn Allen

Phil Proulx

Robin Hauschner

William Smith

DRAFT

Other Business:

Renaissance Ridge

Ms. Bishop presented the following information:

**Nelson County
Planning Commission**

Memo

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DME*

Date: November 20, 2024

Re: Renaissance Ridge

At the Planning Commission meeting on July 24, 2024, PC requested guidance from the County Attorney's office regarding review criteria for the Renaissance Ridge Plan. It was determined that the Planning Commission's purview for review is only the Plan's general consistency with the Wintergreen Master Plan. A statement from WPOA Executive Director, Jay Roberts, indicated that "the plans submitted to date are generally consistent with previous projects within the Wintergreen Community."

The developer at the time had an application in process with FEMA for a Letter of Map Amendment/Revision (LOMA/LOMR), which proposed to correct and relocate the flood map boundaries. The developer requested that the Planning Commission defer their vote until the FEMA review had been completed and LOMA/LOMR issued. FEMA initiated the process of updating Nelson County's flood maps in 2023, which are slated to be adopted in February 2025 and effective August 2025 (the current maps were made effective in June 2010). It was discovered that the LOMA/LOMR process is no longer necessary or required, because the boundary of the flood zone is changing to the point that part of the proposed development will no longer be in a regulatory flood zone. Any development that occurs within a FEMA regulatory flood zone is required to be engineered and compliant with *Article 10 – General Floodplain District*.

I, Dylan Bishop, the Certified Zoning Administrator and Certified Floodplain Manager, am not permitted to approve the Final Plan until all agency reviews have been completed and approvals issued, including review of a Flood Study for development proposed to occur within the flood zone. The developer will submit a revised Plan and Flood Study for review.

Planning Commission approval of the Plan's general consistency with the Master Plan is one piece of a very large puzzle, and would not automatically "approve" the Plan or move it forward for construction.

Attached are the PC June 24, 2024 Memo and associated documented agency approvals, as well as the PC August 22, 2024 Memo and associated documents. Also included is a narrative and drawings submitted by the developer describing the FEMA flood zone aspect.

Ms. Bishop indicated initially the plan was to revise the site plan to phase the project, however since then it was determined that the site plan is compliant with the Flood Ordinance due to a “no net rise” engineering report. She noted the original site plan was already engineered to comply, also approved by DEQ. She explained that “no net rise” essentially means whatever is being placed into the flood zone is also being removed elsewhere. She explained that the site plan no longer requires revision because it was already engineered using current flood maps.

Ms. Proulx confirmed that the developer would not be submitting any additional revisions. Ms. Bishop indicated that there are minor text amendments but no major revisions were required.

Mr. Hauschner noted that his concerns regarding the floodplain were addressed.

Ms. Bishop indicated that the motion would be confirming that the Renaissance Ridge Plan is or is not in general conformance with the Wintergreen Master Plan.

Mr. Reed made a motion to acknowledge that the Renaissance Ridge Plan is generally consistent with the 2004 Wintergreen Master Plan.

Ms. Proulx noted that they typically include the date of the site plan in their motion so it is clear if something changes.

Chair Allen asked the engineer, Steve Driver, for the most recent revision date to the site plan. He indicated he did not have it with him. Ms. Bishop apologized as she failed to bring the full size plan set to the meeting. She indicated the last revisions were for DEQ. Ms. Bishop spent some time searching her computer to find the date, and determined that the most recent revision date was May 10, 2024, and confirmed that there have not been any revisions since then.

Mr. Smith asked if this site plan would be going to the Board of Supervisors for review. Ms. Bishop confirmed that it would not. Chair Allen stated that site plans do not go to the Board, only the Planning Commission. Mr. Harman referenced the Board minutes from 2004 which seemingly indicated that this plan would have to go to the Board for a final review. Ms. Bishop noted that meeting minutes are not binding; that the Board at the time would have had to include that as a condition of the original approval or codified by resolution, and that she did review this aspect with County Attorney Phil Payne. Mr. Harman asked if it would be possible for the Planning Commission to require that the Board review this plan. Ms. Proulx asked Mr. Harman what the purpose would be. Ms. Bishop clarified that the 2004 approval was only to add the land to the Master Plan, and subsequent development within Wintergreen is not typically regulated by the County. She noted that legally the Planning Commission could not condition the Board’s approval on a site plan. Mr. Harman noted that after 20 years it would make sense to have the Board review this again. Ms. Proulx noted that the review criteria is only the plan’s consistency with the Master Plan, and is compliant with Article 7 of the Zoning Ordinance. Mr. Harman noted his concerns including the time that has passed and is not comfortable moving forward at this time. Ms. Bishop asked if there were any questions or concerns she could address. Mr. Harman noted that he would like more time to review the emails he received noting concerns about the road width and safety of Route 151. Ms. Proulx noted that the traffic counts from VDOT apply only to the entrance,

and there is a separate chart in Article 7 that determines traffic counts and road widths for the roads within Wintergreen. She noted that the error is within the ordinance, but is compliant. She also noted that traffic on Route 151 is hopefully something the County can deal with on a larger scale, but cannot factor it into individual developments. Mr. Reed noted that he has been following this for years and feels that all of the issues have been sufficiently addressed. He noted his main concerns were addressed by the County Attorney, and confirmed that it is not within the Board's purview to review site plans. Ms. Proulx noted that she doesn't agree with the County Attorney's interpretation that the number of units is not dependent on Rosewood Village development. Mr. Reed noted that any citizen damaged by any County decisions can file injunctive relief with the court system. Ms. Bishop noted that this is a prime example of why good comprehensive planning is so important; when decisions are made the language needs to be shored up, and all future options must be considered. The County of 2004 is vastly different than the County of today.

Mr. Reed revised his motion to approve their review of the Renaissance Ridge Plan, dated May 10, 2024, and that it is generally consistent with the 2004 Wintergreen Master Plan.

Mr. Hauschner seconded the motion.

Yes:

Phil Proulx

Robin Hauschner

Ernie Reed

Mary Kathryn Allen

No:

William Smith

Mike Harman

Proposed Work Order Amendment – Short Term Rental Ordinance

Ms. Bishop noted that at the last Planning Commission meeting there was discussion on updating the short term rental portion of the ordinance earlier rather than later. Staff reached out to Berkley Group and requested a work order amendment. She noted the additional cost of \$1773.20. The scope of work includes a memo, research findings, and draft text. This would be reviewed internally by staff and meetings not facilitated by the Berkley Group. They would provide one round of revisions; then County staff would facilitate public hearings. Ms. Bishop asked the Planning Commission if they wanted this forwarded to the Board of Supervisors for consideration.

Mr. Reed noted that this is a great idea and is in favor of it. He noted that he has additional concerns but they do not affect this decision so will share them in the future. He is looking forward to what the consultant comes up with. Ms. Proulx noted that she has no preference whether the short term rental aspect is reviewed now or during the full update process. Mr. Reed noted that the cost is insignificant

compared to the benefits. TOT tax collection in October was \$243,000, which is a significant increase in last year's, even when the additional 2% increase is subtracted. The number of lodging establishments based on business licenses are up from 535 to 802 over the last 10 months. He noted this information was presented to the Board recently and it should be addressed sooner rather than later.

Mr. Hauschner raised concern about only using 2 benchmark localities for best practice comparisons, and how those benchmarks are chosen. He noted that he would like to see a more thorough assessment. Ms. Bishop noted that staff would work with the Berkley Group to determine what those benchmark localities are, and asked if the Commission would like to see more than 2 benchmark localities. Mr. Hauschner approved and noted that he would like to see localities with more aggressive strategies, and how those localities were chosen, and questioned if using localities similar to Nelson already would be a benefit. Mr. Reed agreed and noted that he has reviewed as many ordinances as he can, and indicated that staff can provide additional localities' ordinances as well.

Ms. Bishop indicated that there could be a general consensus to forward this to the Board for consideration, and have internal discussions with the Berkley Group regarding adding more benchmark localities to the work order, as well as how they are selected.

Mr. Reed noted that there is a menu of possibilities that he would like to see regarding short term rental regulation. Mr. Hauschner noted that he would like to see a list of actionable legal strategies as a result.

Mr. Hauschner motioned to forward the work order amendment to the Board for consideration, with the recommended change to increase the number of benchmark localities and include actionable strategies. Ms. Proulx seconded.

Yes:

Phil Proulx

Robin Hauschner

Ernie Reed

Mary Kathryn Allen

William Smith

Mike Harman

Board of Supervisors Report:

Mr. Reed noted that the Board is tracking short term rentals month to month, and receives the data in the County Administrator's report based on the number of business license, meals tax, TOT tax, etc. He noted that there are less people eating out in Nelson. He noted that VDOT gave a report that they would not approve through truck restrictions on Route 151 and Route 6; that it did not meet the criteria. Staff has made the request VDOT to reduce the speed limit from Bland Wade to the County Line from 55mph to 50mph. He noted that the Board approved the SUP for the dwelling units in on Front Street zoned B-1. He noted that the Drug Recovery Court had its first graduation, which is a big deal for the County for

individuals who have felonies on their records from drug violations, to have a way to have their record cleared with the support of many different agencies, such as the Commonwealth's Attorney, Region 10, Sheriff's Department, and more. He noted that this upcoming Friday would be the grand opening of the new Health Department building, and indicated that some services would still be offered at the Blue Ridge Medical Center. He indicated that the Board of Supervisors approved the Wild Rose Solar Siting Agreement for public hearing in December. Lastly, he noted that the Lovington Exxon Mobile was approved for a \$600,000 grant in federal monies from VDOT to install the County's first public EV charging station.

Ms. Bishop noted that there is a rezoning request for Sunny Mountain store coming to the next meeting, and that the results of the public engagement portion of the ordinance update process would be presented at the upcoming work session.

Mr. Proulx motioned to continue the meeting to a joint work session with the Board of Supervisors on December 18, 2024 at 5:00 p.m. at 7:54 p.m. The regular meeting will be at 7:00 p.m. Ms. Hauschner seconded the motion.

Yes:

Phil Proulx

Mike Harman

Robin Hauschner

Ernie Reed

Mary Kathryn Allen

William Smith

Respectfully submitted,

A handwritten signature in black ink that reads "Dylan M Bishop". The signature is written in a cursive, flowing style.

Dylan M. Bishop, CZA, CFM

Director of Planning & Zoning



Nelson County Planning Commission
Meeting Minutes
December 18, 2024

Present: Chair Mary Kathryn Allen and Commissioners Mike Harman, Robin Hauschner, William Smith and Phil Proulx. Board of Supervisors Representative Ernie Reed

Staff Present: Dylan Bishop, Director

Call to Order: Chair Allen called the meeting to order at 7:00 PM in the General District Courtroom, County Courthouse, Lovingston.

Ms. Bishop presented the following information:

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: December 18, 2024

Re: REZ #240289 – Sunny Mountain Store – A-1 to B-1

BACKGROUND: This is a request to rezone property from A-1 Agriculture to B-1 Business to align the zoning designation with the current use, and allow for additional permitted sign area.

Public Hearings Scheduled: PC – December 18 / Board – January 14 (tentative)

Location / Election District: 10761 Thomas Nelson Hwy / East Election District

Tax Map Number / Total acreage: 58-A-7, 7A / 1.7 acres +/- total

Owner Information: Raj Singla (Andy), 10761 Thomas Nelson Hwy, Lovington, VA / Sapna Bansal, 4630 Manor Glen Way, Glen Allen, VA

Comments: This property is commonly referred to as the “Sunny Mountain Store,” which operates as a convenience store, gas station, and restaurant (Indian Oven); all legally vested nonconforming uses. The owners are proposing to rezone the property from A-1 Agriculture to B-1 Business to align the zoning designation with the current uses. This rezoning would also allow them to expand their signage. In the A-1 District, only 50 square feet of sign area is permitted for businesses. The B-1 zoning designation would allow for up to 150 square feet of sign area. In 2023, the owners replaced the freestanding sign for Marathon, which totals close to the 50 square feet limit. They would like to expand the signage on the existing freestanding sign for additional advertisement of the business on site.

DISCUSSION:

Land Use / Floodplain: The subject parcel is zoned A-1 Agriculture, and is adjoined by A-1 Agriculture zoning. There are regulatory flood zones on these properties, which restricts development through the Flood Hazard Ordinance. No additional uses are proposed for the properties.

Access and Parking: This property is currently accessed on Thomas Nelson Hwy (Route 29). VDOT will be required to review the proposed signage along the highway.

Comprehensive Plan: This property is within the Lovington Designation of the Future Land Use Map. The core concept is to prioritize regional scale development, redevelopment, and infill to protect the rural landscape, ensure more efficient and effective provision of community services, bolster economic development, and improve quality of life. Primary land use types include commercial such as retail, shopping, and dining, and business and employment. One planning guideline identified is to preserve existing structures and traditional patterns of development while allowing for a mix of uses.

Proffers: There are no proffers submitted with this request.

The approval of rezoning requests should be based on one or more of the following factors:

1. Good Zoning Practice
2. Public Necessity
3. General Welfare
4. Convenience

Attachments:
Application
Zoning / Floodplain Map
Marathon Sign Approval
Google Street View

Applicant Sapna Bansal at 10761 Thomas Nelson Hwy noted that it is hard for passersby to see their business on Route 29 so they want more signage to advertise their business.

Mr. Harman asked what the status of the residence is. Mr. Bansal noted that it is utilized as a temporary residence for himself when he is in town and is not a permanent residence.

Mr. Hauschner asked if the requested Business zoning would affect the existing apartment use. Ms. Bishop noted that it would not. He asked if the request originated as a result of seeking additional signage, and confirmed that this was not a result of the property being out of compliance. Ms. Bishop confirmed.

Chari Allen opened the public hearing at 7:04 p.m. The public hearing closed at 7:04 p.m. with no speakers present.

Ms. Proulx indicated that she doesn't have a problem with the rezoning but wanted to point out that even though they currently have no other plans for the property, by rezoning to B-1 any of those uses could go be approved in the future. Mr. Hauschner asked if future expansion crossed onto adjoining A-1 zoned land, would that have any effect. Ms. Bishop noted that both parcels are part of this request, and that this area is also located in a flood zone. She added that should they acquire additional property zoned A-1 and wanted to utilize it for expansion of the business use, they would have to apply to rezone that property as well. Chair Allen noted some of the by-right uses listed in the B-1 District. Mr. Harman asked if there was other B-1 zoning in the vicinity. Ms. Bishop indicated that this property is located in the northern area of Lovington, so is not immediately adjoined by B-1 zoning, but is in the vicinity as shown by the Comprehensive Plan Future Land Use Map. Mr. Hauschner noted that there are a few B-1 zoned parcels just south of the subject property on Cannery Loop. Ms. Bishop noted that there are sporadic commercial uses on Route 29, and believes that the Comprehensive Plan addresses this type of development on the Route 29 corridor. Mr. Smith noted that this is a long-time business in the County and should be supported being located on a 4 lane highway, and recalls when it used to be a pool hall.

Mr. Harman made a motion to recommend approval of rezoning request #240289 for Sunny Mountain Store from A-1 to B-1. Mr. Smith seconded.

Yes:

Mike Harman

Ernie Reed

Mary Kathryn Allen

Phil Proulx

Robin Hauschner

William Smith

Ms. Bishop indicated that she did not have the 2025 Schedule available for review yet. Chair Allen noted we had a joint work session this afternoon, and asked Mr. Hauschner what time he might be able to

attend to ensure adequate participation in the work sessions by all members. They suggested setting the time for the next work session at 6:00 p.m. Ms. Bishop noted that she could send a meeting poll to determine other days that might work, acknowledging the difficulty of coordinating this with other board and committee meetings. The Planning Commission consensus was for the next work session to be February 26 at 6:00 p.m.

Board of Supervisors Report

Mr. Reed noted that the public hearing on Wild Rose SUP and siting agreement last week was held, and was really interesting and challenging because the comments were fairly evenly distributed. He acknowledged that all issues raised on both sides are fairly significant and will likely be on the Board's agenda for January. He indicated that there is concern that the state will take away local oversight for utility scale solar projects. Chair Allen asked if they would be voting at that meeting, and noted that the Board should not base their decision on potential legislation. Mr. Reed noted that this would be his last Planning Commission meeting and noted it has been beneficial to be a part of it and hopes he has contributed. He thanked the Commissioners. Ms. Proulx noted she was appreciative of how thorough he has been. Chair Allen noted that she appreciates his many years of service on the Commission. Mr. Harman noted that Mr. Reed has always been his expert on water and sewer. Mr. Smith also thanked him for his service.

Ms. Proulx motioned to adjourn the meeting at 7:19 p.m. Mr. Hauschner seconded the motion.

Yes:

Phil Proulx

Mike Harman

Robin Hauschner

Ernie Reed

Mary Kathryn Allen

William Smith

Respectfully submitted,

A handwritten signature in black ink that reads "Dylan M Bishop". The signature is written in a cursive, flowing style.

Dylan M. Bishop, CZA, CFM

Director of Planning & Zoning

Nelson County Planning Commission

To: Planning Commission

From: Dylan M. Bishop, Director of Planning & Zoning *DMB*

Date: February 26, 2025

Re: SUP #250019 – Banquet Hall in A-1 – 99 Morse Lane

BACKGROUND: This is a request for a Special Use Permit to allow a banquet hall use within an existing structure on property zoned A-1 Agriculture.

Public Hearings Scheduled: P/C – February 26; Board – April 8

Location / Election District: 99 Morse Lane (Arrington) / South District

Tax Map Number(s) / Total acreage: 76-10-3 / 3.275 acres +/- total

Owner/Applicant Information: Crystal and James Harris (Lovingston)

Comments: This property has an approved Special Use Permit #2010-001 for long-term indoor vehicle storage, which was approved by the Board of Supervisors on May, 11, 2010. There are two existing warehouses on the property currently serving the storage garage use. The applicants are proposing to convert a portion of one of the warehouses to be utilized as an event space. A *banquet hall* is defined as, “A facility for hosting public and/or private events, including, but not limited to, weddings, receptions, social events or parties, and/or workshops, which is used as a venue for social, cultural, recreational, and/or educational activities. Banquet halls do not include lodging accommodations.”

DISCUSSION:

Land Use / Floodplain: This area is residential in nature, with some commercial and institutional uses, such as the Heritage Center which is now home to the Health Department. Zoning in the vicinity is A-1 Agriculture. There are no floodplains located on this property.

Access / Traffic / Parking: This property is accessed by an existing entrance on Morse Lane. VDOT reviewed the request and determined the existing entrance to be sufficient for the proposed use. Parking requirements in the Zoning Ordinance indicate 1 space for each 100 square feet of area used for assembly is required for clubs, lodges, assembly halls and similar uses without fixed seats. The floor area of the proposed event space is 4,144 square feet, which requires at least 42 parking spaces. There is an existing gravel parking lot with 50 spaces, with additional parking available if necessary.

Utilities: There is existing septic and spring-fed water on the property. The applicant has secured Old Dominion Engineering to complete a capacity assessment. Comments from the Health Department indicate that they have been in contact and do not believe this proposal will add any additional load onto the existing septic system.

Comprehensive Plan: This property is located in a Rural Area as designated on the Nelson 2042 Future Land Use Map, where the core concept is to “ensure the protection of the County’s rural landscape and economy by maintaining open space, scenic views, and agricultural uses with compatible low density residential uses.” Rural Areas comprise the majority of the County, and alterations and retrofits to existing developments to enhance resiliency and conform to current standards is encouraged, however expansion is not.

RECOMMENDATION: The approval of special use permits should be based on the following factors:

1. The use shall not tend to change the character and established pattern of development of the area or community in which it proposed to locate.
2. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property.
3. The proposed use shall be adequately served by essential public or private water and sewer facilities.
4. The proposed use shall not result in the destruction, loss or damage or any feature determined to be of significant ecological, scenic or historical importance.

Attachments:

Application

Site Plan

Zoning



PERMIT APPLICATION: Nelson County Department of Planning & Zoning

TO THE ZONING ADMINISTRATOR:

SUP

application type

250019

application number

1. The undersigned hereby petitions the Planning Commission and/or Board of Supervisors for approval of the following (check appropriate box):

☒ Special Use Permit

☐ Subdivision

☐ Rezoning from _____ to _____

☐ Site Plan – Minor

☐ Conditional Rezoning from _____ to _____

☐ Site Plan – Major

☐ Other: _____

Reason(s) for request:

Use one warehouse located @ 99 Morse Lane Arrington, VA 22922
for event venue for special events and/or public
establishment to sell alcohol, charge entry fee, with live
music and DJ's.

(Please use reverse or attach additional sheet if more space is needed.)

2. Applicant(s) and Property Owner(s):

(Please provide names of applicants and property owners and indicate applicable title; if applicant is not the property owner, please show relationship, i.e. lessee, contract purchaser, etc.)

☒ Applicant ☒ Property Owner

Name: CRYSTAL D. Harris

Mailing Address: P.O. Box 26 Lovington, VA 22949

Telephone #: 434 326 6209 Email Address: crystal@atlanticautostorage.com

Relationship (if applicable):

☐ Applicant ☐ Property Owner

Name:

Mailing Address:

Telephone #:

Email Address:

Relationship (if applicable):

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) info.)

3. Location and Characteristics of Subject Property:

a. Address of Property (specific location, route numbers, street names, voting district, etc.):

99 Morse Lane Arrington, Va 22922 Rt 748

b. Official tax map number: 76 10 3

c. Acreage of property: 3.275 acres

d. Present use: Long-term vehicle storage (indoors)

e. Present zoning classification: A-1

f. Zoning classification of surrounding properties:

4. Affidavit: The undersigned applicant(s) and/or property owner(s) certifies that this application and the foregoing answers, statements, and other information herewith submitted are, in all respects, true and correct to the best of their knowledge and belief. Also, the applicant(s) and/or property owner(s) gives permission for members of the Planning Commission, Board of Supervisors, and County Staff to visit and view the subject property.

Signature: Crystal Harris Printed Name:

Signature: _____ Printed Name:

(Please attach additional sheet if more space is needed for applicant(s) / property owner(s) signatures.)

5. Additional information: *(Please attach separate sheet for additional details, explanations, etc.)*

6. Please note: In the event of cancellation or postponement at your request after the initial newspaper advertisement for this application, an additional fee will apply for re-advertisement (determined by the actual cost of the ad). This fee will not apply in cases of Planning Commission or Board of Supervisors deferment.

-----**TO BE COMPLETED BY PLANNING & ZONING STAFF**-----

Pursuant to Article _____, Section _____ of the Nelson County Zoning Ordinance.
Pursuant to Section _____, Subsection _____ of the Nelson County Subdivision Ordinance.

- ☐ Completed application and fee (\$ _____) received on _____
- ☐ Hearing Notice published on _____
- ☐ Planning Commission action: Date of Meeting / Hearing: _____
Recommendation: _____
- ☐ Board of Supervisors action: Date of Hearing: _____ Date of Decision: _____
Action: _____

Nelson County Planning & Zoning Department

(Mailing Address) P.O. Box 558, Lovingson, Virginia 22949 | *(Physical Address)* 80 Front Street, Lovingson, Virginia 22949
(Telephone Number) 434 263-7090 or Toll Free 888 662-9400, selections 4 & 1 | *(Fax Number)* 434 263-7086
<http://www.nelsoncounty-va.gov/departments/planning-zoning/>

James & Kristal Harris
PO Box 26
Kovington, VA 22949

Tax Map: 76 103
3.275 acres

Zoned A-1

29N

Shop

Parking
lot

Car
Storage

Bath

Kit

Banquet
Hall

H-CAP
parking

99 Morse Ln

Handicap
Parking

2nd
Warehouse
car Storage

Parking
lot

2nd Driveway to
Residence
Morse Ln

Stream

Parking lot

Entrance

Morse Ln

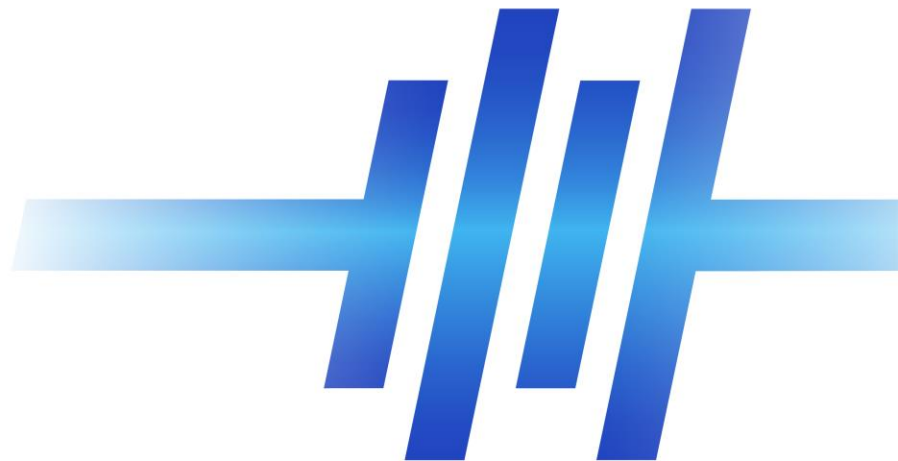


CVEC Battery Storage Projects

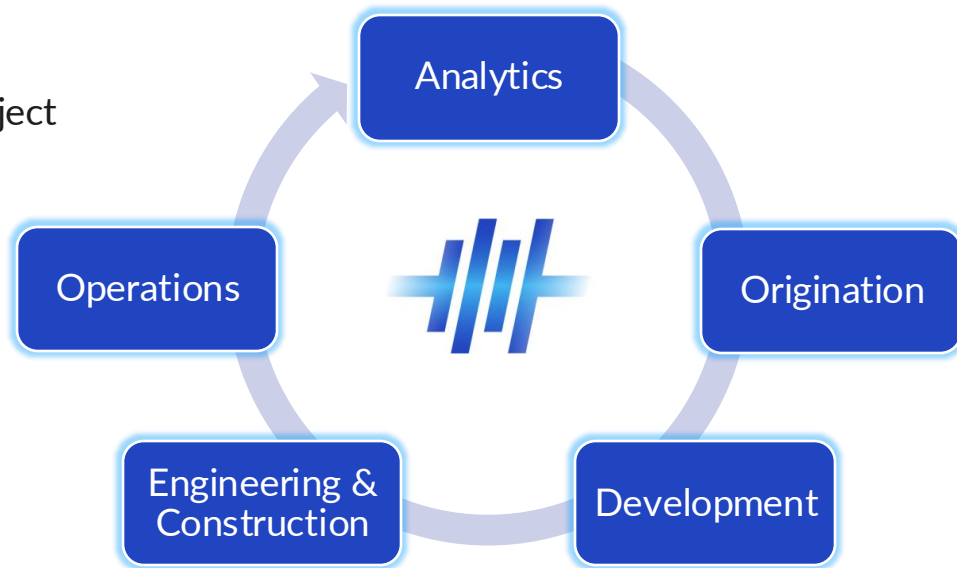
Nelson County Planning Commission
February 26, 2025

Agenda

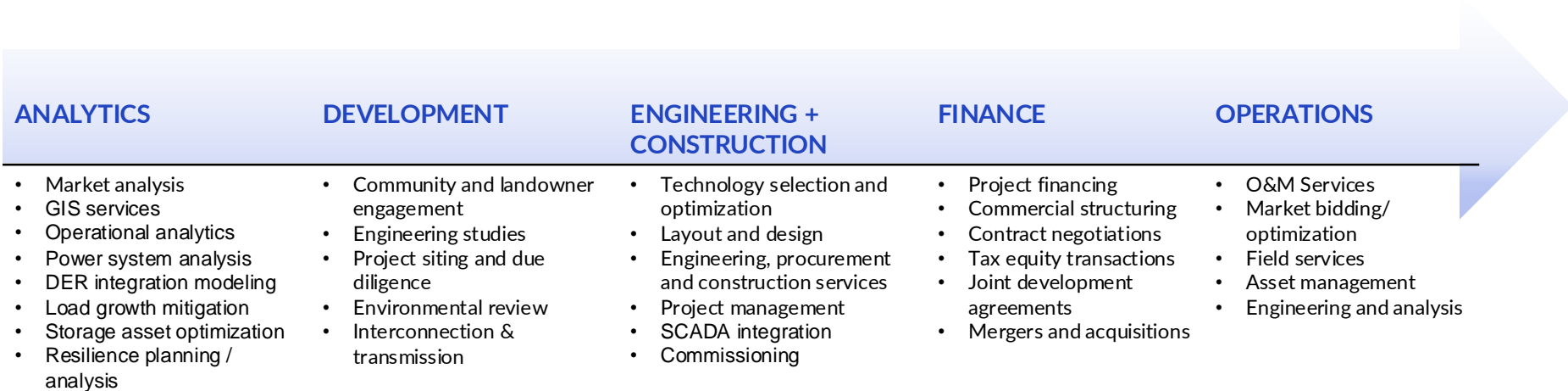
- /// Company Overview / Experience
- /// Energy Storage Benefits
- /// Project Overviews
- /// Project Timelines
- /// Q&A



- # Lightshift Energy is a utility-scale energy storage company headquartered in Arlington, Virginia
- # We take a holistic approach to energy storage development from robust analytics, siting and project optimization to best in class operations and asset management
- # Lightshift owns and operates a portfolio of six projects along the East Coast, with project operations commencing in 2022
- # We have a large pipeline of projects across the US ranging from 2MW to 200+MW, serving small rural cooperatives, municipal utilities and some of the largest power consumers and investor-owned utilities in the country
- # Lightshift's financing partner is Greenbacker Capital, a leading owner and operator of energy infrastructure and energy storage assets in the US



Lightshift takes a holistic approach to energy storage development, from robust analytics and early siting efforts to best-in-class operations and asset management.



Lightshift is one of the most experienced storage developers and storage owner-operators in the Commonwealth

- Our first project went operational in Danville in 2022, and we've been advancing projects across the state for over 5 years
- Danville is a 10.5MW / 24.6MWh BESS located in the AEP zone of PJM providing utility peak shaving and PJM market services
- Lightshift has a long-term PPA/services agreement with Danville Utilities to reduce costly peak demand; it's projected to save over \$40 million for the City of Danville over 20 years
- Our demonstrated operating performance and safety track record have earned us the trust of Danville, where we are now building our second project in partnership with the municipality
- Lightshift is developing similar projects with other utilities across the state, like our projects in Hanover County and the City of Hampton with Dominion Energy
- Distinct from other developers, we are the ultimate owner-operator of our projects and a long-term community member; relationships are core to our business, and we invest in our partner communities for lasting impact
- Lightshift also monitors coincidental emissions reductions through PJM emissions data, with significant carbon reductions since 2022 as a secondary benefit to cost savings



Why Energy Storage?



Higher quality & lower cost electricity

Instantaneous discharge; Cheaper than conventional alternatives



Improved grid resilience

Outage protection; Uninterruptible supply; Backup power and microgrid capabilities



Environmental sustainability

No water usage; No emissions



Power grid integration

Smooths intermittent production profiles and allows for more efficient integration of distributed energy resources



Fewer wires and local generation

Substitute for costly grid upgrades; Displaces local fossil generation



Community benefits

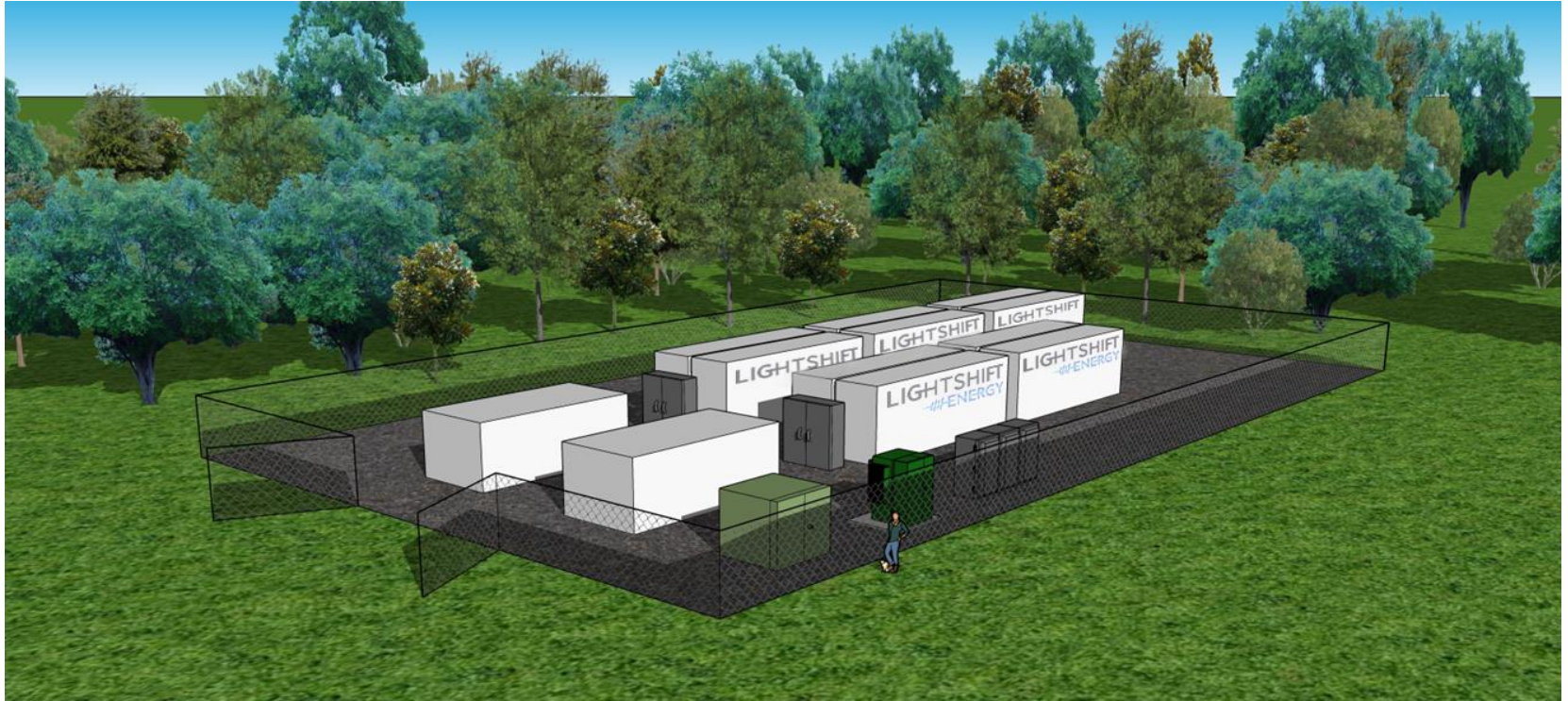
Tax revenue; Job creation; Workforce training

In addition to offering additional local power grid resiliency, Lightshift's projects will convey significant benefits to Nelson County

- Local tax revenue increase via Machinery and Tools tax
- Siting agreement will convey additional sources of revenue, and ensure alignment with local policy/planning objectives
- Lightshift invests \$10,000 in a community organization/agency of choice upon ribbon cutting, selected at the guidance of community members with the Lightshift team
- Use of local service providers and labor wherever possible, plus workforce development and training for a rapidly growing industry; ongoing engagement with educational campuses (e.g. most recently with Virginia Tech, University of Vermont)



Generic BESS Site Representation













Project Technology	⚡ Standalone BESS No Solar
Physical Address	⚡ 800 Cooperative Way Arrington, VA 22922 ⚡ Parcel ID: 66-A-36
Project Size	⚡ 4MW / 20MWh
Acreage	⚡ Parcel: 118 acres ⚡ Project Layout: ~3,800 Sqft ($<1/10$ of an acre)
System Use	⚡ Peak Shaving for CVEC/BRPA
Development Status	⚡ Zoned: M-1 ⚡ Landowner: CVEC ⚡ Permit Needs: Minor Site Plan ⚡ Site Due Diligence: Completed ⚡ Phase 1 ESA, Wetland ⚡ Delineation, Cultural, T&E, ALTA ⚡ & Topo Survey

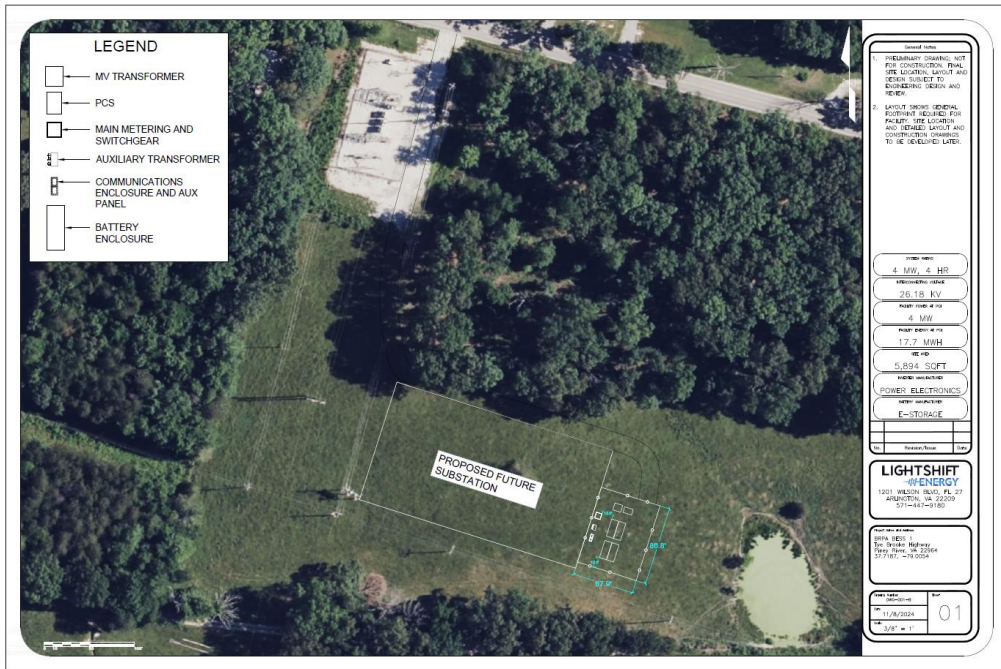
Current Site Layout

BESS project is located within existing Colleen Substation fence line

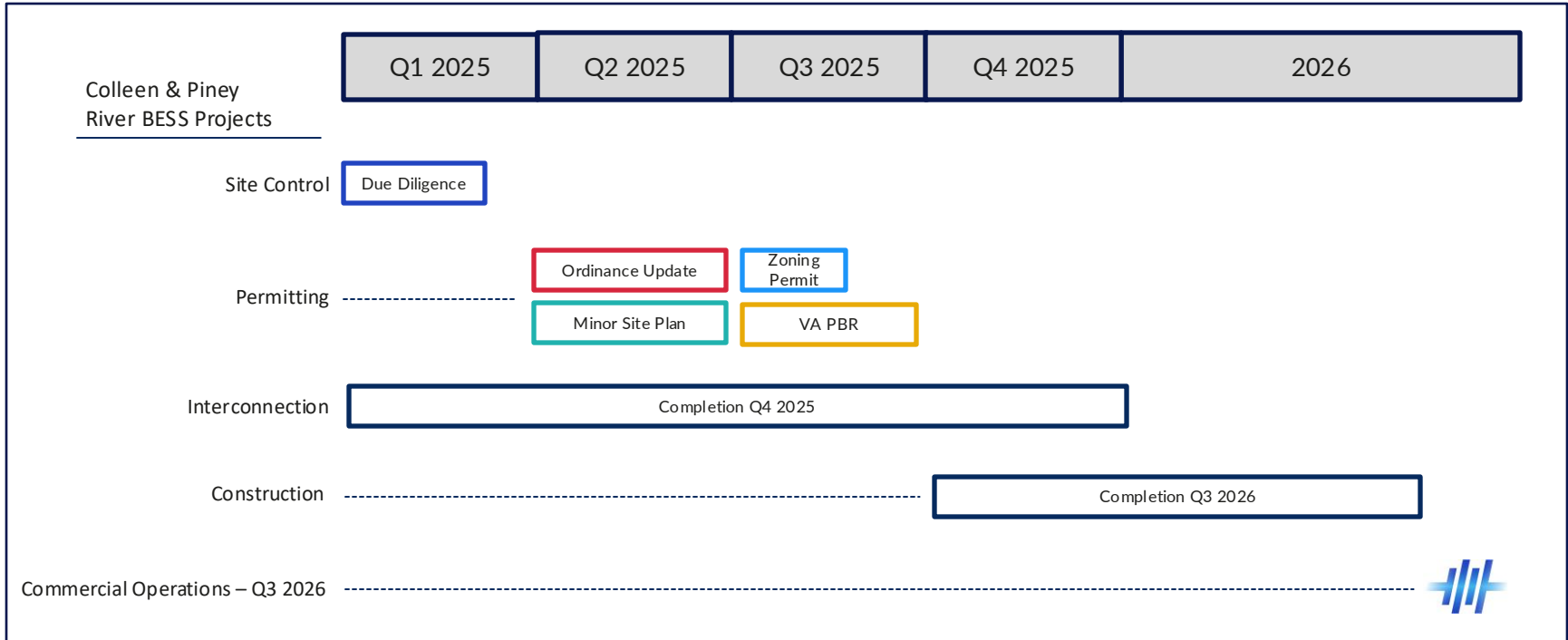


Project Technology	 Standalone BESS No Solar
Physical Address	 600 Tye Brooke Highway, Piney River, VA 22964  Parcel ID: 64-A-231C
Project Size	 4MW / 20MWh
Acreage	 Parcel: 7.3 acres  Project Layout: ~6,000 Sqft (<1/4 acre)
System Use	 Peak Shaving for CVEC/BRPA
Development Status	 Zoned: A-1  Landowner: CVEC  Permit Requirement: Minor Site Plan  Site Due Diligence: Completed Phase 1 ESA, Wetland Delineation, Cultural, T&E, ALTA & Topo Survey

Current Site Layout



Colleen and Piney River Project Timelines

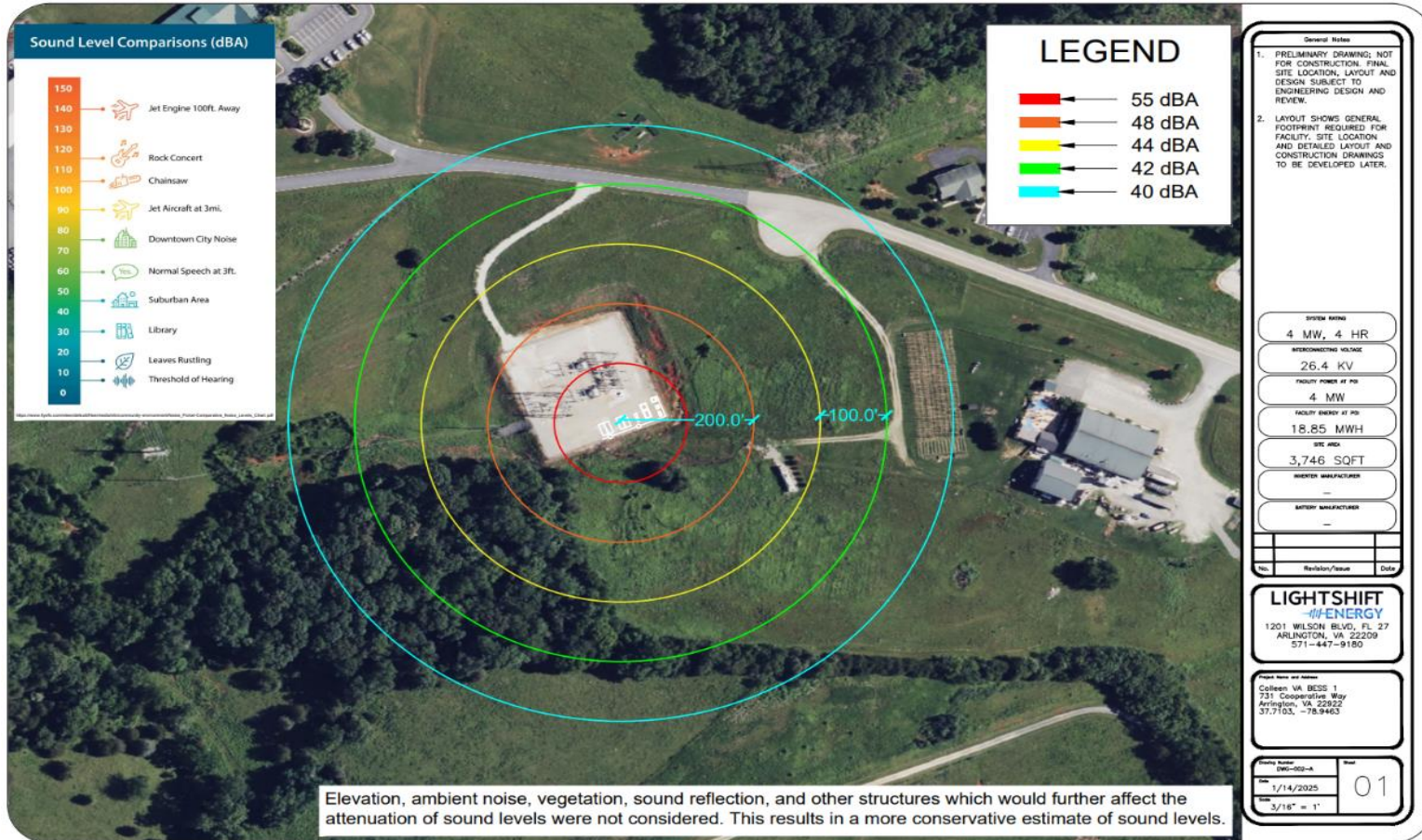


Lightshift to pursue minor site plan approvals for both projects in parallel to ordinance update process to best preserve Q3 2026 COD schedule expectations

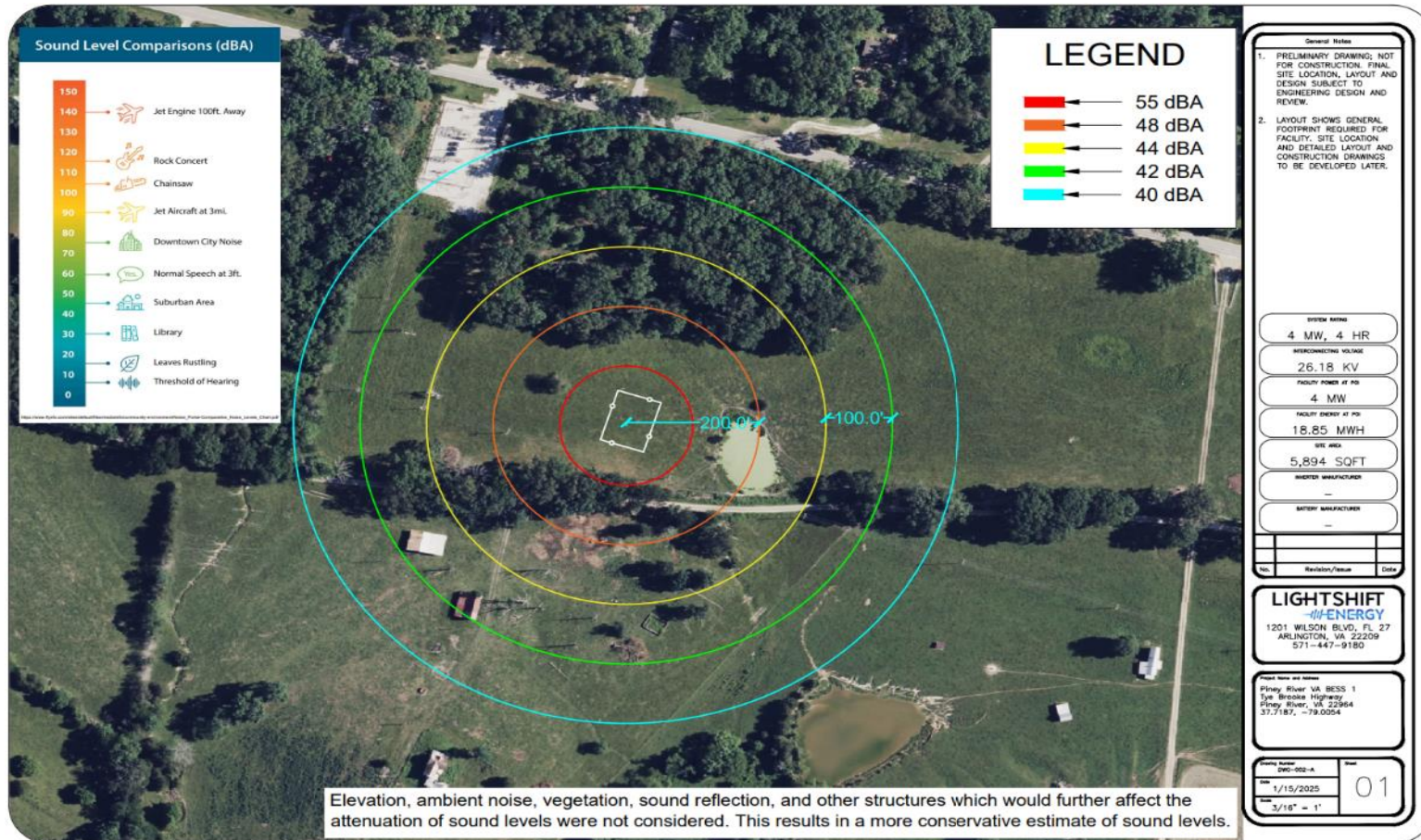


Appendix

BESS Sound Analysis - Colleen



BESS Sound Analysis – Piney River



Lithium-ion battery safety results from by technology choice, system design, testing/certification, and preparedness

- ⚡ **Safety by Design:** systems are designed to comply with **NFPA 855** (Standard for the Installation of Stationary Energy Storage) and latest best practices, including a Hazard Mitigation Analyses (HMA) to fully assess system safety
- ⚡ **Testing and Certification:** systems certified to **UL 9540** (Energy Storage Systems and Equipment) industry standard for battery energy storage safety; **UL 9540a** (Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems) provides data to ensure incorporation of adequate safety features; **UL 1973** (Standard for Batteries for Use in Stationary and Motive Auxiliary Power Applications) tests and certifies battery and battery management systems meet safety requirements
- ⚡ **Quality Assurance:** quality ensured throughout the project lifecycle through vendor qualification, supply chain diligence, factory audits, design reviews, in-process inspections, and testing
- ⚡ **24/7 Operations & Monitoring:** we have eyes on our projects at all times to monitor project status and take immediate action in the event that any unsafe condition arises
- ⚡ **Preventative Maintenance:** robust maintenance program ensures that systems are kept in good working order and that unsafe conditions that could lead to fires or other issues do not develop
- ⚡ **Emergency Preparedness:** Lightshift collaborates with local first responders on the site emergency operations plans

BESS System Components



Battery Container
25.6' (L) x 5.6' (W) x 8.7' (H)



Integrated PCS/Transformer
20' (L) x 9.5' (W) x 7.2' (H)

Comparable to



Sprinter Van
19.5' (L) x 6.67' (W) x 8' (H)



Switchgear
7' (L) x 7' (W) x 5-7' (H)



Aux. Transformer
6' (L) x 4.5' (W) x 5-6' (H)

Comparable to



4-5 King Size Mattresses
6.33' (L) x 6.67' (W)



Communications
4' (L) x 3' (W) x 8' (H)

Comparable to



London Phone Booth
2.9' (L) x 2.9' (W) x 7.8' (H)