

## STATE CORPORATION COMMISSION

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AT RICHMOND, JULY 1, 2026

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## APPLICATION OF

VIRGINIA ELECTRIC AND POWER COMPANY

CASE NO. PUR-2026-00050

For approval and certification of electric  
transmission facilities:  
Charlottesville-Gordonsville  
230 kV Rebuild Project

ORDER

On April 23, 2026, Virginia Electric and Power Company (“Dominion” or “Company”) filed with the State Corporation Commission (“Commission”) an application (“Application”) for approval and certification of electric transmission facilities in the City of Charlottesville and Albemarle County, Virginia. Dominion filed its Application pursuant to § 56-46.1 of the Code of Virginia (“Code”) and the Utility Facilities Act, Code § 56-265.1 *et seq.*

Through its Application, the Company proposes to complete the following (collectively, the “Rebuild Project”):<sup>1</sup>

- Rebuild approximately 8.7 miles of the existing 230 kilovolt (“kV”) Charlottesville-Hollymeade Junction Line #2054 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards;
- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company’s proposed 230 kV double circuit structures between Charlottesville Substation and Hollymeade Junction;
- Rebuild approximately 7.2 miles of the existing 230 kV Hollymeade Junction-Gordonsville Line #2135 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and

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<sup>1</sup> Application at 2-3.

replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards; and

- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company's proposed 230 kV double circuit structures between Hollymeade Junction and Gordonsville Substation.

In its Application, Dominion represented that the proposed Rebuild Project is necessary

- (i) to resolve identified North American Electric Reliability Corporation ("NERC") reliability violations projected to occur that, if not relieved, will severely impact the transmission system's ability to maintain reliable service to the Company's customers in the Gordonsville Load Area<sup>2</sup>;
- (ii) to maintain the structural integrity and reliability of the networked transmission system; and
- (iii) to ensure that Dominion can adequately and reliably provide service for the load growth anticipated in the Gordonsville Load Area.<sup>3</sup>

On June 2, 2026, the Commission entered an Order for Notice and Comment ("June 2, 2026 Order"), which, among other things, docketed the matter; directed Dominion to give notice of its Application to interested persons; provided any interested persons an opportunity to file comments or request a hearing on the Company's Application; and directed the Commission's Staff ("Staff") to investigate the Application and file a report containing Staff's findings and recommendations.

On June 2, 2026, East Belmont Farm, LLC; Castalia-Cismont Investment, LLC; Route 231 LLC; Clover Hill, LLC; Broomfield Inc.; Peter Taylor; and Jaffray Woodruff (collectively, the "Historic Keswick Properties" or "Movants") filed a Notice of Participation

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<sup>2</sup> Per Dominion, "for the purposes of this Application [the Gordonsville Load Area] is defined generally as all or part of Albemarle, Culpeper, Fluvanna, Greene, Louisa, western Goochland, northern Cumberland, and Orange Counties, the City of Charlottesville, and the Town of Culpeper." *Id.* at 3.

<sup>3</sup> *Id.*

and a Motion to Stay (“Motion”) the Commission’s consideration of the Application. In their Motion, the Movants represent that they consist of a collection of historically significant farms, estates, agricultural operations, and landscapes located in Albemarle County, Virginia, which encompass thousands of acres within the Keswick and Southwest Mountains region and include resources recognized for their historical, agricultural, and scenic significance.<sup>4</sup> The Movants assert that on April 23, 2026, they filed a complaint in the Circuit Court of Albemarle County (“Complaint”) seeking a declaratory judgment that the Rebuild Project is not permitted within the scope of Dominion’s existing transmission line easement rights on the Historic Keswick Properties.<sup>5</sup> The Movants requested that the Commission stay the proceedings and delay consideration of the Rebuild Project until the Complaint has been decided.<sup>6</sup>

On June 9, 2026, the Historic Keswick Properties filed a Request for Hearing and Amended Procedural Schedule (“Keswick Request for Hearing”) requesting that the Commission (i) grant their request for hearing; (ii) issue an amended procedural order establishing a schedule for the filing of intervenor testimony, Staff testimony, and rebuttal testimony; and (iii) convene a public witness hearing and an evidentiary hearing on the Company’s Application.<sup>7</sup>

On June 15, 2026, Dominion filed its response in opposition to the Motion (“Response”). In its Response, the Company asserted that it has continuously operated and maintained the transmission line at issue for nearly a century and that the Company rebuilt the transmission line

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<sup>4</sup> Motion at 1.

<sup>5</sup> *Id.* at 2.

<sup>6</sup> *Id.* at 4.

<sup>7</sup> Keswick Request for Hearing at 7.

at least once, in 1985, when the existing 230 kV structures were constructed.<sup>8</sup> Dominion reiterated that the Rebuild Project is necessary to resolve identified NERC reliability violations in the Gordonsville Load Area and that PJM Interconnection, L.L.C. requested acceleration of the Rebuild Project in both 2025 and 2026.<sup>9</sup> The Company asserted that even a short stay of this proceeding is problematic due to the necessity that the Rebuild Project be energized by December 31, 2028, and requested that the Commission deny the Motion.<sup>10</sup>

After filing a Notice of Participation on May 29, 2026, the Piedmont Environmental Council (“PEC”) filed on June 16, 2026, a request for a hearing in this proceeding (“PEC Request for Hearing”), stating that PEC supported the Motion and recommending that the Commission stay the proceeding.<sup>11</sup> If the Commission declined to stay this proceeding, PEC requested that the Commission issue an order establishing a full procedural schedule to include an opportunity for respondents to file witness testimony, an extension of the public comment period, an opportunity for the public to provide oral testimony prior to an evidentiary hearing, and an evidentiary hearing.<sup>12</sup>

On June 26, 2026, the Historic Keswick Properties filed a Reply in Support of Motion to Stay maintaining that a stay is warranted because Dominion’s existing transmission line easement rights are in dispute.

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<sup>8</sup> Response at 1-2.

<sup>9</sup> *Id.* at 3-4.

<sup>10</sup> *Id.* at 11-12.

<sup>11</sup> PEC Request for Hearing at 3.

<sup>12</sup> *Id.* at 3-4, 6.

NOW THE COMMISSION, upon consideration of this matter, is of the opinion and finds that a public witness hearing and an evidentiary hearing should be held on the Application and that a procedural schedule should be adopted to establish such hearings; provide for the prefiling of respondent testimony, Staff testimony, and rebuttal testimony; and extend the period for public comment on the Application. The Commission further finds that this matter should be assigned to a Hearing Examiner to conduct all further proceedings, including ruling on the Motion, establishing a procedural schedule and prescribing public notice, and filing a final report containing the Hearing Examiner's findings and recommendations.

Accordingly, IT IS ORDERED THAT:

(1) As provided by Code § 12.1-31 and Rule 5 VAC 5-20-120, *Procedure before hearing examiners*, a Hearing Examiner is appointed to conduct all further proceedings in this matter on behalf of the Commission, including ruling on the Motion, establishing a procedural schedule and prescribing public notice, and filing a final report containing the Hearing Examiner's findings and recommendations. A copy of each filing made with the Commission's Clerk's Office in this matter shall also be sent electronically to the Office of the Hearing Examiners.<sup>13</sup>

(2) All other provisions of the Commission's June 2, 2026 Order remain in full effect.

(3) This matter is continued.

A COPY hereof shall be sent electronically by the Clerk of the Commission to all persons on the official Service List in this matter. The Service List is available from the Clerk of the Commission.

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<sup>13</sup> Such electronic copies shall be sent to: [OHEParalegals@scc.virginia.gov](mailto:OHEParalegals@scc.virginia.gov).