

**Board of Supervisors
Business Meeting
Board Member Initiative
September 15, 2026**

Subject: **Board Member Initiative: Valley North Transmission Line Proposal**

Election District(s): Catoctin

Staff Contact(s): Stacy Carey, Jonathan Bales, & Arlee Harris, Supervisor Kershner's Office; Jason Menjivar & Matt Rogers, Chair Randall's Office

Purpose: To approve the Resolution Opposing the Valley North 765 kV Transmission Line (Attachment 1).

Recommendation(s):

Supervisor Kershner and Chair Randall recommend that the Board of Supervisors approve the Resolution Opposing the Valley North 765 kV Transmission Line.

Background:

On February 26, 2025 PJM Interconnection, the regional transmission organization that coordinates the transmission of wholesale electricity across a 13-state region selected several electric transmission projects proposed through PJM's 2024 Regional Transmission Expansion Plan (RTEP) open window process. The regional transmission projects proposed by Dominion Energy, American Electric Power Company through its Transource Energy affiliate and FirstEnergy Transmission, LLC., will be developed by Valley Link Transmission Company, LLC.

This project, known as the Valley North Project, seeks to build about 260 miles of new 765-kilovolt (kV) transmission lines connecting Putnam County, West Virginia, to Frederick County, Maryland and includes two new substations, one proposed in Hardy County, West Virginia, and the other proposed in Frederick County, Maryland. The Virginia portion of the corridor includes Frederick, Clarke, and Loudoun Counties covering approximately 30 miles.

Several study segments are proposed for Loudoun County. Valley Link announced the project to the public on June 9, 2026 along with additional information and a schedule of twenty-three community open houses that occurred throughout West Virginia, Virginia and Maryland during June and July 2026. The Loudoun County open house was held at the Lovettsville Game Preserve on June 30, 2026.

Next steps in the project timeline occur in late 2026 with additional public open houses to share updated information about the project, potential route alternatives, and gather additional community feedback. In early to mid-2027 Valley Link is expected to share

proposed and alternate routes with the public and file regulatory applications in West Virginia, Virginia and Maryland. After the project's regulatory filings, permitting, environmental studies, easement acquisition and construction will begin.

Issues:

Residents throughout western Loudoun have expressed significant concerns regarding the impact these overhead transmission lines would have on established neighborhoods, farms, historic resources, scenic vistas, conservation lands, and private property rights. The proposed routes that include 765Kv transmission lines would permanently alter the rural character of western Loudoun County and negatively affect property owners and communities. While the Board of Supervisors recognizes the importance of maintaining a reliable electric grid, it is critically important that the County advocate for solutions that minimize impacts on its residents and preserve Loudoun County's unique rural landscape.

Requested Action:

- Oppose the building of a 765 kV line on any route given that would be a massive industrial presence in a greenfield right of way through homes and communities, agricultural land, and sensitive environmental areas.
- Direct staff to identify concerns with the proposed 765 kV, to include the impact on communities, the environment, weaknesses in the proposed approach, and identify potential alternative approaches that would minimize the impact on the community.
- File a Notice of Participation in the State Corporation Commission (SCC) proceedings at the appropriate time and request a public hearing in Loudoun County.
- Request studies, pursuant to VA Code 56-46.1B, on the costs and economic benefits of other approaches, including underground high-voltage direct current (HVDC), on the study segments of the Valley North project.
- Direct staff to initiate processes to protect County Conservation Easements.
- Work with state and federal authorities to identify sensitive assets under their control, including the Appalachian Trail, and Sweet Run State Park.
- Direct Staff to use the County GIS inventory to catalog assets at risk and potential impacts on property values and economic activity.
- Direct staff to identify funding to be used to hire legal and engineering consulting services that could inform a County case before the SCC.
- Direct staff to work with and consult with neighboring localities and adjacent states.
- Coordinate with State and Federal legislative representatives to identify new legislation for protecting communities from harm caused by transmission lines.

Fiscal Impact:

There is no fiscal impact associated with this item at this time.

Draft Motions:

1. I move that the Board of Supervisors approve the Resolution Opposing the Valley North 765 kV Transmission Line provided as Attachment 1 to the September 15, 2026, Board of Supervisors Business Meeting Action Item.

OR

2. I move an alternate motion.

Attachment(s):

1. Resolution Opposing the Valley North 765 kV Transmission Line
2. Maps of Proposed Valley North Study Segments

COMMONWEALTH OF VIRGINIA
COUNTY OF LOUDOUN
BOARD OF SUPERVISORS



RESOLUTION

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY,
VIRGINIA, OPPOSING THE VALLEY LINK “VALLEY NORTH” 765 kV
TRANSMISSION LINE AS PROPOSED THROUGH WESTERN LOUDOUN AND
AUTHORIZING THE COUNTY’S PARTICIPATION IN RELATED REGULATORY
PROCEEDINGS**

WHEREAS, Valley Link Transmission, a joint venture of Dominion Energy, FirstEnergy Transmission, and Transource Energy, has proposed the “Valley North Project,” an approximately 260-mile, 765-kilovolt overhead electric transmission line from Putnam County, West Virginia, to Frederick County, Maryland, of which approximately 30 miles would cross Virginia, including northern and western Loudoun County in the vicinity of the Town of Lovettsville, the Village of Taylorstown, and the Catoctin Creek watershed; and

WHEREAS, according to information published by Valley Link, the line would require new steel lattice structures averaging approximately 175 feet in height on a new, permanently cleared right-of-way approximately 200 feet wide, and the study segments published by Valley Link in June 2026 for Loudoun County (the “Study Segments,” which term includes any successor segments or routes published by Valley Link) either lie outside any existing electric transmission right-of-way or would require a new right-of-way adjacent to, but outside, the existing 500-kilovolt transmission corridor, including through Sweet Run State Park and across the Appalachian National Scenic Trail; and

WHEREAS, the study segments published by Valley Link cross or lie adjacent to dwellings, farms, the Town of Lovettsville and its historic district and community park and elementary school, the Taylorstown Historic District and other historic districts and sites, Agricultural and Forestal Districts, land enrolled in the County’s land-use taxation program, the Catoctin Creek State Scenic River and its tributaries, Sweet Run State Park, the Appalachian National Scenic Trail, the Islands of the Potomac Wildlife Management Area, and land protected by open-space and conservation easements held by this Board, the Virginia Outdoors Foundation, federal agencies, and private land trusts; and

WHEREAS, this Board has, over decades and at public expense, established Agricultural and Forestal Districts, administered the land-use taxation program, and acquired and accepted open-space easements under the Virginia Open-Space Land Act (Va. Code § 10.1-1700 et seq.) for the express purpose of preserving the rural, agricultural, historic, and scenic character of western Loudoun County, which supports the County’s agricultural, equine, tourism, and rural economies; and

WHEREAS, effective July 1, 2026, Virginia law requires the State Corporation Commission, as a condition of approval, to determine that the corridor or route chosen for a transmission line “will avoid or reasonably minimize adverse impact to the greatest extent reasonably practicable on dwelling houses” and on the scenic assets, historic and cultural resources, and environment of the area, and, for new overhead transmission lines of 500 kilovolts or more constructed by a Phase II Utility, to prioritize approving corridors or routes whose center is located farther than 150 feet from any dwelling house, public or private school building, day care, or place of worship building unless no other practicable alternative exists (Va. Code § 56-46.1(B), as amended by Acts 2026, c. 866); and

WHEREAS, Virginia law provides that upon request of the governing body of a county or town, the State Corporation Commission shall consider the costs and economic benefits likely to result from requiring the underground placement of a proposed transmission line and any potential impediments to timely construction of the line (Va. Code § 56-46.1(B)); and

WHEREAS, the Town of Lovettsville, the Coalition of Loudoun Towns, the Boards of Supervisors of Clarke County and Frederick County, the City of Winchester, the Town of Berryville, and county commissions in West Virginia have adopted resolutions opposing the Valley North Project, and coordinated participation among affected localities in Virginia, West Virginia, and Maryland will strengthen the position of each.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Loudoun County, Virginia:

1. **Opposes** the Valley North Project as proposed and opposes the construction of any new overhead transmission line right-of-way through Loudoun County;
2. **Directs** the County Attorney to file a notice of participation on behalf of the Board in any proceeding before the Virginia State Corporation Commission concerning the Valley North Project upon its docketing, and to prepare the equivalent notices or petitions to intervene in the proceedings before the Public Service Commission of West Virginia and the Maryland Public Service Commission; and **authorizes** the County Administrator and County Attorney to do all things necessary to oppose the project, including formally participating, directly or in coordination with other affected localities, in any action before the State Corporation Commission, the Public Service Commission of West Virginia, the Maryland Public Service Commission, PJM Interconnection, the Federal Energy Regulatory Commission, any other applicable federal agency, or any court of competent jurisdiction;
3. **Directs** County staff to review the County legislative program and include legislative language requiring meaningful reform to the criteria used by the State Corporation Commission to review transmission line proposals such that the life cycle costs of projects and additional work required for the proposed transmission line project to achieve appropriate standards of reliability, as well as community concerns, are addressed as part of the State Corporation Commission’s review criteria;
4. **States** its present intention, on the Study Segments published to date and subject to the record before it at the time of any request, that the Board does not expect to find that the

conversion or diversion of land held in open-space easement by the Board for an overhead 765-kilovolt line outside existing corridors would be essential to the orderly development and growth of Loudoun County, or that substitute land of at least equal fair market value and greater value as open-space land would be available; **declares** that the Board will defend, to the fullest extent allowed by law, all open-space easements held by the Board under the Virginia Open-Space Land Act, will not consent to any modification of, or deviation from, the terms of any recorded open-space easement for the purpose of the project, and will not voluntarily convey any interest in County-owned land or any County-held easement for the project; and **directs** the County Administrator to (a) inventory every open-space and conservation easement, Agricultural and Forestal District parcel, and land-use taxation parcel within or adjacent to each Study Segment, identifying the holder of each easement and any provision of the recorded instrument concerning public utility facilities, and (b) report to the Board before the Board is asked to take any action under Va. Code § 10.1-1704 with respect to any such easement;

5. **Directs** the County Administrator, using the County's geographic information systems, to prepare and make available to the Board, the public, and the State Corporation Commission three inventories for each Study Segment in Loudoun County: (a) every dwelling house, public or private school building, day care, and place of worship building within 150 feet of the segment centerline, for the Commission's routing determination under Va. Code § 56-46.1(B); (b) every dwelling house within 60 feet of the segment centerline, for purposes of the limitation on condemnation in Va. Code § 56-49; (c) identify the property value that might be impacted with 1,000 feet of proposed transmission line routes; and (d) request the costs and economic benefits likely to result from requiring the underground placement of the line.
6. **Authorizes** the County Administrator and the County Attorney, within available or subsequently authorized appropriations and using existing on-call contracts where available, to retain specialized legal, engineering, and consulting services in support of the County's participation, including an engineering evaluation of potential alternatives, to include underground HVDC transmission lines, and to enter into any joint representation pact or cost-sharing arrangement with Clarke County, Frederick County, the City of Winchester, the Towns of Loudoun County, and other affected localities in Virginia, West Virginia, and Maryland, as Frederick County's Resolution No. 003-26 (July 8, 2026) has already authorized with respect to Loudoun County; and **authorizes** the Chairman and the County Administrator to coordinate with the governing bodies, staff, and legal counsel of those localities;
7. **Requests** that the National Park Service, the Natural Resources Conservation Service, the U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service review any proposed crossing of the Appalachian National Scenic Trail, any modification of a federally held conservation easement, any stream or wetland crossing, and any effect on listed species within Loudoun County, and that Sweet Run State Park and County parkland acquired or improved with Land and Water Conservation Fund assistance be treated as protected under 54 U.S.C. § 200305(f)(3);
8. **Directs** the County Administrator to designate staff responsible for monitoring PJM Interconnection, the Federal Energy Regulatory Commission, the State Corporation

Commission, and Dominion Energy's Loudoun stakeholder meetings for transmission matters affecting the County, and to maintain and publish a calendar of comment periods, filing deadlines, and hearings related to the Valley North Project and other transmission projects affecting Loudoun County;

9. **Requests** that the Towns of Loudoun County and the Coalition of Loudoun Towns submit their own requests to the State Corporation Commission under Va. Code § 56-46.1(B) and join the County's participation;
10. **Requests** that the Governor, the Lieutenant Governor, and the members of the General Assembly representing Loudoun County support the County's position; that the members of Congress representing Loudoun County treat the Valley North Project as a matter of federal and regional transmission policy within the jurisdiction of the Federal Energy Regulatory Commission and PJM Interconnection, and support the County's position in those forums; and that the General Assembly consider legislation strengthening the protection of dwellings, farmland, and conserved land in the siting of high-voltage transmission lines; and
11. **Directs** the County Administrator to transmit this resolution to Valley Link Transmission; PJM Interconnection, L.L.C. and its Board of Managers; the Virginia State Corporation Commission; the Public Service Commission of West Virginia; the Maryland Public Service Commission; the Federal Energy Regulatory Commission; the Governor and Lieutenant Governor of Virginia; the members of the General Assembly and of Congress representing Loudoun County; the governing bodies of Clarke County, Frederick County, the City of Winchester, the Towns of Loudoun County, and the affected counties of West Virginia and Maryland; and the Virginia Outdoors Foundation.

Phyllis J. Randall
Chair At-Large, Board of Supervisors

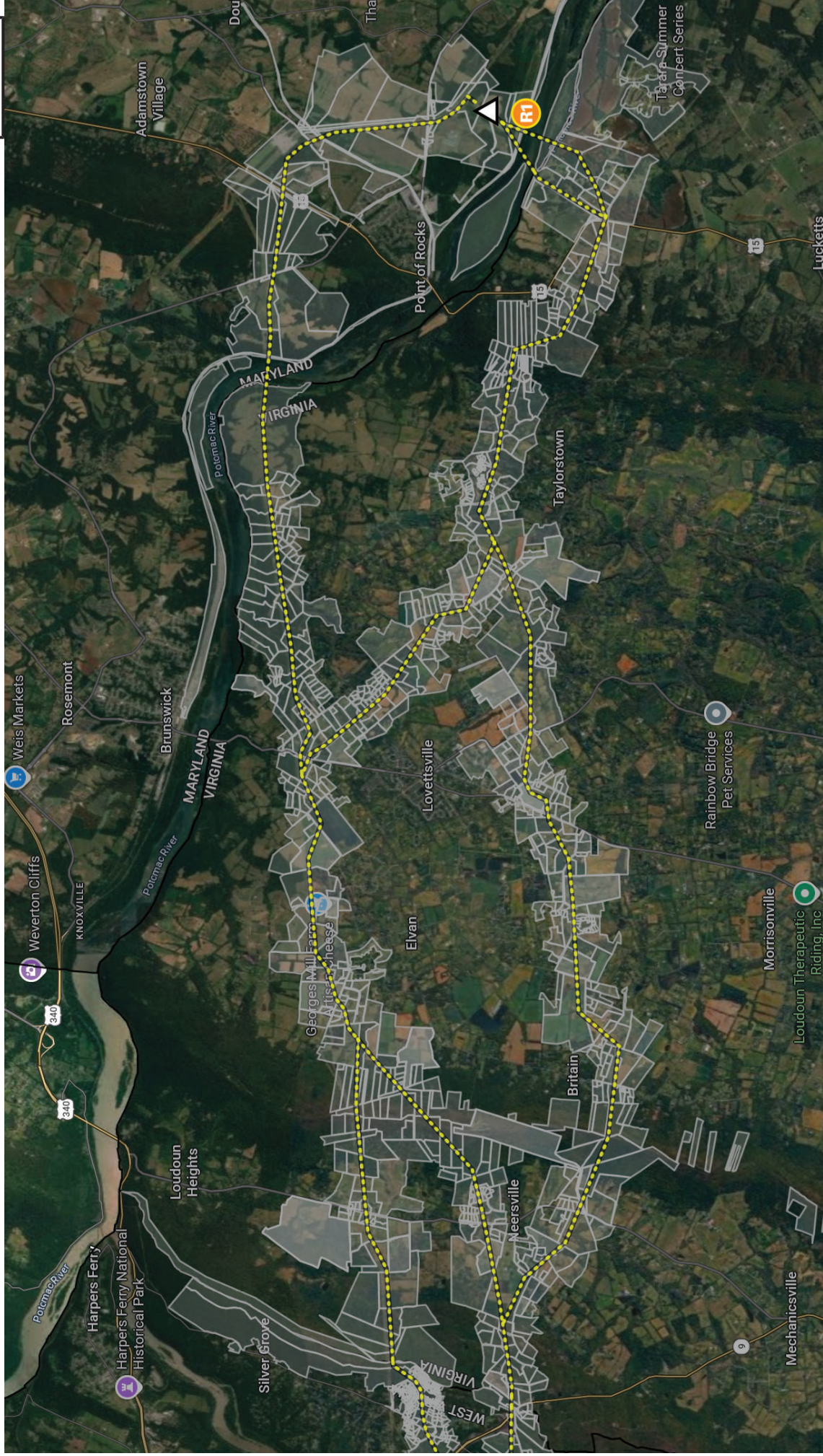
ATTEST:

Tim Hemstreet
Clerk to the Board

Adopted by the Board of Supervisors of Loudoun County, Virginia, this fifteenth day of September, 2026.

Valley North – All Loudoun Study Segments

Item 14.m



Attachment 2

Valley North – Loudoun Study Segments West



Valley North – Loudoun Study Segments East

Item 14.m

