

Site Scanner

12906 OLD STAGE RD, CHESTER, VA, 23836

Coordinates 37.351414, -77.396898 Report ID 8b882727-387b-4f7b-997c-eaf75dda0280
Created 2026-10-04T01:32:13.238Z

1 FRANCHISE UTILITY

VIRGINIA ELECTRIC & POWER CO resolved

Determined by point-in-polygon match against a single EIA/HIFLD certified service area boundary.

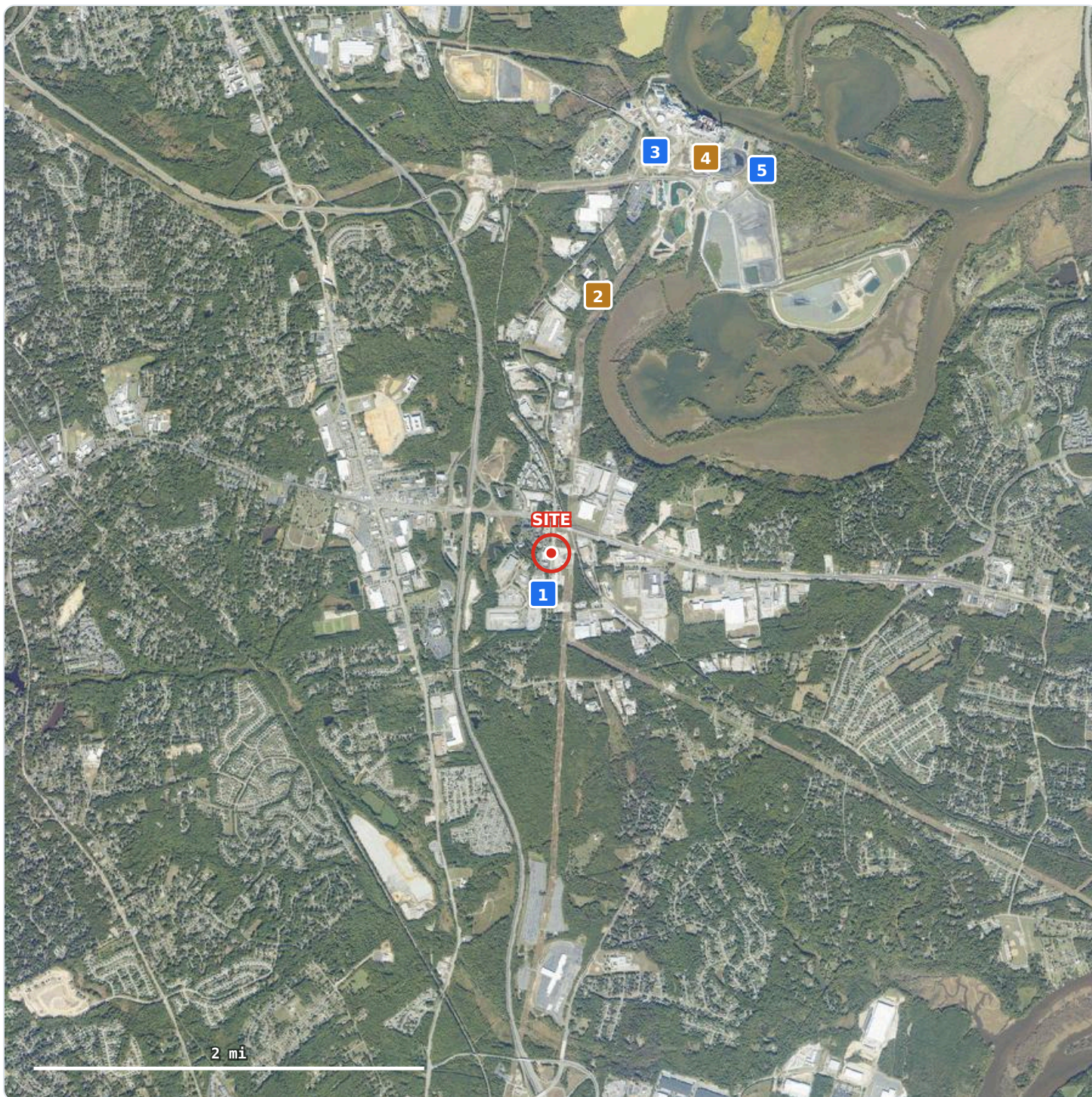
Ownership type	INVESTOR OWNED
Regulated	REGULATED
Holding company	DOMINION RESOURCES
Control area	PJM
Customers	2,725,288
Data year	2022

Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.09 mi	230 kV	6	TYLER † CHESTER, VA	utility substation
2	1.34 mi	not recorded	n/r	unnamed in source data * CHESTER, VA	unattributed facility
3	2.13 mi	230 kV	14	CHESTERFIELD † CHESTER, VA	utility substation
4	2.18 mi	230 kV	2	CHESTERFIELD * † CHESTER, VA	named terminal facility
5	2.24 mi	230 kV	14	CHESTERFIELD † CHESTER, VA	utility substation

n/r = not recorded in source data · search radius 10 miles



- | | |
|--|--|
| 1 TYLER · 0.09 mi · 230 kV † | 2 unnamed record · 1.34 mi · kV n/r |
| 3 CHESTERFIELD · 2.13 mi · 230 kV † | 4 CHESTERFIELD · 2.18 mi · 230 kV † |
| 5 CHESTERFIELD · 2.24 mi · 230 kV † | |

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

*** Not necessarily an interconnection point.**

- **unattributed facility** — The source dataset records no name, no voltage, and no line count for this facility — it was observed but not identified. Utility-owned assets are generally documented in public filings and system maps; customer-owned on-site substations typically are not. Treat this as likely private until verified.
- **named terminal facility** — Named facility with only 2 line connections. May be a distribution substation or a dedicated customer service rather than a transmission-level interconnection point.

† Publicly-available interconnection queue data for this substation is appended to the bottom of this report.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 1 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 1 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Lower James

HUC-8 02080206

Source: USGS Watershed Boundary Dataset (WBD) ·
retrieved 2026-09-26

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 51041C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved
2026-09-26

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

None recorded for these jurisdictions

Census places this point in Chesterfield County · Bermuda district. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

No other instrument recorded within 25 miles.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

1 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/OYP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

GEOCODING

US Census Bureau Geocoding Services API

<https://geocoding.geo.census.gov/geocoder/locations/onlineaddress>

Benchmark Public_AR_Current · retrieved 2026-10-04

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-26 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-26 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

A APPENDIX — INTERCONNECTION QUEUE DATA

Publicly-filed interconnection requests recorded at substations that are an exact name and county match to entries in section 2. Listed for convenience only: no relationship to your site is implied, and no conclusion should be drawn from the presence or absence of any project. Withdrawn, cancelled and otherwise terminal requests are included, and are listed after active ones.

These are name matches, not verified substation identities. Neither dataset publishes a shared identifier between HIFLD substations and ISO queue records. Confirm any row against the ISO before relying on it.

#1 TYLER — CHESTERFIELD County, VA

Matched on substation name “TYLER” in CHESTERFIELD County, VA. 5 requests on file (1 active, 4 terminal) · PJM

QUEUE ID	STATUS	TYPE	CAPACITY	VOLTAGE	TARGET COD	PROJECT
AF1-291	Engineering and Procurement	Solar	12 MW	34.5 kV	2027-06-30	Chester Solar Technology Park
AG2-276	Withdrawn	Storage	150 MW	230 kV	2023-12-31	Tyler 230 kV
AE2-228	Withdrawn	Solar	12 MW	34 kV	2025-03-30	Bradley BridgeSolar
AF2-256	Withdrawn	Solar	3 MW	34.5 kV	2023-11-30	Bradley Bridge Solar
AF2-257	Withdrawn	Solar	3 MW	34.5 kV	2022-12-12	Tyler 34.5 kV

#3, #4, #5 CHESTERFIELD — CHESTERFIELD County, VA

Matched on substation name “CHESTERFIELD” in CHESTERFIELD County, VA. 3 records in section 2 are this substation in the source dataset; the requests below are listed once, not once per record. 11 requests on file (8 active, 3 terminal) · PJM

QUEUE ID	STATUS	TYPE	CAPACITY	VOLTAGE	TARGET COD	PROJECT
AF1-128	UC	Natural Gas	569 MW	230 kV	2029-12-31	Chesterfield CT Units 1 and 2
AF1-129	Engineering and Procurement	Natural Gas	569 MW	230 kV	2029-12-31	Chesterfield CT Units 3&4
S79	In Service	Coal	27 MW	230 kV	2010-12-01	Chesterfield Unit #6
AG2-384	Active	Storage	24 MW	230 kV	n/r	Chesterfield 230 kV
S80	In Service	Coal	20 MW	230 kV	2011-06-01	Chesterfield Unit #5
R63	In Service	Coal	19 MW	230 kV	2011-06-01	Chesterfield Unit #5

QUEUE ID	STATUS	TYPE	CAPACITY	VOLTAGE	TARGET COD	PROJECT
C01-1087	Active	Natural Gas	6 MW	230 kV	2026-12-31	Chesterfield 230 kV
C01-1088	Active	Natural Gas	6 MW	230 kV	2026-12-31	Chesterfield 230 kV
X2-082	Withdrawn	Natural Gas	1,420 MW	230 kV	2015-12-01	Chesterfield 230kV
AG2-646	Withdrawn	Storage	200 MW	230 kV	2029-06-01	Chesterfield 230 kV
AG2-269	Withdrawn	Storage	150 MW	230 kV	2023-12-31	Chesterfield 230 kV

Source: GridPulse interconnection queue snapshot (PJM serial + cycle views, ERCOT GIS Report, BPA interconnection queue) · snapshot taken 2026-09-22 · 11,938 requests · coverage BPA, ERCOT, PJM (25 states)

<https://www.pjm.com/planning/service-requests/services-request-status>

- PJM, ERCOT and BPA only. Absence of a project here is not evidence that no queue activity exists elsewhere.
- ERCOT GIS Reports are published monthly; ERCOT rows can lag the live queue by up to ~30 days.
- ERCOT omits the substation field on inactive and cancelled requests, so withdrawn projects can be listed for PJM but not for ERCOT.
- Substation strings are ISO free text extracted from point-of-interconnection fields, not a controlled vocabulary.
- BPA is the federal transmission provider for the Pacific Northwest and is not an RTO: its rows cover requests to interconnect to the Federal Columbia River Transmission System, not to Puget Sound Energy, Portland General, PacifiCorp or Avista systems.
- BPA point-of-interconnection strings sometimes name a transmission line rather than a substation; those rows cannot match a substation by name and are simply never attached.
- This snapshot contains GENERATION interconnection requests only. BPA large-LOAD requests are published separately in large-load-registry.json.

Further research: <https://substationscout.com/queue-wire/>

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

The dataset records no instrument for **Chesterfield County, Bermuda district**. That is a statement about moratoria only: a proposal under review or a planning-commission decision in these jurisdictions would not appear in it.

The publisher states its counts are lower bounds — small townships that do not post minutes online are the known gap — and that anything after 2026-09-23 is not included.

Within 25 miles

No instrument recorded with a jurisdiction centroid within 25 miles.

State-level actions — VA

ACTION	STATUS	MECHANISM	PROVISIONS AS RECORDED
HB153 (2026)	enacted	other	Adds Va. Code section 15.2-2209.4. Requires localities to obtain a sound-profile site assessment for new high energy use facilities of 100 MW or more near homes or schools within 500 feet; allows optional review of water, agriculture, parks, historic sites, and forestland.
HB496 (2026)	enacted	permitting restriction	Requires registered water users that provide offsite water to report potable and reclaimed water volumes supplied to data centers with DEQ air permits, along with other use categories where available.
SB553 (2026)	enacted	reporting disclosure	Companion / identical enacted water-reporting bill.
SB94 (2026)	enacted	other	Companion / identical enacted high energy use facility site-assessment bill; incorporated SB130.

18 state-policy actions tracked for VA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 6 local instruments recorded statewide.

<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.

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