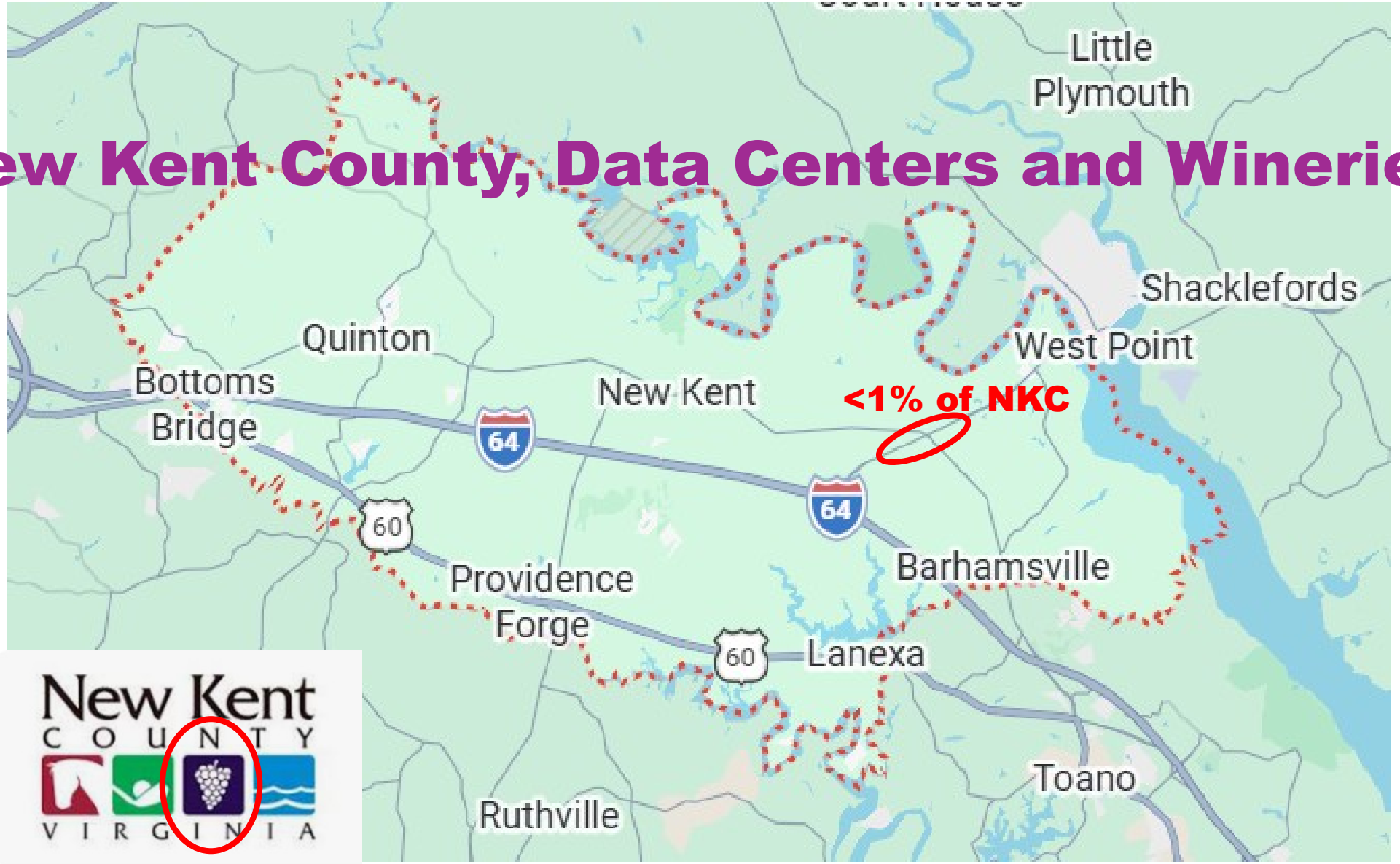
New Kent County, Data Centers and Wineries



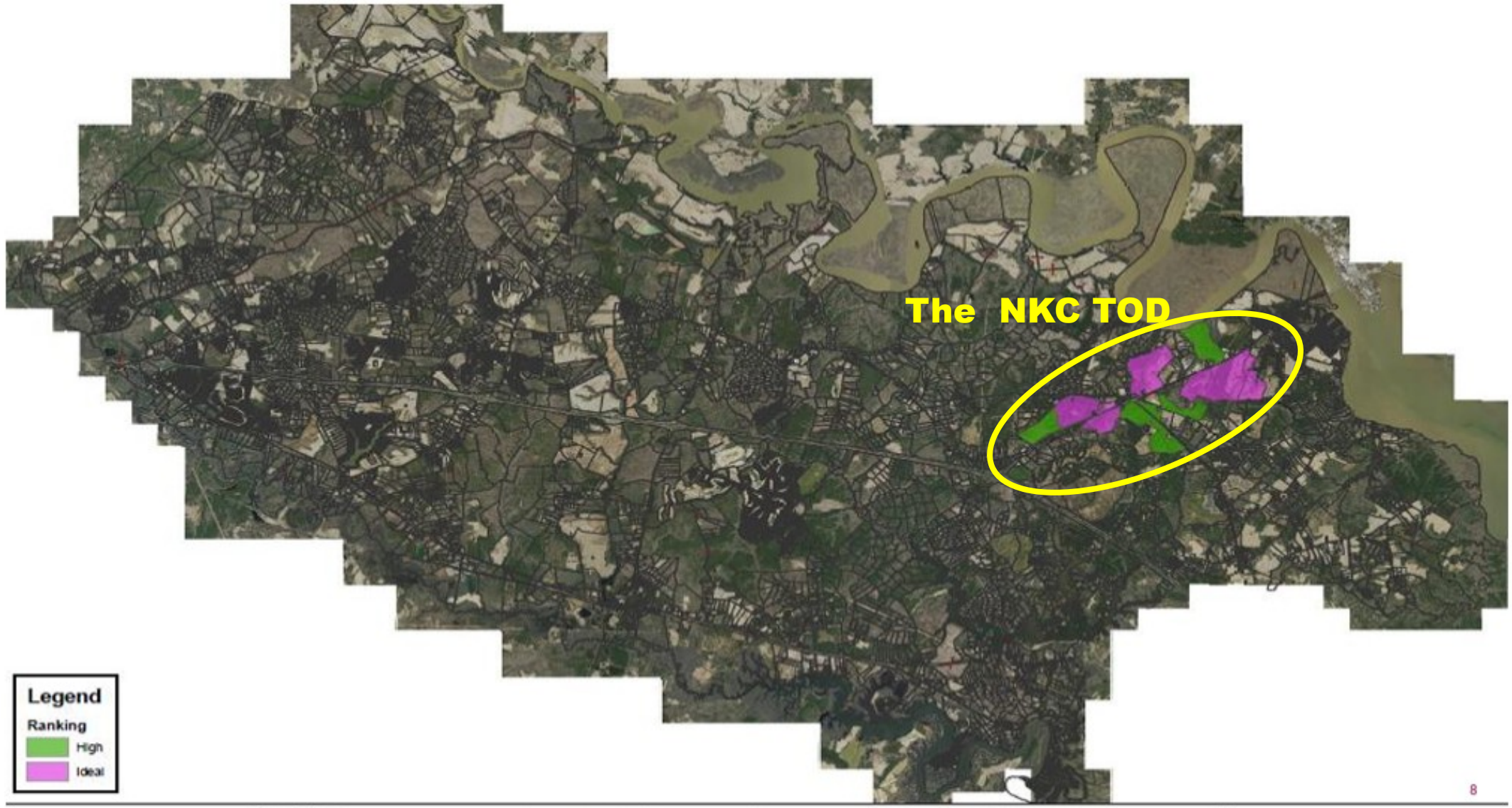
Background

- On April 28, 2025, the New Kent County Board of Supervisors authorized a sole source contract with Dewberry Engineering to:
  - Examine and categorize existing county parcels/sites.
  - Identify and rank locations where data center development could serve as the “highest and best use.”
  - Assess factors such as proximity to infrastructure/utilities,
  - Avoidance of sensitive/resource protection areas (e.g., wildlife habitats), and **overall suitability.**
  - Support potential future decisions on a Technology Overlay District (TOD) or targeted zoning, while emphasizing the study was exploratory only (not a zoning action or commitment to data centers).
- Data center-related work is a meaningful and expanding part of Dewberry’s portfolio—particularly leveraging their Virginia headquarters and geospatial expertise.
- On November 25, 2025, the Chairman of the New Kent County Board of Supervisors declared his intentions for NKC data centers clear in his address to the Charles City County Board of Supervisors. Watch this link.

  http://www.youtube.com/watch?v=mDxgwkXsg-Q&t=1261s
- The New Kent County (NKC) Technology Overlay District is comprised of 1,800 gross acres (about 1.3% of the county's total land), with roughly 1,260 net acres (about 0.9%) after excluding unusable areas like wetlands, resource protection areas (RPAs), and floodplains.

Background

- The NKC TOD consists of **several parcels** (not a single contiguous block). The majority are owned by an entity called Virginia LC (tied to Jonathan Kinney).
- Jonathan Kinney's law firm in Arlington, VA, is recognized for its expertise in data center zoning policies, infrastructure impacts and economic impacts. It is a data center "Thought leader".
- Dewberry Engineering is a leading data center development authority.
- Jonathan Kinney's Virginia LC just happens to own the majority of the acreage in the NKC TOD.
- "**Suitability**" is a key consideration of the Dewberry statement of work:
  - Half of New Kent County's farm wineries straddle Mr. Kinney's TOD properties.
  - These two veteran-owned and operated Virginia farm wineries were never contacted by Dewberry nor the NKC staff.
  - The NKC Staff briefing to the Planning Commission never addressed the impact on these wineries.



New Kent County, Virginia

Proposed Technology Overlay District Parcels

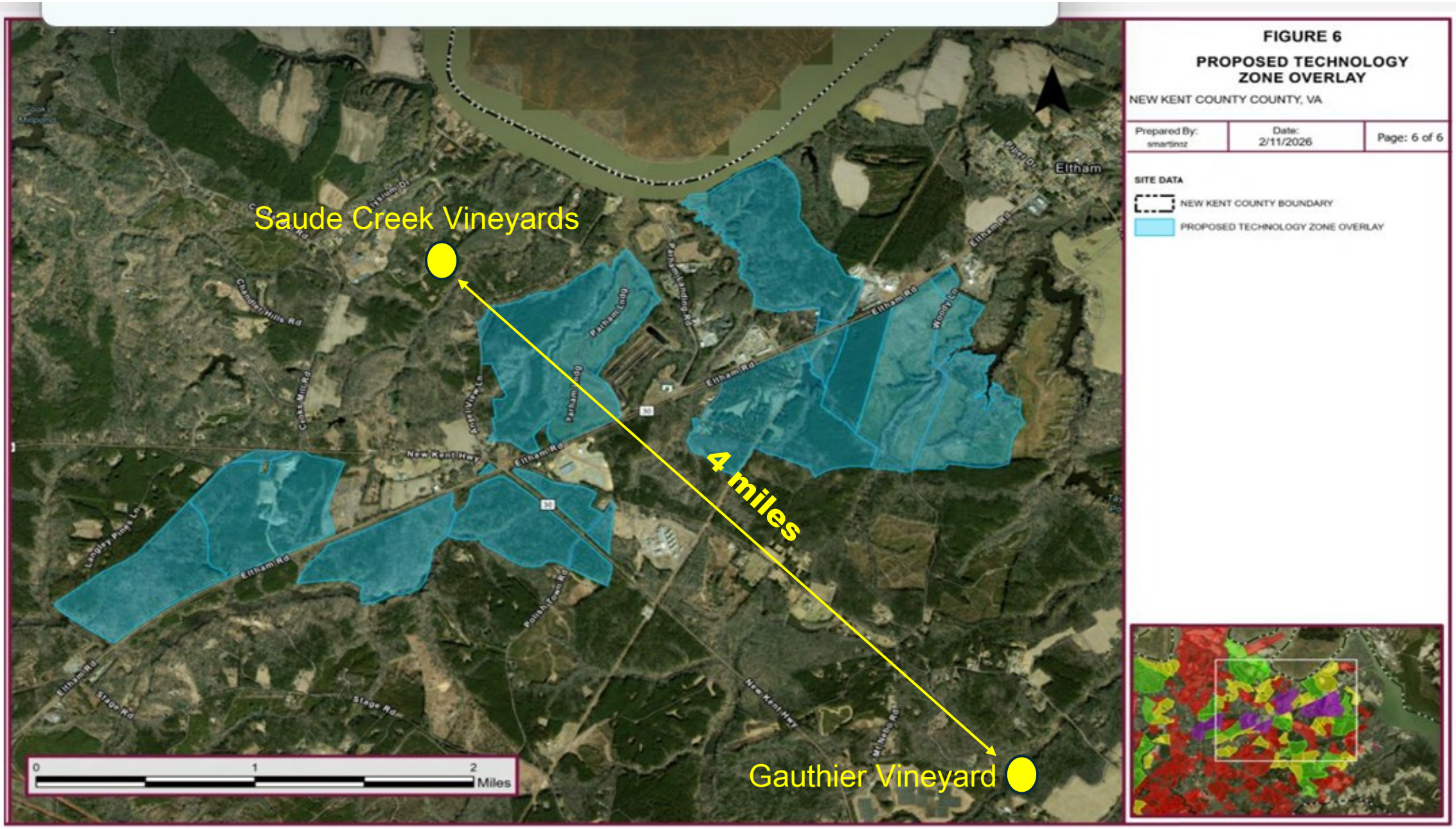


FIGURE 6
PROPOSED TECHNOLOGY ZONE OVERLAY
NEW KENT COUNTY COUNTY, VA
Prepared By: smartinez
Date: 2/11/2026
Page: 6 of 6
SITE DATA
NEW KENT COUNTY BOUNDARY
PROPOSED TECHNOLOGY ZONE OVERLAY
Saude Creek Vineyards
Gauthier Vineyard
4 miles
Eltham
0
1
2
Miles

NKC Staff Identified <1% of the County for its "TOD" ***with the majority of the TOD land owned by one non-resident***

- Consistent with its highly valued rural character, NKC is home to the Hampton Roads Wine District and the Peninsula's unique American Viticultural Area (AVA) which includes all four of the NKC wineries.
- The NKC promotional logo features four panels, with wineries featured prominently as one of the four key attractions.
- The NKC Economic Development staff did not discuss the "Technology Overlay District (TOD)" with the winery owner-operators. The NKC wineries have never been a consideration of the TOD study.
- The inter-locking relationship between Dewberry, Jonathan Kinney, data centers and unique TOD ownership is a consequence of secrecy and requires a willing suspension of disbelief. There is no coincidence in this TOD.
- 50% of the NKC wineries straddle the "TOD" promoted by the NKC staff and at least one Supervisor.
- **Hard facts:**
  - **Vines depend upon a delicate and balanced ecosystem.**
  - **All water supplied to the NKC wineries is from surface wells.**
  - **Winemaking is power intensive.**

Data centers have become a national scourge repulsive to all compelled to co-exist with them.

What does the Comprehensive Plan say about the TOD?…..Special Use Permit. Kinney in Charles City County?