

From: [Amy M. Pearson](#)
To: [REDACTED CITIZENS](#)
Cc: [Ron Stiers](#); [Jordan T. Stewart](#)
Subject: Re: (900+ Broyhill Property (Current Owners- Old Virginia Land and Timber)
Date: Wednesday, June 10, 2026 7:41:33 PM

REDACTED CITIZENS:

Apologies for the delayed response, this and the past week have been a bit hectic.

Thank you for your inquiries regarding this property. Following is some information I have been able to gather on the subject.

In researching your first question, I was able to conclude from information provided that the proximity to the river intake site (to mitigate construction costs) as well as proximity to the projected areas of water demand (to minimize finished water age in the distribution system) were factors in the location of the water treatment plant (WTP). The County's intent is to purchase a portion of the former Broyhill property for the construction of the WTP. Based on the preliminary work completed by our consultants, it is anticipated that approximately 15 to 20 acres will be required for the facility and associated infrastructure. Again, one of the primary factors in selecting this site is its proximity to the customers that will be served by the system. Locating the treatment plant closer to users helps improve operational efficiency and can reduce the need for additional treatment processes that may be required when water remains in the distribution system for extended periods. This, in turn, helps control long-term operating costs. Before the property could be sold to the County and developed for the treatment plant, the affected acreage would need to be withdrawn from the Agricultural and Forestal District in accordance with applicable requirements.

New Kent Economic Development works with property owners in the County to market sites with potential for development. The property you referenced is zoned for Agriculture. Any industrial development would require a rezoning process with opportunity for public input. There are no active inquiries or plans for the site at this time beyond its current use and what I mention above as it pertains to Public Utilities. Again, as mentioned above, any portion of the property slated for future intensification of development, ie. structures, roads, buildings, etc., would need to be removed from the AFD program prior to applications being made.

Some additional information that may be helpful to address your inquiry includes:

- The previous property owner originally applied for and received a “single family land disturbance permit” in July 2023. There is no ordinance prohibiting fill being placed on a property, only that it cannot be hazardous. This would be the same permit any property

owner proposing the same would be required to get if filling an area greater than 2500 square feet and less than 5 acres. Environmental staff conducted required field inspections under the scope of this permit.

- The state department of environmental quality received several calls/concerns around this same time, through which County staff learned the source of the material was from a QTS site in Henrico. Again, there is no ordinance prohibiting fill being placed on a property. Inspectors never noted any concern for hazardous fill material during their inspections, but regardless, the County did request the geo-technical report which was forwarded to the state once they received it.
- The current property owner purchased the property in 2024 and transferred the existing “single family” permit to their name later that same year.
- In 2025, a new plan and associated permitting documents were submitted to expand the fill area above the 5-acre threshold. The new plan contained the components, as required by state law/regulation, needed to expand the fill area. A new permit, called a “commercial land disturbance permit”, was issued which effectively replaced the former permit. It is important to note the county broadly categorizes land disturbing activities into “single family” or “commercial” based on disturbed acreage and how the County’s permitting system workflows are designed.
- Environmental staff continues to conduct the required bi-weekly inspections, with the most recent being completed on June 1, 2026. In total, 73 inspections have been completed on the property since the issuance of the first permit.

If you'd like to meet with county staff and the property owner to ask further questions, I feel certain I can arrange that meeting. Please let me know some dates and times after June 29th that you might be available. This is when I would be available to attend such a meeting. If you'd like a meeting before then, I will see what I can arrange, but I will not be able to attend.

Warmest regards,
Amy

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From: REDACTED CITIZEN

Sent: Friday, June 5, 2026 10:05 AM

To: Amy M. Pearson <ampearson@newkent-va.us>

Cc: Jordan T. Stewart <jtstewart@newkent-va.us>; Ron Stiers <ronstiers@newkent-va.us>;

REDACTED CITIZEN

Subject: (900+ Broyhill Property (Current Owners- Old Virginia Land and Timber)

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Amy,

Thank you for looking into this property for [redacted citizen] and the Groves. While I agree there is some misinformation going around the county, there is a basis for the citizen's concern. Please review the minutes for the March 19, 2026 Economic Development meeting. The last item on their agenda with Lyndsey Hurt's economic development update report has created MAJOR concern.

Currently this property is zoned as AFD. It is well known that the county and the owners (Thomas Evelyn's family) are in discussions with the State to qualify this property in the State level economic development pipeline. VA Business Ready (VBRSP) approved sites open the property to industrial business development, including Data Centers.

Next time you are in the area, drive down Quinton Rd. from Rte. 249 to Quaker road. There is no road infrastructure to accommodate any type of industry development, as an example of one citizen concern.

My initial research on the property had nothing to do with this new information. I live directly north of the property and became interested and concerned about the 25 to 35 dump trucks coming on site daily to dump landfill on the far west end 7.6 acres of the above 900+ acres. This is occurring up to 7 days a week. My research found that the property has a permit to allow "Single Family Demolition Debris" landfill. With so many trucks coming in and out of that property it was easy for me to follow the trucks moving out of the site post emptying their load...and then following to the site where a new load of landfill was created and then they returned to 3530 Quinton Rd. The soil being emptied on this site is from Henrico east end Data Center construction. Obviously this raises many concerns, the most immediate about soil pollution and a potential impact on water/wells in the area.

As I indicated it was a different public notice that piqued my interest. Please go to <https://www.nao.usace.army.mil/Media/Public-Notices/>, project number NAO-2014-02045.

This 7.6 acre parcel is the site for the Water Waste Treatment facility that is proposed to clean the brine water from the Pamunkey waterway ultimately to for additional water supply for NKC.

I spoke at length with the Army Corp of Engineers project manager, Julie Hamilton (804)436-4725). While their role in this 10 year project is not directly related to the excavation activities currently happening, she had no knowledge about the magnitude of landfill activities. There is a public comment period that closes on June 13, 2026. Per her encouragement, I will be submitting questions. I will forward those questions to you, Ron and Jordan once submitted.

Minimally I will be requesting soil samples and water well analysis for surrounding properties, prior to the US Army Corp of Engineering next evaluation.

It is apparent that some/most of the BOS are unaware of the above history and current activities. I did speak briefly to Rodney Hathaway at the BOS April meeting asking him to educate me on what was happening on this adjacent property to my farm. He stated he thought

it was a state driven project so had no knowledge of the scope of work. That was obviously BS and very disappointing. I had previously considered him as a reliable source of information (and advocate) for NKC citizens.

While this only scratches the surface of the multitude of issues related to this property, I do have two initial questions for you and your BOS colleagues.

1) Why is the County building the NKC Water Treatment Plant on private property? Is there an intent for NKC to purchase in the future or lease this site from Old Virginia Land and Timber?

2) Who is responsible for ensuring land permit scope of work is being upheld? Based on the NKC permit that I could locate, the massive amount of fill being added to this parcel is NOT "Single Family Demolition Debris" and has the potential for harming well water and the surrounding environment.

I look forward to speaking directly with you in the future.

REDACTED CITIZEN
REDACTED ADDRESS
Quinton, VA 23141