

From: [Josh C. Airaghi](#)
To: [Lindsay C. Hurt](#); [Amy M. Pearson](#)
Cc: [Thomas Evelyn](#); [Thomas W. Evelyn](#); [Rodney A. Hathaway](#); [Patrick C. Silva](#)
Subject: RE: (900+ Broyhill Property (Current Owners- Old Virginia Land and Timber)
Date: Monday, June 8, 2026 12:27:11 PM
Attachments: [image002.png](#)
[image003.png](#)

Amy,

I can't speak to REDACTED CITIZEN 1 first question since it doesn't currently pertain to Community Development's role or purview, as no applications or plans have been received for development at the property. Lindsay already touched on the agricultural zoning of the property, but I'll just add that 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.

That said, I've included some additional information/context, below, that may assist you in answering REDACTED CITIZEN 1 second question at the bottom of her email:

- 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, we did request the geo-technical report which was forwarded to the state once we 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.

Hope this helps to provide some historical context to REDACTED CITIZEN 1 second question.

Best,

Joshua C. Airaghi, CFM

Director – Community Development

Planning ■ Building ■ Environmental

(804) 966-8784

jcairaghi@newkent-va.us



From: Lindsay C. Hurt <lchurt@newkent-va.us>

Sent: Monday, June 8, 2026 9:35 AM

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

Cc: Thomas Evelyn <thomaswevelyn@gmail.com>; Thomas W. Evelyn <twevelyn@newkent-va.us>; Rodney A. Hathaway <rahathaway@newkent-va.us>; Patrick C. Silva <pcsilva@newkent-va.us>; Josh C. Airaghi <jcairaghi@newkent-va.us>

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Amy,

You can use the following language for your response to REDACTED CITIZEN 1 from Economic Development: *Thank you for your question. 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 not active inquiries or plans for the site at this time beyond its current use.*

FYI – this response was also sent to REDACTED CITIZEN 2 this morning for a similar inquiry.

If you have any questions or would like to discuss, please feel free to give me a call.

Thanks,

Lindsay

Lindsay Hurt, CEcD

Director of Economic Development & Tourism

New Kent County

Office: (804) 966-9603

Cell: (804) 634-5929



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

Sent: Friday, June 5, 2026 1:42 PM

To: Lindsay C. Hurt <lchurt@newkent-va.us>

Cc: Thomas Evelyn <thomaswevelyn@gmail.com>; Thomas W. Evelyn <twevelyn@newkent-va.us>; Rodney A. Hathaway <rahathaway@newkent-va.us>; Patrick C. Silva <pcsilva@newkent-va.us>; Josh C. Airaghi <jcairaghi@newkent-va.us>

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

Lindsay - including you as well. As long as I respond to REDACTED CITIZEN 1 by next week I think that will be sufficient.

Amy M. Pearson

District 3

Board of Supervisor

757-207-6094

Ampearson@newkent-va.us

Website: www.newkent-va.us

Sent from my iPhone

Begin forwarded message:

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

Date: June 5, 2026 at 11:51:19 AM EDT

To: "Rodney A. Hathaway" <rahathaway@newkent-va.us>, "Patrick C. Silva" <pcsilva@newkent-va.us>, "Josh C. Airaghi" <jcairaghi@newkent-va.us>, Thomas Evelyn <thomaswevelyn@gmail.com>, "Thomas W. Evelyn" <twevelyn@newkent-va.us>

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

Please assist me in answering this citizens' questions.

Amy M. Pearson
District 3
Board of Supervisor
757-207-6094
Ampearson@newkent-va.us

Website: www.newkent-va.us

Sent from my iPhone

Begin forwarded message:

From: REDACTED CITIZEN 1 <[REDACTED](#)>
Date: June 5, 2026 at 10:06:10 AM EDT
To: "Amy M. Pearson" <ampearson@newkent-va.us>
Cc: "Jordan T. Stewart" <jtstewart@newkent-va.us>, Ron Stiers
<ronstiers@newkent-va.us>, CONCERNED CITIZEN
<[REDACTED](#)> **Subject: (900+ Broyhill Property (Current Owners- Old Virginia Land and Timber)**

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Amy,

Thank you for looking into this property for CONCERNED 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 1
CITIZEN ADDRESS REDACTED
Quinton, VA 23141