

WHAT ACTUALLY WORKS

The paper ranks the ordinance tools most likely to change siting, design, approval, and compliance.

1

PUBLIC PERMITS

End by-right approval and require a CUP or Special Exception with public hearings.

2

REAL DISTANCE

Use large setbacks and substantial vegetated buffers near homes and sensitive land.

3

MEASURED NOISE

Require modeling, post-construction testing, and continuing independent monitoring.

4

WATER PROOF

Demand written capacity and low-water cooling before an application advances.

The highest-yield rules act before approval, when a project can still be denied, moved, or redesigned.

STRONG RULES WORK BEFORE CONCRETE.

MOVE FROM PROMISES TO RULES

The strongest ordinance converts common weak points into measurable approval requirements.

WEAK RULE

- By-right approval
- Small separation
- Noise promise
- Water assumption



STRONGER RULE

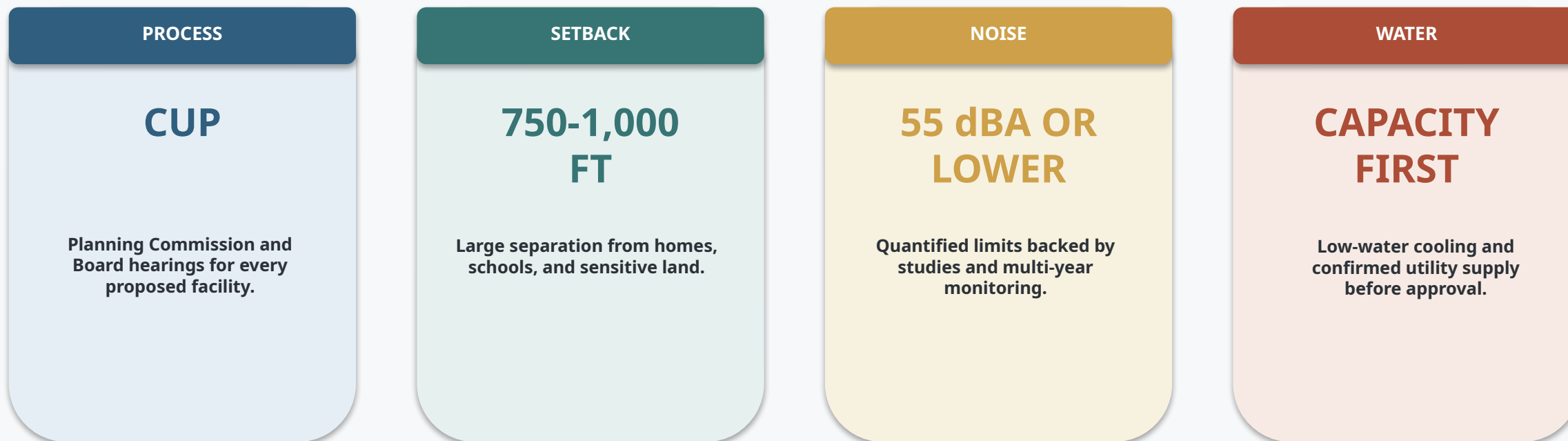
- CUP plus public hearings
- 750-1,000+ ft setbacks
- Pre- and post-testing
- Written capacity proof

Performance standards are strongest when a discretionary permit can carry site-specific conditions.

NO DISCRETION, NO LEVERAGE.

FOUR HIGH-YIELD CONSTRAINTS

The paper identifies a practical core for a protective New Kent data-center ordinance.



Independent impact studies support the four core rules by exposing problems before the vote.

PROCESS. DISTANCE. NOISE. WATER.

THE CITIZEN 4x4

Four priorities focus public comments on rules with the greatest practical effect.

01	END BY-RIGHT	Require a discretionary permit and public vote for every data-center proposal.
02	SEPARATE USES	Use setbacks and native buffers that reflect noise, scale, and rural context.
03	MEASURE OVER TIME	Require independent modeling, verification, annual testing, and enforcement.
04	VERIFY SUPPLY	Treat water and utility capacity as application-completeness requirements.

The paper's lesson is simple: citizens gain protection when promises become measurable permit conditions.

WRITE THE RULE BEFORE THE EXCEPTION.