

LESSONS FROM TWO COUNTIES

Loudoun reacted after rapid growth; Henrico adopted stronger controls earlier in its growth curve.

1 LOUDOUN REACTED

Two decades of permissive zoning produced scale, revenue, complaints, and later reform.

2 HENRICO ACTED

A 2025 permit regime added hearings, setbacks, studies, and generator limits.

3 STATE LIMITS

DEQ controls air permits; utilities and PJM manage interconnection and reliability.

4 GAPS REMAIN

Tonal noise, cumulative impacts, grandfathering, and complaint response remain difficult.

The paper's lesson is to write enforceable standards before the industry becomes too large to regulate evenly.

EARLY RULES BEAT LATE REPAIRS.

REACTIVE AND PROACTIVE PATHS

The two counties show different points on the same regulatory learning curve.

LOUDOUN

- Years of by-right growth
- Older sites grandfathered
- Tonal-noise complaints
- Reactive enforcement



HENRICO

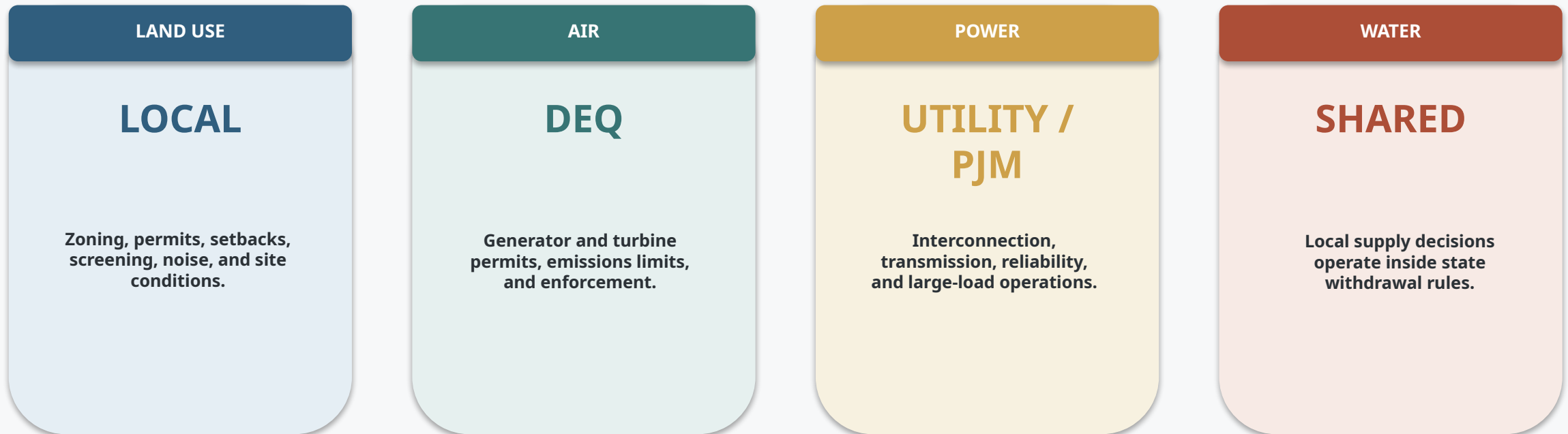
- PUP required in 2025
- 500-ft residential setback
- Pre- and post-studies
- Generator test windows

Henrico's newer rules are clearer, but their long-term enforcement record is still developing.

LEARN BEFORE THE PIPELINE GROWS.

WHO CONTROLS WHAT

Accountability is split across local, state, utility, and regional authorities.



A complete ordinance identifies each authority and requires coordination instead of assuming one office controls all impacts.

ACCOUNTABILITY NEEDS AN OWNER.

THE CITIZEN 4x4

Four lessons from Loudoun and Henrico can strengthen New Kent's first ordinance.

01	USE DISCRETION	Require hearings and a permit process that can impose site-specific conditions.
02	WRITE NUMBERS	Define measurable noise, setback, water, generator, and reporting standards.
03	TRACK COMPLAINTS	Publish investigations, monitoring results, violations, and corrective actions.
04	PLAN CUMULATIVELY	Evaluate combined noise, emissions, water, transmission, and fiscal effects.

A first ordinance has the advantage of learning from places that regulated only after problems accumulated.

CLEAR RULES BEAT REACTIVE FIXES.