

A Vision for Chesterfield

September 28, 2023

Our county is growing too fast, and it is growing without a clear vision. We are growing wherever land is available. It is not managed. This results in more suburban sprawl, increased traffic, overloaded schools, and a loss of community fabric. However, there is a better option.

First, we need to slow down high density residential. Allow our over-capacity schools to catch up with the already approved growth. No zoning exceptions for higher density in over-capacity school areas. Current residential zoning requests such as Case 22SN0089 for the Celebrations site on Swift Creek Reservoir need to be denied.

My vision focuses on improving the existing developed areas of Chesterfield. In 2017, as a planning manager for Chesterfield, I advocated for a vision that creates a series of community nodes or centers along our major roads. I used Rockwood as an example of revitalizing an aging area that needs a better mix of commercial and residential uses. This vision achieves four goals:

1. **Creates Community Focal Points** - Regularly spaced community centers provide residents with a place close to home for shopping, recreation, more trees and green space, and county services. Enable new residential where schools have capacity.
2. **Manages Growth and Provides Jobs** – Provides guidance to the development community and the county when and where to plan for new development and county services.
3. **Builds Community Fabric** - By connecting commercial centers to neighborhoods with shared-use trails and sidewalks, residents will meet through activities at their center.
4. **Enhances Our Transportation** – Commercial centers will serve as hubs for the county's overall bikeway system. Should the citizens of Chesterfield desire bus transit at some point in our future, these commercial centers can be retrofitted to host park and ride locations.

In 2017, County Administration did not move this vision for community centers forward. Since then, the Board of Supervisors has continued to pass numerous zoning cases with exceptions allowing thousands of apartments, condo, townhouses, and small lots with ever-increasing densities, and little regard to the impact on surrounding communities.

The current lack of vision is not helping citizens. My vision will offer citizens a sequence of special places in Chesterfield rather than endless suburbia. It will reverse suburban sprawl and focus growth in existing areas where we need mixed-use. My plan takes what we have and builds a community fabric connected together by a county-wide bikeway system.

Help me make this vision come true. I ask for your vote on November 7, 2023.

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Chesterfield County Board of Supervisors Election 2023

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