

# The Village Mill

September 1994

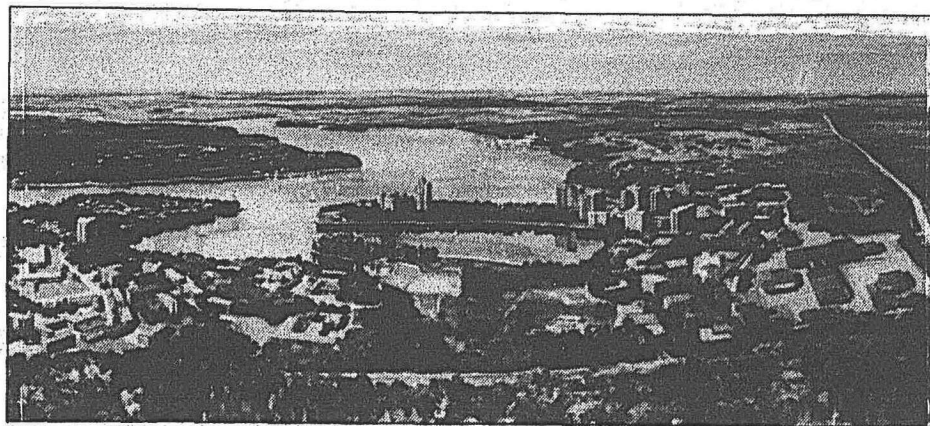
**The Brandermill Newsletter**

Special Edition

## Brandermill 1974-1994 Celebrating 20 Years of Excellence

### Editor's note:

As the community prepares to celebrate its anniversary on October 7 and 8, many fond memories of the past 20 years have surfaced. Most of the information in this special edition has been gleaned from the early issues of *The Village Mill*. In honor of the founders of Brandermill and their work, this commemorative issue is modeled after the very first issue of *The Village Mill* which was published in January 1975.



Photos provided by East West Partners  
Above is a rendering of Angus Powell's vision for the future of Brandermill. Note the high rise buildings. Below is the developer's interpretation of Powell's dream.

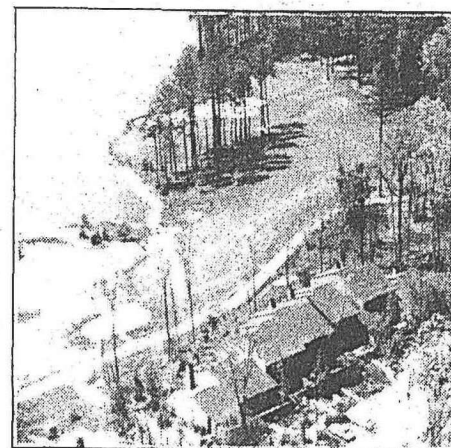
## Angus Powell envisions Brandermill

By Harriet Coppins  
Copy Editor

Brandermill owes its existence to the vision and planning of many individuals. Among all the visionaries and planners, a particular person stands out as the one deserving the most credit. Angus Powell, having seen the planned communities of Reston and Columbia, realized that he was seeing the future—and that future became Brandermill.

Brandermill is situated on land originally owned by Lea Industries which belonged to the Powell family of Richmond. In 1969 the family sold Lea Industries to Sperry and Hutchinson, retaining the timberland in Chesterfield County. A new subsidiary, Chesterfield Land and Timber Corporation, was then established to manage this land with the idea of eventually developing it. Angus Powell was the corporation's first president.

After deciding to build a 700-acre reservoir on its land near Route 360, CL&T entered into an agreement with officials of Chesterfield County who wanted a more



economical source for their water supply which they had been purchasing from the city of Richmond. CL&T gave the county an easement to use the water. The company also donated 1,200 acres of land and contributed several hundred thousand dollars to clear it and provide engineering services. The county then purchased 500 additional acres, so that the lake covered an area of 1,700 acres. CL&T retained fee simple ownership of its 1,200 acres which entitled it to

See Angus Powell on page 8

## JOIN THE Celebration Brandermill's 20th Anniversary

Friday, October 7 at 7 p.m.

FREE Street Dance

Market Square

Fat Ammons Band • Food Booths

Vintage Beer Truck • Reserved Tables

Saturday, October 8, 10 a.m.

Festivities in Sunday Park

Business & Organization Booths

Hot Dogs, Pretzels & Popcorn

Sailing Club Activities on the Reservoir

Pony Rides 12:30 to 2:30 p.m.

Fire Truck & Rescue Squad Car

McGruff the Crime Dog

Racing Car & Driver Ryan Farmer

Moonwalk & Fun Activities for Kids

School Orchestras, Bands & Choruses

Anniversary Cake

"Then and Now" Pictorial Display

Don't Miss the Fun!

## A time for pride

By Phil Perkins, President  
BCA Board of Directors

During the past 12 months, my wife Sandra and I have had the opportunity to host two business meetings in Brandermill. Both times we entertained visitors from such progressive cities as Baltimore and Milwaukee, where gorgeous waterfront settings, great community planning and attention to detail prevail. With this in mind, we were very pleased that our guests took time each day to walk by the lake and utilize the miles of bike trails. I felt a great deal of pride that we were able to provide a beautiful, safe and quiet surrounding in which our associates could be creative.

As our guests were departing, many mentioned that they were envious of us and wished that a Brandermill-type community were available in their cities. Almost all talked about the friendliness of the people in Brandermill and how they were made to feel welcome wherever they ventured—from Sundays for lunch, to the country club, to The Brandermill Church. Once again, we were proud of our neighbors and the kind of people with whom we all have the opportunity to work, play and worship.

I was privileged to attend an NRC meeting early in September and witness first hand the enthusiasm to serve the community shared by so many of our residents. I heard NRC members and guests speak passionately about many pressing issues. Since community awareness is of increasing importance, I was extremely pleased to note that plans were already afoot to make next year's Independence Day celebration a very special event. Many of our neighbors were also signing a petition to urge the county government to take further steps to protect our environment. My growing pride surfaced again.

It occurs to me that our 20th anniversary is the perfect time to reflect on the quality of life we enjoy in Brandermill. Day to day it's easy to take for granted our idyllic surroundings and the many benefits of our community. It's a time to pause, really appreciate our amenities and, yes, our good neighbors. It's a great time to allow our pride to show and to talk with others about the best planned community in America.

Sandra and I look forward to seeing all of you during the 20th anniversary festivities on October 7 and 8.

## It seems like only yesterday . . .

By Gary Fenchuk, President  
East West Partners of Virginia

I guess time *does* fly when you're having fun. It was back in May, 1973 when I had become lost searching for the new community being planned by Sea Pines Company outside of Richmond, Virginia. Finally, after going up and down Route 360 several times, I stopped for directions at the only sign of civilization I could find—the Clover Hill Store at Spring Run Road.

With their guidance, I joined my new colleagues in an old brick building where Market Square now stands to undertake the most ambitious real estate project in the history of Richmond!

We were sent by Charles Fraser, the founder of Sea Pines Company, with the mission of replicating the superior lifestyle of a resort community in an affordable, primary home community. Sea Pines Plantation on Hilton Head Island, characterized by extraordinary amenities and environmental sensitivity, was to be our model.

We were staffed with a bright, young, energetic, optimistic and dedicated group of individuals who were committed to creating this dream. While we all were filled with hope and confidence at the outset, we were soon sobered by a barrage of challenges and hurdles which threatened our very survival before the first house was sold. During our first eight months, we had to battle a formidable series of obstacles: being on the "wrong side of town" (some called it "Dogtown"), an oil embargo, a major real estate recession, record high interest rates, a rezoning controversy which attracted the Sierra Club, and the financial insolvency of our parent company, Sea Pines Company. Somehow against

all odds but through an incredible team effort, we persevered and went on to fulfill the promise of this ideal community.

Among those involved some 20 years ago are a number of individuals *still* affiliated with our company: Harry Frampton, Brandermill project manager; Roger Perry, salesman; Hank Meyer, development manager; Liz Danzler Paul, legal secretary; Gary Harris, golf course superintendent; Franny Simpson Powell, marketing director; Roger Arrowsmith, salesman; Clem Carlisle, salesman; and myself, assistant treasurer. In addition, a few key individuals too integral to not mention would be Clarke Plaxco, planner; the late J. Roy Martin, III, vice president of development; Mickey Blalock, office manager/salesman; and one of the finest gentlemen I've ever known, the late Angus Powell, who was our land partner.

I am confident that I can speak for everyone involved in expressing our pride in the Brandermill community which was rightfully honored as the Best Planned Community in America in the late '70s. It has been a true labor of love and an ultimately gratifying experience. We proudly join all of the community's residents celebrating Brandermill's 20th year anniversary.

### BCA Board of Directors

Phil Perkins, President  
Jim Trent, 1st V.P.  
Laurie Newill, 2nd V.P.  
Kevin Healy, Treasurer  
Al Matz  
Don Myers  
Andy Wyman



## The Village Mill

3001 East Boundary Terrace, Midlothian, VA 23112

Publisher .....	Brandermill Community Association
Community Manager .....	Greg Ailsworth
Managing Editor .....	Wendy Mathis Parker
Copy Editor .....	Harriet Coppins
Copy Writer .....	Juli Talty
Advertising Assistant .....	Janet Caudle
Production Assistant .....	Barbara Monk



## Charles Davis is first Brandermill resident



Charles Davis, III stands in front of his Winterberry Ridge home.

Photo by Wendy Parker

**By Wendy Parker**  
Managing Editor

Charles Davis, III and his family were the very first residents to occupy a home in Brandermill. In October 1975 they moved into their "country home" on Winterberry Ridge. Nineteen years later in the same residence, Davis recalls the early years in Brandermill. He says that Route 360 was primarily in woodlands and that the trek home from his job in downtown Richmond took "no less

than 45 minutes." Once he turned off Route 360 into the Brandermill development, he traveled down dirt and gravel roads. Now with the paved roads and Powhite Parkway extension, Davis can make the drive home from his office at the James Center in 22 minutes. Davis says the closest grocery store was at Courthouse Road so "if you forgot the bread or milk, you made do for the night."

Davis notes there was a special closeness and pioneering spirit among the early residents. He jokes about their remoteness, "You didn't know when you were going to have to circle the wagons." With perhaps only a half dozen other families utilizing the Sunday Park Pool, Davis describes the first year in Brandermill as "belonging to a private estate." He said other area residents who had gone a lifetime without public utilities—sewer and water—sometimes felt that Brandermill residents were getting "special treatment" by county officials.

Davis says he was first sold on the concept of the planned community when he visited Hilton Head and he liked what he saw. Davis says, "I have not seen a more desirable planned community than Brandermill." Referring to the utilities, shopping centers and roads, he is pleased that "the support system has come to us. If you've got a pizza shop and a video store close by, what more do you need?" Of his nearly 20 years in Brandermill he says, "It's been a great ride."

When he toys with the idea of someday moving further out in the country, Davis says, "... you would give up restaurants, security and neighbors." But of his Winterberry home, Davis adds, "I don't think I'd ever sell this place."

## Notable Firsts

Jerry Jewett was the first official property owner in Brandermill. The Charles Davis family was the first family to move into their residence in Winterberry Ridge in October, 1975.

The first restaurant in Sunday Park was named Windward Watch.

In September, 1976 a directory of all residents of Brandermill was printed.

Gary Player, who along with Ron Kirby designed the country club golf course, played it on June 4, 1976.

In June 1977, the Brandermill Community Association adopted a new logo. It combined the nautical sign of the compass rose with the image of a house.

Cable TV arrived in Brandermill in November, 1981. Thornridge, Court Ridge, Planter's Wood, Heritage Woods, Long Shadow, Litchfield Bluff, Pebble Creek, Quail Hill, and Timber Ridge were the first neighborhoods to be serviced.

In April, 1982 residents were advised to be careful when the new traffic light was installed at the main entrance to Brandermill on U.S. Route 360.

The new Brandermill branch of the Midlothian Post Office opened in Market Square in April 1983. A clerk was in attendance from 9 a.m. to 9:30 a.m. Monday through Saturday.

The general manager of the Brandermill Company announced that with the April 1985 annual election, the company would request only one position on the five member BCA board.

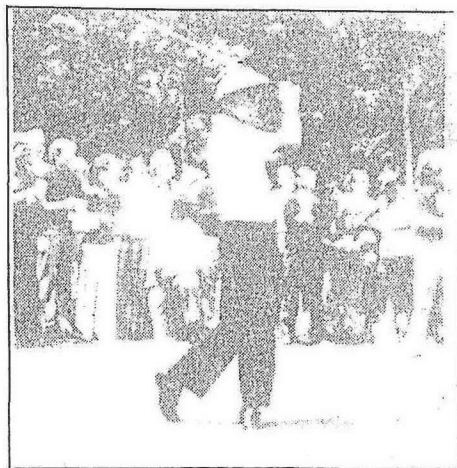
In January 1988, residents were reminded that the new zip code for the area was 23112.

## BCA Board Presidents

Harry H. Frampton, III	1975-1976
Roger Clapp	1976-1977
Craig Kelly	1977-1979
C. Daniel Stevens	1979-1980
Theodore Chandler, Jr.	1980-1981
Peggy Frisbie	1981-1982
Benjamin Cummings	1982-1983
Robert S. Katherman	1983-1984
John E. Maphis	1984-1985
William K. Dix, Jr.	1985
Arthur H. Haake	1985-1988
Orrin Craigie	1988-1991
Eric Engler	1991-1992
James M. Bolton	1992-1993
Jack Davis	1993-1994
Phillip Perkins	1994

## Community Managers

Samantha McGee	1976-1979
Fred Bott	1979-1985
Bill Pugh	1986
Arthur Haake (acting)	1986
Chris Wheeler	1987-1994
Greg Ailsworth	1994



Gary Player plays the Brandermill course for the first time in June, 1976.

## Brandermill area is rich in history

By Harriet Coppins and Wendy Parker

For thousands of years people have lived in the area now known as Brandermill. Projectile points and pottery shards discovered in the vicinity are the only indications of these early people.

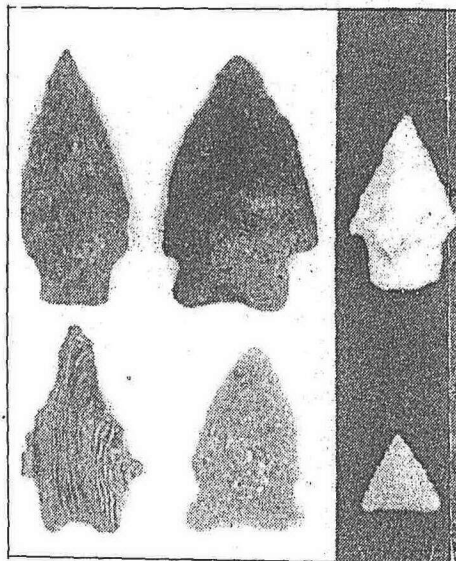
Recently, archeologists at Virginia Commonwealth University identified a large number of spear points, arrowheads and pottery shards found in Brandermill by a youngster. The collection of points ranges in age from 12,000 B.C. to A.D. 1600, most being from the earlier periods. Indians in this area during the Paleo period (10,000 B.C. to 8,000 B.C.) comprised a small population of hunters and foragers. Later Indians moved toward the large rivers where they farmed the fertile land. This explains why the majority of the objects found date from earlier periods—land under Swift Creek Reservoir was formerly hunting ground.

It is well documented that Indians lived in Virginia at the time of the Jamestown settlement in 1607 and that Chief Powhatan, father of the legendary Pocahontas, ruled over 30 tribes in this area. Two rival tribes, the Monacan and Appomattox Indians lived and hunted in what is now Midlothian proper.

Four years after Jamestown was settled, Sir Thomas Dale, the first governor of the colony, began to look for higher ground. He established the town of Henricus located on the James River. Tobacco became the backbone of the economy and planters were prevalent throughout the area. In 1749, the general assembly declared the county a separate entity and named it Chesterfield County in honor of Lord Chesterfield of England.

The recorded history of Midlothian began with the Indian massacres of 1622 which occurred about 50 miles up the James River from Jamestown. People started moving back to populated areas during the violence and a second Indian massacre in 1644 resulted in the building of forts in Petersburg and Richmond on the north side of the James River. Some 30 years later, an armed colony governed by William Byrd was established on the frontier and by 1685, the Indians and settlers were at peace.

Unfortunately, peace was a tenuous condition and in 1700 hoping to ease the situation, Governor Byrd created a buffer zone between the white settlers and the Indians. To fill this zone, approximately 800



Arrowheads provided by Todd Parker

French Huguenots fleeing religious persecution were given land. They soon spread out from their original grant and settled in what is now Midlothian proper.

In 1709, Governor William Byrd reported some success with coal mines which started an economic boom. The coal mines in the Midlothian area are thought to be the oldest in America and probably gave the village its name. Many of the miners had come from Scotland, specifically from areas known as East and West Lothian. It was they who no doubt named the local mines the Mid-Lothian.

The Chesterfield County railroad system, originally horse-drawn, emerged 40 years prior to the Civil War. The Southern Railroad began its operation of steam locomotives in 1851. After World War I the railroad was instrumental in the creation of Midlothian as a summer resort. People came from Richmond by rail for the fresh air and spring water.

The second economic boom in Midlothian was the result of the timbering activities of Lea & Co. which created jobs and in turn, the need for still better transportation. In 1907, Midlothian Turnpike was partially macadamized and maximum speeds were set at 15 mph.

The area now known as Brandermill remained sparsely populated throughout the 1900s up until the community's development in 1974. Early maps indicate large parcels of property were owned by families such as the Clays, Morrisettes and Cheathams. Many descendants of these families still live in the area.

## Community receives many honors and awards throughout the years

By Harriet Coppins  
Copy Editor

Since its inception in 1974, Brandermill has been the recipient of many awards and citations.

In 1975, Brandermill and Chesterfield County received an Environmental Honor Award for excellence in land planning from "Environmental Monthly," a national publication.

Brandermill was selected as winner of the Grand Award in the 1977 Sensible Growth Design and Planning Awards Competition presented by the National Association of Home Builders. The award was based on Brandermill's concern for residents, the environment, good planning, and design practices.

In 1978, "Better Homes and Gardens" featured the award in several spring issues. The magazine emphasized the variety of housing, recreation facilities and education. It also noted the preservation of natural features, open space planning and pedestrian paths and named Brandermill "The Best Planned Community in America."

Two years later in 1980, Brandermill won awards for Gleneagles, Sunday Park and the North Beach pool complex. The American Institute of Architects, Potomac Valley Chapter, honored Gleneagles. Sunday Park was recognized by the National Swimming Pool Institute's Design Competition in the pool category.

Brandermill Community Association was named "Association of the Year" by the Community Association Institute Central Virginia Chapter in both 1988 and 1989.

In February 1992, Brandermill was included in the book entitled "The 99 Best Residential Communities in America."

The community was recognized by Governor Wilder in 1993 for its relief work the previous year in aiding Florida victims of Hurricane Andrew. Brandermill participated in the Adopt a Family program.

The community was also honored with a resolution from the Richmond Relief Convoy for its work in providing emergency relief to the flood victims of Hannibal, Missouri in 1993.



# History of The Village Mill spans 20 years

By Wendy Parker  
Managing Editor

*The Village Mill* newspaper is the official monthly newsletter of Brandermill Community Association. Since its first publication in 1975, the paper has undergone substantial changes in format, style and production. In 20 years over 200 issues of the paper have been published.

*The Village Mill* was originally produced in newsletter format on tan paper. The quaint pen and ink mill scene on the front page of this special edition is the original flag that graced the early editions of the Brandermill newsletter.

The copy style was informal and be-

cause the community was small, the newsletter frequently featured folksy stories about individual residents and neighborhood gatherings.

The very first newsletter, published in January 1975, highlighted Harry Frampton, general manager of Brandermill; Clark Plaxco, director of community planning; and Jerry Jewett, the first Brandermill property owner. It also featured the construction of the new buildings in Sunday Park. The newsletter states that the tavern, now Sundays, was originally to be named after Phineas Clay, the eccentric local landowner who was buried in Brandermill standing up in his tomb with a window at eye-level.

Franny Simpson, now Franny Powell, served as the first editor of *The Village Mill*.

In April 1978, under the direction of Editor Sam McGee, the newsletter was changed to a tabloid format and was printed on newsprint. Three years later *The Village Mill* was again transformed and the size was increased to a standard newspaper format—approximately eight pages. The December 1980 issue featured *The Village Mill* flag in Old English type for the first time. The new look apparently found favor as the old mill scene was henceforth eliminated and variations of the present day flag began to run.

The early issues of the paper were produced by a paid editor and a volunteer staff. Advertising sales were instituted in the early 1980s. After the purchase of desktop publishing equipment, *The Village Mill* was produced in-house for the first time in 1991.

## The more things change, the more they remain the same

By Harriet Coppins and Juli Talty

**Traffic**—Increased traffic became a concern in June 1977. In response to many complaints about speeding, it was announced in July 1980 that the county police had increased their radar surveillance on Brandermill and Millridge Parkways.

**Vandals**—In August 1977 parents were reminded to warn their children to stay away from unoccupied homes. Several break-ins had occurred. In May 1980 a \$250 reward was offered for information leading to the conviction of the persons who vandalized North Beach Pool. A \$50 reward was offered for information about the vandals who damaged the pavilion and fishing dock in Sunday Park. Again in 1981 an article appeared in *The Village Mill* about vandals in Sunday Park. An October 1989 article told of the high cost of vandalism in Brandermill. Approximately \$69,000 were spent each year for repairs and clean-ups.

**Dogs**—A BCA flyer distributed in December 1976 indicated, "One of the most widespread problems in Brandermill is that of dogs running loose. Not only is this a nuisance, but this is also a violation."

**Signs**—In April 1977, all neighborhood signs were redone with reflective lettering. In addition, blue street signs were installed by the county. Seven years later in April 1984 an announcement was made that all directional signs in Brandermill had been renovated. In the fall of 1990 it was noted that the maintenance department was in-



Photo by Juli Talty  
The sign at left served its neighborhood for almost 20 years. The sign at right is one of 91 new neighborhood signs being installed in 1994.

stalling new street signs and traffic signs throughout Brandermill.

After an extensive study of the deterioration of entrance and neighborhood signs the BCA Board of Directors decided to install all new signs in Brandermill. The announcement was made in November 1993.

**Reservoir**—On July 8, 1983 an article in *The Village Mill* reported that the Swift Creek Reservoir provides the drinking water for most of northern Chesterfield County. The treatment plant processed 10 million

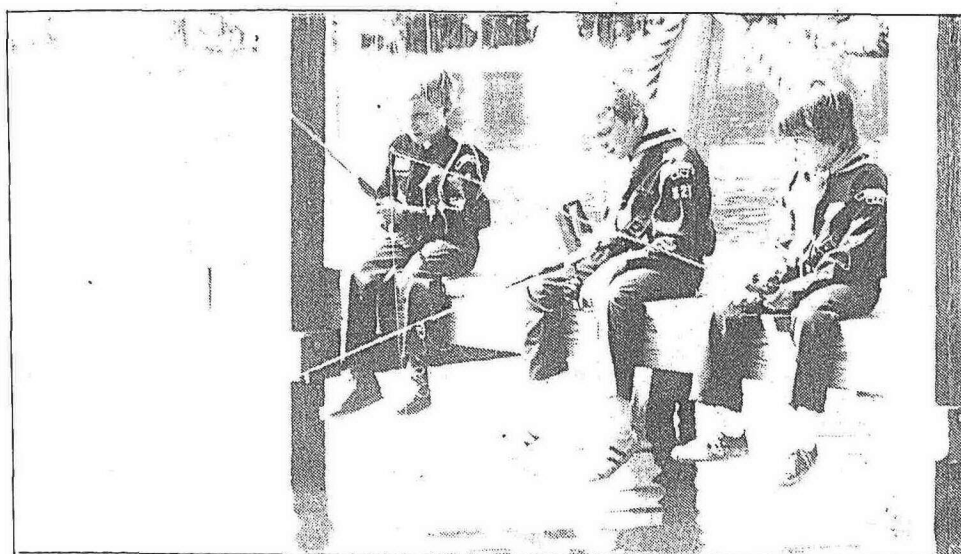
gallons of water a day and earned an official rating of "very good."

The water level in Swift Creek, however, was reported to be at a record low on October 3, 1983. The water level which was usually recorded at 177 feet above sea level registered at 174.4 feet.

In December 1990 water was still a concern. At that time the water level was down 3.85 feet and was the lowest it had been since the construction of the reservoir in 1965.



# Topics of the Times: Highlights from The Village Mill



Swift Creek Reservoir has always been a topic of concern for Brandermill residents.

By Harriet Coppins and Juli Talty

**1975**—The June issue of *The Village Mill* explained the work and introduced the members of the Architectural Review Board. According to the article, the board "provides all property owners with the assurance that aesthetic continuity within the community will prevail."

**1976**—The Winterberry Ridge home featured in *Southern Living* magazine was open for tours seven days a week.

**1977**—A new entrance to Brandermill was planned from Genito Road into Fox Chase. The entrance was required by county zoning laws and would alleviate traffic congestion in Quail Hill and Fox Chase.

Millridge Office Park in Market Square officially opened in October.

**1978**—An energy advisory board was formed in February to help the community save time, money and energy.

The congregation of The Brandermill Church conducted services in the upstairs of the Sunday Park restaurant.

**1979**—The grand opening of Market Square shopping center was held on June 2. The tenants in the first phase of the shopping center included a convenience store, drug-store, florist, dry cleaners, realty office and two banks.

**1980**—A \$45 million school bond issue that included plans to relieve overcrowding of schools serving Brandermill students was defeated.

**1981**—In September the \$2.3 million Northern Area Landfill opened on Warbro

Road.

A \$26 million school bond referendum was included on the November ballot. Of special interest to Brandermill residents were funds for a Genito Road elementary school.

**1982**—The BCA voiced opposition to a planned oil storage depot on Genito Road about a mile from Brandermill.

**1983**—A map appeared in the June issue of *The Village Mill* showing the proposed Powhite Extension and Route 288.

**1984**—An announcement was made in April that the Brandermill Inn and Conference Center would open in October.

Also in April, the first business in Genito Station shopping center was opened.

When schools opened in September the principal of Swift Creek Elementary School announced that the school was overcrowded and portable classrooms were a temporary solution. Swift Creek Middle School had extended classrooms at Gordon Elementary School in Smoketree.

**1985**—*The Village Mill* celebrated 10 years of service to the community in January. In April, the master plan of Brandermill Woods was made public.

Due to the rapid growth of Brandermill, the community was divided into two voting precincts for the November election.

**1986**—The main topic of concern in January was the sewer line which the county proposed to construct along the eastern shore of Swift Creek Reservoir. The BCA Board notified the Chesterfield County Board of Supervisors that it would take action to force the county to find an alternative route. There

was also good news in January in *The Village Mill*. The county announced plans to begin the construction of the Powhite Parkway extension to Brandermill and Route 288 from the Powhite to U.S. Route 360. Future plans called for an extension of Route 288 from 360 south to Interstate 95. The Powhite extension and Route 288 were scheduled for completion in October 1988.

Brandermill's growing pains were evident in April when parents voiced opposition to the county's plan to set new boundaries for Swift Creek Elementary School and the new Clover Hill Elementary School in Woodlake. In September, Brandermill students were attending two elementary schools.

**1987**—The main issue in January continued to be the sewer line and there were meetings in January, February and March. Finally in October, county officials agreed to build the line in a new location.

Also in January the announcement was made that the BCA purchased the building at 3001 East Boundary Terrace.

During January and February residents experienced more than their share of power outages and snow. By February 2 the BCA crew had worked 475 man-hours on snow removal.

The April newspaper announced that the new section of Coalfield Road, between Old Hundred Road north of Genito Road near Queensmill, was scheduled for completion in June. The new section directly connected the Brandermill area and Midlothian.

In August the VDOT held a public meeting regarding Route 288.

In September area schools opened with a record number of students. Swift Creek Middle School was using three trailers with two more to come and Clover Hill High School opened a new wing.

September also brought the good news that the Midlothian Post Office would move to a building in Sycamore Square.

**1988**—Construction was slated to begin on the Waterford Corporate Park. A 310-unit apartment complex, a shopping center and office buildings were planned.

Over 300 residents attended a meeting on the future of public schools. It was estimated that the county would have to accommodate an influx of approximately 10,000 students over the next six years.

Preliminary plans were announced in March for a shopping center to be built on U.S. Route 360 near the entrance to Harbour Pointe. The area would be known as Brand-



ermill Landing. Residents' meetings were held and petitions opposing the construction of the shopping center were circulated.

The 1988 graduating class at Clover Hill High School was the largest ever with over 400 graduates.

Concerned Citizens For Quality Education rallied 450 residents for a meeting to discuss the impact of the county's \$67 million capital improvement plan. Swift Creek Middle School planned to be using 11 trailers during the 1988-1989 school year and sixth-grade physical education classes would be canceled due to overcrowded conditions and those students would play organized games in the halls. Portable toilets would also be used at the school.

On September 30 the Powhite Parkway extension opened to traffic.

The long-awaited dredging of the cove at The Landing began in October. An estimated 6,000 cubic yards of spoil were removed in creating the 75-foot wide channel.

1989—In February it was announced that the developer had applied for an amendment to the zoning which would allow a shopping center to be built at the intersection of Genito and Coalfield Roads. The 19-acre site was originally zoned for low density one- to two-story office buildings.

The proposed elementary school on Woolridge Road which would relieve overcrowding at Clover Hill Elementary School was scheduled to open in September.

1990—In March, residents learned that a new library funded by the November 1988 bond issue was to be built just off U.S. Route 360 near the high school. Completion was scheduled for 1991.

It was announced in June that Phase I of The Landing project was near completion. Phase II was already underway and included landscaping, planting and laying mulch or gravel under the T-racks.

An article in the August issue reported that an additional sewer system would be completed in the fall of 1990.

The September issue of *The Village Mill* noted that five schools plus one annex were serving the educational needs of Woodlake and Brandermill children. All Brandermill schools were still dealing with large student populations. Some of Swift Creek Middle School's students were being bused to an annex on Westfield Drive near Sycamore Square.

In September residents also learned that the Chesterfield County Planning Commission voted to accept a final revision of the Upper Swift Creek Plan. The plan would

"hold down pollution of the reservoir and maintain it as a drinking water source and an attractive waterscape."

The November edition carried a report that Waterford One, the first building to be completed in Waterford Corporate Park was ready for occupancy.

It was announced in December that a public information meeting was held on the Upper Swift Creek Plan. A member of the county planning department spoke about the future development of land that drains into the reservoir. Among the goals noted were the maintenance of the quality of water, the balance between commercial and residential growth and the conservation of environmental and esthetic resources.

1991—Early in the year Brandermill's concerns reflected the concerns of the country and most of the world. Local young men and women were involved in the Persian Gulf War and many of them were in the war zone. Fear and anxiety over the welfare of loved ones were evident as yellow ribbons and American flags were on display throughout the community.

Other news concerned the issue of shrink-swell soil. The Chesterfield County Board of Supervisors had not reached a consensus regarding financial assistance for residents whose homes were damaged. In December it was reported that four county supervisors toured Brandermill to inspect houses with shrink-swell soil problems. Ninety residents attended an NRC meeting to learn more about the situation.

Also scheduled for December was a meeting of the Brandermill Development Corporation, Ltd. and members of the Harbour Pointe Association concerning rezoning. The request by Brandermill Development Corp. included a shopping center and office on U.S. Route 360 at Harbour Pointe Parkway.

1992—In April the county director of transportation had begun the process of prohibiting truck traffic on Old Hundred Road between Genito Road and U.S. Route 360.

The October issue of *The Village Mill* reported on a meeting which was attended by 200 area residents. The focus of the meeting was to gather input from residents on two proposed plans to deal with shrink-swell soil. In November, an article noted the the board of supervisors had not reached a consensus concerning the problem.

Also in November, an article appeared informing readers of plans to widen U.S. Route 360. The work would begin in 1994 and take a year to complete.

The December issue included a letter from Chesterfield County Supervisor Art Warren detailing measures adopted by the board in order to prevent future problems relating to shrink-swell soil.

1993—The March issue of *The Village Mill* announced that workers had begun clearing the land for the new shopping center on U.S. Route 360 between Brandermill and Woodlake. The 125,000-square-foot strip mall was scheduled to open in the fall.

In June it was announced that construction would begin soon on an access loop and ramp to connect the Powhite Parkway and Route 288. The loop would allow traffic traveling north on Route 288 to exit directly to the Powhite Parkway leading west to Old Hundred and Coalfield Roads.

In October residents were once again concerned with the quality and quantity of the water in the reservoir. A spokesman for the utilities department assured everyone that the drinking water was safe.

The decision by the country club to close the pool at Sunday Park was made public in the December issue. The pool was dismantled and future plans for the property are still under advisement. It was explained that the pool had deteriorated beyond the point of repair.

1994—In April residents attended a public meeting to discuss concerns about the proposed Amoco station along Coalfield Road. The May issue of *The Village Mill* included an article that stated that the majority of residents were opposed to the project. There was an announcement in the June issue that the developer had withdrawn his plans for the service station.

Also in June, an article appeared regarding the proposed recycling plant on Warbro Road. Plans call for a completely enclosed composting process for the breakdown and recycling of waste. The August issue published an article that stated that members of the BCA Board had directed the community manager to advise the county supervisors and planning commission of the BCA's opposition to the proposed rezoning on Warbro Road.

The good news in the same issue was that the long-awaited Clover Hill Library would open on August 29. Also included in the August issue was an article that said registered voters in Chesterfield County made their wishes known by way of petitions to hold a referendum on electing school board members. Plans were also announced for the upcoming celebration of Brandermill's 20th anniversary.



Angus Powell  
Continued from page 1.

all recreational and other normal ownership rights with the provision that the activities occurring on the land not damage the water supply.

In 1970 CL&T consulted with Reynolds, Smith and Hills, an architectural firm from Jackson, Florida, to develop a plan for a community to be called Swift Creek. For two years, the new partnership worked at obtaining zoning and sewer commitments from Chesterfield County. In 1972 the Sea Pines Company of Hilton Head Island, South Carolina, desiring to expand its residential activities, bought RS&H's 50 percent ownership along with CL&T's 40 percent. CL&T remained as a 10 percent partner. In 1976, four enterprising individuals formed The Brandermill Group (later to become The Brandermill Company and then East West Partners) and took over the Sea Pines' interest in the project. The original partners in-

cluded Harry Frampton; the late J. Roy Martin, III; Clarence Lupton and Gary Fenchuk. Shortly after its formation, Roger Perry joined the group when Lupton left. In the late 1970s Max Gardner became a partner. During the planning and developing phase of the new community, Equitable Life Assurance Company made a major long-term commitment of \$15 million to finish the project.

The planned community was no longer called Swift Creek. It became known as Brandermill, named after John Brander who owned and operated a large milling complex and bake house in the 1800s. These buildings were located in the southeast section of Chesterfield County on Branders Bridge Road. They stood on the north side of Swift Creek near his family home, Brandersburg. The two-story frame house, one of the largest federal-period structures in the county, still stands about a mile from the old mill site and since the middle 1900s has been known as Poplar Grove.

One major problem remained to be solved. When the Brandermill management

team made application to the county to modify the existing zoning and sewer commitments, the issue of public use of the Swift Creek Reservoir and the possible threat of environmental damage created an enormous controversy. Would the development of Brandermill adversely affect the county's water supply?

After months of emotion-filled hearings, a task force comprised of Virginia Polytechnical Institute professors, reported that the development would not damage the water. In addition, when the Environmental Protection Agency arrived at the same conclusion, the way was clear for the Chesterfield County Planning Commission and the Board of Supervisors to give unanimous support to the creation of Brandermill.

Finally in the summer of 1974, construction was started and in July 1975, the Sunday Park complex was underway. The first two "pioneering" residents of Brandermill moved into their homes in 1975—the Davis family on Winterberry Ridge and the Clapp family on Old Fox Trail.

# BRANDERMILL. THE BEST PLANNED COMMUNITY IN THE UNITED STATES.



Better Homes and Gardens magazine and the National Association of Home Builders have selected Brandermill as the best planned community in the United States. Brandermill won this annual award in a national competition involving communities with 1000 homes or more. Go eight miles west of Chippewicum on Route 350 and see why.

