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is, Sowder emphasized lowering property taxes by growing business and commercial growth like Henrico County has. He wants the county to achieve 30 percent of its property tax revenue from commercial properties. Currently, about 20 percent of property taxes comes from business and retail development.

Gecker replied that "wasn't realistic," noting that even county officials are targeting 20-25 percent. He is calling for changes on growth policies, saying "growth can't pay for itself."

Sowder wants the real estate property tax rate, currently the highest of any county in central Virginia, to be reduced. He is calling for Chesterfield to do a better job of attracting and retaining businesses to offset any revenue loss from a lower property tax rate.

Gecker opposes reducing the property tax rate. He noted that a reduction primarily impacts school spending, adding, "[Reducing the property tax rate] may be popular, but it doesn't make good economic sense."

Even though he doesn't like paying tolls, Sowder called it "critical" to extend the Powhite Parkway as a toll road to Route 360. That would reduce the high traffic counts that affect commuters and shoppers alike on Route 360.

Gecker opposes extending the Powhite. "Our infrastructure is already stretched," he argued, and extending the Powhite would "open new residential [opportunities] and increase demands for new schools."

To better manage growth in the county and in the Midlothian District specifically, Gecker said the board needs "the political will," and he wants to use roads and schools as a growth management tool. Sowder said each zoning case should be decided on its own merits with comprehensive plans kept current.

Even when they agreed, Gecker and Sowder tended to arrive at the solution differently. Both opposed increasing the maximum cash proffer from the current \$15,600 per unit to \$22,500.

"Proffers are a broken tool," said Gecker. He wants to eliminate "transportation proffers entirely," and have developers pay for roads within their developments "and offsite impact." Chesterfield expects to receive less funding for new road construction in the future.

A higher proffer "places an undue burden on new homeowners... particularly on middle income families... and whether they can qualify for a mortgage," said Sowder. "We can have differential proffers to encourage growth or, conversely, discourage growth." The county discussed differential proffers last year, but chose to increase the proffer maximum.

The decision to locate a new middle school at Centerpointe "was wrong," claimed Gecker. "It was politics over planning." He said the

data supported a new school in the western 360 corridor or near Courthouse Road and Route 360. He supported the latter, because "it wouldn't spur growth."

"I don't want to speculate on the decision," Sowder responded. "We need to get on [with other matters]." He is calling for more coordination and community meetings on school sites.

Gecker referred to the new Clover Hill High School as "fulfilling a political promise." He thought the county board should not "micro-manage school resources," but complained that the school planners "did not give us the necessary data" for planning purposes.

Sowder agreed that school location was "a primary function of the School Board," and wanted "more cooperation and coordination" with the county board. He also wants more parental input in decisions.

The candidate forum was sponsored by the CBC and the Western Chesterfield Business Alliance. By agreement, both candidates were provided with a list of questions in advance, and they alternated who would answer those 15 questions first.

Endorsements

Gecker has been endorsed by the Chesterfield Education Association Political Action Committee whose association emphasizes



Gecker



Sowder

issues of teacher pay, benefits and working conditions. In a press release, PAC Chair Linda Boggs said Gecker's "vision for the future places public education and those who work in schools first and foremost."

State Senator John Watkins did battle with Gecker over the provisions of the Watkins Centre, but Gecker ultimately voted for the Watkins Centre rezoning. Watkins, a Republican, is squarely in Sowder's corner. Despite the Republican advantage in the Midlothian District, he thinks the race will be close.

"I think it will come down to the wire," Watkins said. "Dan knows a lot of people and the issues while Don is on a learning curve. I don't like the problems [Senator] George Allen is having, but I do think that will bring Republicans out, which will help Don."

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Selected real estate sales in Chesterfield

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
FOREST VIEW	4013 BIRDBROOK DR	4	2	1	2,366	\$279,000	\$178,400
FOREST WOOD	6108 FOREST WOOD RD 5	2	1		2,553	\$279,000	\$208,900
FORESTDALE	1923 CHEVELLE DR	3	2	0	1,740	\$215,000	\$148,400
FOUNDERS BRIDGE	2613 FOUNDERS BRIDGE RD	4	4	1	4,256	\$826,592	\$112,000
FOX BERRY	8436 DEN BARK DR	3	2	0	1,512	\$195,500	\$145,500
FOX CREEK	16107 HEATHCLIFF CT				*	\$87,290	\$0
FOX CROFT	15136 FOX GROVE LN	4	2	1	2,822	\$373,000	\$266,300
FOXFIELD	5407 TRAIL RIDE CT	7	4	0	3,912	\$491,845	\$368,600
FRANKLIN FOREST	8550 SUNVIEW LN	4	2	1	2,726	\$375,000	\$254,700
FUQUA FARMS	4012 HARVETTE DR	3	1	1	1,620	\$194,000	\$147,000
GENITO ESTATES	3570 PEASE RD	3	1	1	1,484	\$195,000	\$142,500
GENITO FOREST	3324 OAKMEADOW LN	3	2	0	1,539	\$165,395	\$144,500
GENITO WOODS	3125 GREGWOOD RD	3	2	0	1,444	\$192,000	\$134,100
GILL W E	21322 WINFREE AV	3	1	0	988	\$125,900	\$77,900
GLEN OAKS	3900 GLEN OAKS CT	3	3	0	1,950	\$239,950	\$169,800
GLEN RIDGE SUBDIVISION	6631 GLEN RIDGE CT	4	2	1	2,437	\$304,000	\$241,200
GLEN TARA	4613 BRIDGEWOOD RD	3	1	0	1,056	\$162,000	\$99,800
GLEN WOOD	4904 JUNILLA LN	3	2	0	1,440	\$165,000	\$131,900
GRAND SUMMIT	2301 LOGAN ST	4	2	1	2,968	\$512,000	\$386,000
GREAT OAKS	10613 RIDGERUN RD	3	2	1	1,612	\$199,000	\$140,100
GREENBRIAR	4605 EXTON LN	4	2	1	2,009	\$225,000	\$157,300
GREENFIELD	2037 DEAUVILLE RD	3	1	1	1,532	\$185,000	\$134,700
GREENHAM	13406 GREENHAM CT	4	2	1	2,008	\$263,860	\$35,000
GREGORYS CHARTER	9525 GREGORYS CHARTER						

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
GRINDALL CREEK PARK	4814 CASTLEWOOD RD	4	2	1	3,364	\$384,950	\$296,000
GROVE (THE)	1113 GOSWICK RIDGE RD	5	2	1	3,641	\$439,000	\$334,200
HAMILTON	1604 CHURCH BAY RD	3	2	0	1,365	\$193,950	\$150,000
HAMPTON PARK	15713 HAMPTON CREST TN	5	2	1	2,769	\$339,000	\$278,100
HAPPY HILL FARMS	14700 HAPPY HILL RD	4	2	1	2,424	\$304,950	\$204,600
HARBOUR GREEN	7306 PORT SIDE DR	3	2	1	1,710	\$218,000	\$158,600
HEATHERIDGE	808 CLIVENDON CT	3	2	0	1,448	\$180,000	\$133,200
HEGDELAWN	9619 COLE MILL RD				**	\$315,000	\$40,000
HENING HEIGHTS	4843 CASCADE ST	3	1	0	1,347	\$150,000	\$90,700
HERITAGE COMMONS	1707 GREENFIELD DR	3	3	0	1,706	\$222,000	\$158,000
HIDDEN VALLEY ESTATES	4205 HIDDEN VALLEY RD	3	2	1	3,072	\$335,000	\$237,200
HIGHLANDS (THE)	11218 EASTFAIR WY	4	2	1	2,604	\$371,000	\$282,600
HILLDALE	4919 PAR DR				**	\$245,000	\$25,000
HILLTOP FARMS	10124 HILLTOP FARMS DR	3	2	0	1,583	\$187,950	\$133,400
HILMAR	7330 HILMAR DR	3	1	1	1,104	\$165,000	\$114,500
HOLLY CREEK	4717 & 4725 CROSSGATE RD	5	3	1	2,840	\$312,000	\$204,100
HOLLYMEAD	9418 LOCKBERRY RIDGE LP	4	2	1	1,986	\$236,000	\$172,100
HUGENOT RIDGE	1901 REGIMENT TR	5	3	0	2,680	\$429,500	\$306,200
HUNTERS LANDING	10812 DECOY LN	3	2	1	1,415	\$187,000	\$136,100
HUNTINGCREEK HILLS	5931 DEERWATER CT	3	1	0	1,056	\$135,000	\$96,600

Subdivision Name	Property Address	BRM	BATH	1/2BATH	SQ FT	SOLD	ASSESSED
HYLTON PARK	430 COMSTOCK DR	4	2	1	1,800	\$200,000	\$148,200
IRONGATE	6902 GRAYMOSS CT	3	2	1	2,088	\$230,000	\$177,400
IVEY ACRES	15807 GARY AV	3	1	0	960	\$136,000	\$96,800
JACOBS GLENN	4500 JACOBS BEND DR	4	2	1	2,032	\$223,500	\$177,100
JESSUP FARMS	6460 BAREBACK TR	5	3	0	2,432	\$200,000	\$181,300
JESSUP STATION	5624 HOLDEN RD	3	2	0	1,390	\$166,000	\$143,500
JOHN TYLER WOODS	2721 EXECUTIVE DR	3	2	1	1,851	\$206,000	\$157,400
KEITHWOOD	421 KEITHWOOD CT	3	1	0	1,212	\$155,000	\$119,500
KENTWOOD FOREST	14001 KENTWOOD FOREST DR	4	2	1	2,103	\$254,950	\$189,900
KESWICK HILLS	3411 WINTERFIELD RD	4	3	1	3,082	\$499,950	\$368,400
KIMLYNN	10231 KIMLYNN TL				*	\$50,000	\$90,000
KINGS FOREST	6312 AMASIS CT	3	2	0	1,248	\$147,950	\$107,800
KINGS GROVE	6600 S JESSUP LP	3	2	0	1,600	\$229,500	\$40,000
KINGSLAND ACRES	3521 KINGSLAND RD	3	1	0	1,032	\$147,000	\$107,900
KINGSLAND GLEN	6901 LAKE CAROLINE DR	3	2	1	1,770	\$238,710	\$175,700
KINGSPPOINT	15023 CROWN POINT RD	4	3	1	2,317	\$565,000	\$435,600
KINGSWOOD	9607 KENDRICK RD	3	2	0	1,786	\$152,000	\$127,300
LAKE CRYSTAL FARMS	10500 CHERYLANN RD	3	2	0	1,295	\$197,000	\$140,500
LAKE GENITO	3140 CLINTWOOD RD	3	2	0	1,858	\$230,000	\$190,300
LAKEWOOD FARMS	5510 ECOFF AV	3	1	1	1,787	\$170,000	\$142,600
LAND O PINES	6951 FAIRPINES RD & 5507 FOLKSTONE DR						

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