

Chesterfield County Historical Development Pattern

Period	Population	Development Pattern	Main Economy
Pre-1600	<500	Native Americans in scattered villages along rivers and streams	Agriculture (subsistence)
1611-1700	<500 – 5,000*	English settlement and immigration into scattered farms and plantations along waterways	Agriculture (tobacco) Light Manufacturing (lumber, grain)
1700-1750	5,000 – 10,000*	Rise of port towns (Richmond, Petersburg, Osbornes, Bermuda Hundred), Chesterfield created out of Henrico Parish	Agriculture (tobacco) Light Manufacturing (lumber, grain)
1750-1800	10,000 - 14,500	Industrial Revolution, rise of cities of Richmond, Petersburg, mining town of Midlothian established, rural population rises to supply cities	Agriculture (wheat) Light Manufacturing (lumber, grain)
1800	14,500	Urban – 6%, Rural – 94%	Agriculture, Light Manufacturing
1800-1850	14,500 – 17,500	Continued urbanization of areas surrounding Richmond & Petersburg, railroads and paved roads begin service in Chesterfield (Winterpock, Chester), mill towns established (Matoaca, Ettrick, Swift Creek)	Agriculture (corn, oats, cotton, peanuts) Manufacturing (lumber, cotton, grain, tobacco) Mining (coal)
1850-1900	17,500 – 18,800	Continued urbanization along railroads (Bon Air), growth of Richmond & Petersburg areas, decline of Winterpock & Bermuda Hundred, rise and fall of milling operations, Manchester incorporates	Agriculture (corn, oats, peanuts) Manufacturing (grain, cotton, paper) Mining (coal, ochre, brick, granite)
1900	18,800	Urban – 12%, Rural – 88%	Agriculture, Manufacturing, Mining
1900-1925	18,800 – 23,300	First wave of suburbanization (Bensley, Chester, Bon Air) from streetcar lines to Richmond and Petersburg, annexation of urbanized area to Richmond	Agriculture (corn, livestock, peanuts) Manufacturing (concrete, grain)
1925-1950	23,300 – 40,400	Second wave of suburbanization (post WW 2), continued annexation by Richmond, Colonial Heights incorporates, first zoning ordinance established	Manufacturing (materials, chemicals) Agriculture (corn, livestock, peanuts)
1950-1975	40,400 – 109,111	Third wave of northern and western suburbanization, decline of Richmond and Petersburg population to suburbs, first large planned communities (Brandermill, Salisbury), decline of agriculture, first comprehensive plan established, subdivision ordinance	Manufacturing (materials, chemicals, tobacco) Merchandizing (Cloverleaf Mall)
1975-2000	109,111 – 260,000	Fourth wave of suburbanization, continued decline of Richmond and Petersburg population, planned suburban development typical, generally heading west, south and east, design guidelines established	Merchandizing (food, clothing, goods) Services (automobile, personal services) Manufacturing (chemicals, machinery, materials)
2000	260,000	Urban – 90%, Rural – 10%	Merchandizing, Services, Manufacturing
2000-2007	260,000 – 306,000	Stable pattern of continued suburban growth to west and south along major corridors	Merchandizing (food, clothing, goods) Services (personal services, automobile) Manufacturing (chemicals)

Source: Jeffrey O'Dell's *Chesterfield County Early Architecture and Historic Sites*, Chesterfield County; 1983. *Estimate of population.
 Population: University of Virginia Library (www.fisher.lib.virginia.edu) [historical], and U.S. Census (2000 data) and Planning Department (2007 data)