



Chester County Council Special Called Meeting and Subdivision Ordinances Workshop

R. Carlisle Roddey Government Building
1476 J A Cochran Bypass | Chester, SC 29706
Thursday, March 20, 2025 | 4:00 PM

MINUTES

Present: Chairman Pete Wilson, Vice Chair Erin Mosley, Councilman Corey Guy, Councilman John Agee, Councilman Bobby Raines, Councilman William Killian, County Administrator Brian Hester, Planning and Development Director Jeremy Ward, Clerk to Council Kristie Donaldson

Absent: Councilman Vaughn

1. Call to Order

Chairman Wilson called the meeting to order at 4:03pm.

2. Public Hearing

Chairman Wilson opened the public hearing and announced that no speakers were signed up to speak. Chairman Wilson asked if anyone present would like to speak, no one wished to speak. Chairman Wilson closed the public hearing.

- a) Ordinance 2025-7 Approving the execution and delivery of a development agreement between the County and Vista Resources, LLC; and providing for other related matters.

3. Presentation and Discussion of Conservation Subdivisions

*Randall Arendt, Planning Consultant
Greener Prospects*

Randall Arendt, a rural planner and author, presented a comprehensive approach to development that challenged conventional zoning practices. He argued that traditional subdivision designs often undermined the rural character of communities by spreading development across landscapes without regard for natural features. During his presentation, Mr. Arendt advocated for conservation subdivision design, which clusters housing units to preserve significant natural areas, farmland, and scenic views, while maintaining overall density. He shared examples from counties across the U.S. where conservation design had transformed suburban sprawl into thoughtful, environmentally sensitive developments. Mr. Arendt outlined a four-step design process that included identifying conservation areas, strategically placing house sites, connecting homes with roads, and drawing lot lines. His approach emphasized flexibility, showing how developments could integrate various housing types and price points while preserving the rural landscape's essential character. Throughout his talk, he demonstrated how conservation design could be economically beneficial for developers by reducing infrastructure costs and increasing property values. His passionate presentation encouraged the audience to rethink development strategies, offering a practical tool for local governments to manage growth while preserving the unique qualities of rural environments. An activity to create a conservation subdivision layout on paper was done by council members and planning commissioners.

4. Council Comments

Chairman Wilson thanked Mr. Arendt for his insight, the Planning Commission for their participation, and the citizens for attending. He also commended Jeremy Ward for the good job that he is doing and stated that we are excited to have him here.

5. Adjourn

Vice Chair Mosley motioned to adjourn, seconded by Councilman Raines. Unanimous vote to adjourn.

Time of adjournment: 7:12pm

Kristie Donaldson

Clerk to Council