

**Kershaw County Planning and Zoning Commission  
Regular Session Minutes – November 10, 2025, 5:30 PM  
County Council Chambers  
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Heather Dykes, Christopher Renfroe, Mason Wolfe, and Robert Horton

Members Attending Remotely: None

Members Absent: Ned Towell, Jonathan Proctor, Lanny Gunter

Staff in Attendance: Joey Adams-Raczkowski, John DuBose

**Call to Order and Determination of Quorum**

Mrs. Dykes called the meeting to order at 5:40 PM, and verified that there was a Quorum.

**Report on Compliance with Freedom of Information Act**

Planning Director, Joey Adams-Raczkowski, reported that the agenda and supporting materials were made available online on the Planning and Zoning Department website as well as the Kershaw County Events Calendar in accordance with the Planning Commission Rules of Procedure.

**Adoption of Agenda**

Vice-Chairwoman Dykes called for a motion to adopt the agenda. Mr. Renfroe made a motion to adopt the agenda; seconded by Mr. Horton. By show of hands, Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, and Mr. Horton were all in favor.

**Approval of Minutes**

Mrs. Dykes stated that the minutes for the September 8, 2025 regular meeting had been distributed electronically. She asked if there were any additions, corrections, or deletions to the minutes.

Mrs. Dykes asked for a motion to approve the September 8, 2025 regular meeting minutes. Mr. Wolfe made a motion to approve the minutes. Mr. Renfroe seconded the motion. By show of hands, Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, and Mr. Horton were all in favor.

**General Public Comment Period**

John Wells spoke of the background information and history of the parcel for Case 25-19 for the proposed Zoning Map Amendment located at 209 Boulware Road. Billy Way spoke about the property owners intent to have all four of the properties including 209 Boulware Road to have the same Zoning District designation.

**Discussion - None**

**New Business - Public Hearings Required**

**Case 25-19: Kershaw County Zoning Map Amendment - 209 Boulware Road**

Mrs. Dykes introduced the case and opened the public hearing. No speakers signed up for the public hearing. Mr. Adams-Raczkowski stated that this is a general use rezoning request, therefore, all uses within the B-2 (General Business District) would be allowed if the rezoning is approved. This parcel is adjacent to a General Business District parcel. The Comprehensive Plan, Land Use Framework Map considerations shows that the intersections and area around this parcel are designated as Urban Growth Area and the Lugoff Focus Area Map considerations shows that the intersections and area around this parcel are designated as both Priority Commercial and Priority Residential, which allows for uses that are non-residential, but supportive of residential uses.

**515 Walnut Street, Room 160 Camden, SC 29020 803-425-7233 Fax 803-424-5268**

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Minutes Approved 12/8/2025

The applicant was offered the opportunity to speak and present before the Commission. Both John Wells and Billy Way spoke in the previous general public comment period. Based on the presentation and discussion between the Planning Commission, staff and the applicant, Mrs. Dykes called for a motion to be made. Mr. Renfroe made a motion to forward Case 25-19 to the Kershaw County Council with a favorable recommendation; seconded by Mr. Horton.

**In favor by show of hands:** Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, and Mr. Horton; **Opposed:** None. The motion passed with a 4:0 favorable recommendation.

### **New Business - No Public Hearings Required**

#### **Adoption of 2026 Planning Commission Meeting and Deadline Calendar**

Mrs. Dykes introduced the case and opened the discussion. Mr. Adams-Raczkowski stated that the proposed meeting dates and deadline dates complied with the ordinance. Mrs. Dykes called for a motion to be made. Mr. Wolfe made a motion to adopt the 2026 Planning Commission Meeting and Deadline Calendar; seconded by Mr. Renfroe.

**In favor by show of hands:** Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, and Mr. Horton; **Opposed:** None. The motion passed with a 4:0 favorable recommendation.

### **Old Business - None**

#### **Director's Report**

Mr. Adams-Raczkowski reported that there will be a zoning map amendment proposal and major group development proposal for the December 8, 2025 Planning Commission meeting. He also spoke about the topics and work being done in the Smart Growth Committee.

#### **Legal Briefing**

*None*

#### **Commission Member Briefings**

**Chairman Ned Towell:** *None*

**Vice-Chairwoman Heather Dykes:** *None*

**Commissioner Mason Wolfe:** *None*

**Commissioner Christopher Renfroe:** Mr. Renfroe asked to see if items discussed in the Smart Growth Committee meetings could be distributed to the Planning Commission members. Mr. Adams-Raczkowski responded that staff would seek clarification from the Smart Growth Committee chairman if that would align with the process that they had envisioned for the committee.

**Commissioner Jonathan Proctor:** *None*

**Commissioner Lanny Gunter:** *None*

**Commissioner Robert Horton:** Mr. Horton asked a general question about rezoning of land by a government entity and not at the request of the property owner. He additionally asked for clarification as to the term concurrency. Mr. DuBose provided the clarification and examples of such.

#### **Adjournment**

Mrs. Dykes asked if there were any additional items to be brought up before the Commission. Hearing none, he asked for a motion to adjourn. Mr. Renfroe made the motion; seconded by Mr. Wolfe. By show of hands, Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, and Mr. Horton were all in favor. With a 4:0 vote, the meeting was adjourned at 6:06 PM.

Respectfully submitted,

*Rhonda Darity*

Rhonda Darity, Secretary

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