

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – January 12, 2026, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Jonathan Proctor, Mason Wolfe, Robert Horton, Christopher Renfroe and Christopher Stryffeler

Members Attending Remotely: None

Members Absent: Heather Dykes, Lanny Gunter

Staff in Attendance: Zack Hoover, John DuBose

Call to Order and Determination of Quorum, and Election of Chairperson

Interim Director of Planning and Zoning Zack Hoover called the meeting to order at 5:34 PM, and verified that there was a Quorum.

Mr. Hoover called for an election for Chairperson of the Planning Commission for the 2026 year. Mr. Hoover opened the floor for nominations for chairman. Christopher Renfroe made a nomination for Jonathan Proctor to be elected chairman. Mason Wolfe seconded the motion. Hearing no additional nominations, Mr. Hoover closed the nominations and proceeded with the voting. Jonathan Proctor was elected Chairman of the Commission with a 5:0 vote.

Mr. Hoover turned the meeting over to Chairman Proctor to proceed with the nomination for Vice-Chairperson. Mr. Proctor made a motion to nominate Mason Wolfe as Vice-Chairman. Mr. Renfroe seconded the motion. Hearing no additional nominations, Mr. Proctor closed the nominations and proceeded with the voting. Mason Wolfe was elected Vice-Chairman of the Commission with a 5:0 vote.

Report on Compliance with Freedom of Information Act

Planning Director, Zack Hoover, 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

Chairman Proctor called for a motion to adopt the agenda. Mr. Renfroe made a motion to adopt the agenda; seconded by Mr. Proctor. By show of hands, Mr. Proctor, Mr. Wolfe, Mr. Horton, Mr. Renfroe and Mr. Stryffeler were all in favor.

Approval of Minutes

Chairman Proctor stated that the minutes for the December 8, 2025 regular meeting had been distributed electronically. He asked if there were any additions, corrections, or deletions to the minutes.

Hearing none, Mr. Proctor asked for a motion to approve the December 8, 2025 regular meeting minutes. Mr. Proctor made a motion to approve the minutes. Mr. Wolfe seconded the motion. By show of hands, Mr. Proctor, Mr. Wolfe, Mr. Horton, Mr. Renfroe and Mr. Stryffeler were all in favor.

General Public Comment Period

No individuals signed up for public comment.

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

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Minutes Approved 3/9/2026

Discussion

Smart Growth Committee

Mr. Horton spoke to the Commission about the progress made in the January 8, 2026 Smart Growth Committee meeting, which included discussions on implementation of design standards for Kershaw County, potential growth measures, increasing the timeframe that County staff has to review project submittals, and the top 2 priorities each member has for upcoming meetings.

New Business - No Public Hearings Required

Case 26-01: Major Group Development Proposal - Pine Grove Baptist Church Addition

Mr. Proctor introduced the case and invited the applicant to speak. Mr. Robert Lee Bedenbaugh of Fitts & Goodwin Inc. on behalf of the Pine Grove Baptist Church and Parsonage was invited to speak to the Commission and answer questions if required.

The Commission, applicant, and Kershaw County staff discussed the project scope and various details regarding the landscaping buffer requirements as outlined in the staff report.

Based on the presentation and discussion between the Planning Commission and applicant, Mr. Renfroe made a motion to approve of the major group development with conditions as outlined in page 7 of the Staff Report, seconded by Mr. Proctor.

In favor by show of hands: Mr. Proctor, Mr. Wolfe, Mr. Horton, Mr. Renfroe and Mr. Stryffeler;
Opposed: None.

The motion passed with a 5:0 favorable recommendation.

Case 26-02: Major Subdivision Major Modification Proposal - Bear Creek

Mr. Proctor introduced the case and invited the applicant to speak. Mr. Allan Goff of Kimley-Horn was invited to speak to the Commission and answer questions if required.

The Commission, applicant, and Kershaw County staff discussed the project scope and various details regarding the circulation of the roads, lot configurations and density, the abandonment of the subdivision entrance along Chestnut Road, and addition of the second subdivision entrance along Sessions Road as outlined in the staff report.

After discussion, Mr. Proctor made a motion to enter executive session; seconded by Mr. Renfroe. By show of hands, Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, Mr. Proctor and Mr. Horton were all in favor. The Commission entered executive session at 5:53 PM.

Mr. Proctor made a motion to exit the executive session; seconded by Mr. Renfroe. By show of hands, Mrs. Dykes, Mr. Renfroe, Mr. Wolfe, Mr. Proctor and Mr. Horton were all in favor. The Commission exited the executive session at 6:24 PM. Mr. Proctor stated that no decisions were made and no votes were taken.

Based on the presentation and discussion between the Planning Commission and applicant, Mr. Proctor made a motion to approve of the major subdivision major modification with conditions as outlined in page 7 of the Staff Report, and the addition of a fire access road in place of the abandoned Chesnut Road entrance, seconded by Mr. Renfroe.

In favor by show of hands: Mr. Proctor, Mr. Wolfe, Mr. Horton, Mr. Renfroe and Mr. Stryffeler;
Opposed: None.

The motion passed with a 5:0 favorable recommendation.

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Case 26-03: Text Amendment Proposal -

Mr. Proctor introduced the case and asked Mr. Dubose to provide clarifications to the proposed text amendment.

The Commission and Kershaw County staff discussed the proposed text amendment language. Based on the presentation and discussion between the Planning Commission and staff, Mr. Wolfe made a motion to forward the text amendment to the Kershaw County Council with a favorable recommendation with amendments: amend Section 3:3.29-2 Permitted Districts to include 2. General Business District (B-2) as a conditional use, amend Table 3-3 to include General Business District (B-2) as a conditional use, strike the entirety of Section 3:3.29-4 Operational Requirements Item 3, and strike the entirety of Section 3:3.29-4 Operational Requirements Item 6; seconded by Mr. Renfroe.

After discussion, Mr. Wolfe withdrew his motion. Mr. Wolfe made a motion to forward the text amendment to the Kershaw County Council with a favorable recommendation with amendments: amend Section 3:3.29-2 Permitted Districts to include 2. General Business District (B-2) as a conditional use, amend Table 3-3 to include General Business District (B-2) as a conditional use, amend Section 3:3.29-4 Operational Requirements Item 3 to strike “*or enter*”, and amend Section 3:3.29-4 Operational Requirements Item 6 to strike “*operation*” and add “*sale for the product*”; seconded by Mr. Renfroe.

In favor by show of hands: Mr. Proctor, Mr. Wolfe, Mr. Renfroe and Mr. Stryffeler;

Opposed: Mr. Horton

The motion passed with a 4:1 favorable recommendation.

Old Business

None

Director's Report

None

Legal Briefing

None

Commission Member Briefings

Commissioner Christopher Stryffeler: Mr. Stryffeler thanked the Commission for the accommodations and welcoming to the Commission. Mr. Proctor introduced Mr. Stryffeler to those in attendance and thanked him for his insight through the matters on the agenda.

Chairman Jonathan Proctor: Mr. Proctor thanked the Commission for putting their trust in him as new Chairman for the Commission. He also stated he appreciated Mason Wolfe for his willingness to serve as Vice-Chairman, and thanked Mr. Hoover for the work he does. Mr. Proctor informed the Commission of the passing of County Administrator Danny Templar's mother and offered his condolences to the Templar family. He thanked Mr. Horton for the brief about the Smart Growth Committee.

Commissioner Christopher Renfroe: Mr. Renfroe congratulated Mr. Proctor and Mr. Wolfe for their new positions and stated he is looking forward to this year. He also thanked Mr. Hoover for the work he is doing as interim director and coordinating the meetings with the various boards.

Commissioner Robert Horton: Mr. Horton inquired about the status of the next meeting and if there are any items to look out for. Mr. Hoover stated that there are currently no items on the agenda for the meeting and that he will inform the Commission if a meeting will be held or not.

Vice-Chairman Mason Wolfe: Mr. Wolfe welcomed Mr. Stryffeler to the Commission and thanked his fellow Commissioners for electing him Vice-Chairman.

Adjournment

Chairman Proctor asked if there were any additional items to be brought up before the Commission. Hearing none, he asked for a motion to adjourn. Mr. Proctor made the motion; seconded by Mr. Wolfe. By show of hands, Mr. Proctor, Mr. Wolfe, Mr. Horton, Mr. Renfro and Mr. Stryffeler. With a 5:0 vote, the meeting was adjourned at 7:10 PM.

Respectfully submitted,

Rhonda Darity

Rhonda Darity, Secretary