

Sumter City-County Zoning Board of Appeals

January 14, 2026

BOA-25-45, 187 S. Lafayette Dr. (City)

The applicant (C&C Recycling/Charles Hodge) is requesting Special Exception approval in accordance with *Article 3, Exhibit 3-5: Permitted Uses in All Zoning Districts*, *Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*, and *Article 5.b.3.h: Used Motor Vehicle Parts Merchant Wholesalers, Junkyards* of the City of Sumter Zoning & Development Standards Ordinance in order to establish an **Automotive Salvage Yard** on a portion of the property that is located east of the railroad right-of-way. The property is located at 187 S. Lafayette Dr., is within the Heavy Industrial (HI), Light-Industrial-Warehouse (LI-W), and General Commercial (GC) zoning districts, and is represented by TMS# 250-00-01-001.



Appeals - Variance - Special Exception

Sumter City-County Zoning Board of Appeals

January 14, 2026

BOA-25-45, 187 S. Lafayette Dr. (City)

I. THE REQUEST

Applicant: C&C Recycling/Charles Hodge

Status of the Applicant: Property Owner

Request: The applicant is requesting Special Exception approval in order to establish an automotive salvage yard.

City Council Ward Ward 3

Location: 187 S. Lafayette Dr.

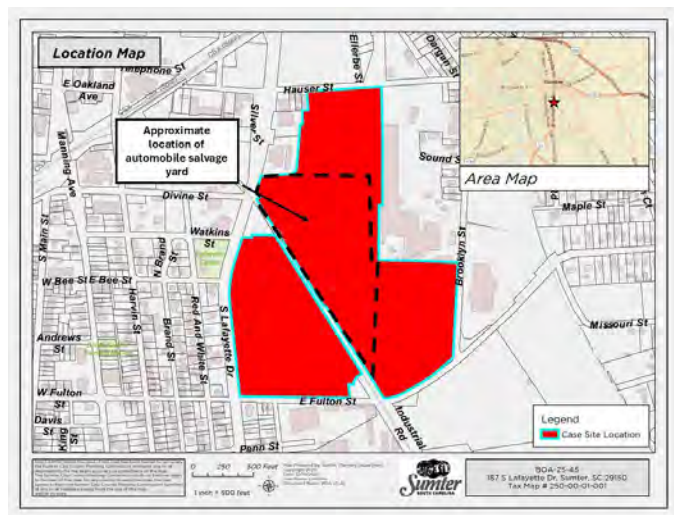
Present Use/Zoning: Industrial / Heavy Industrial (HI), Light Industrial-Warehouse (LI-W) & General Commercial (GC)

Tax Map Reference: 250-00-01-001

II. BACKGROUND

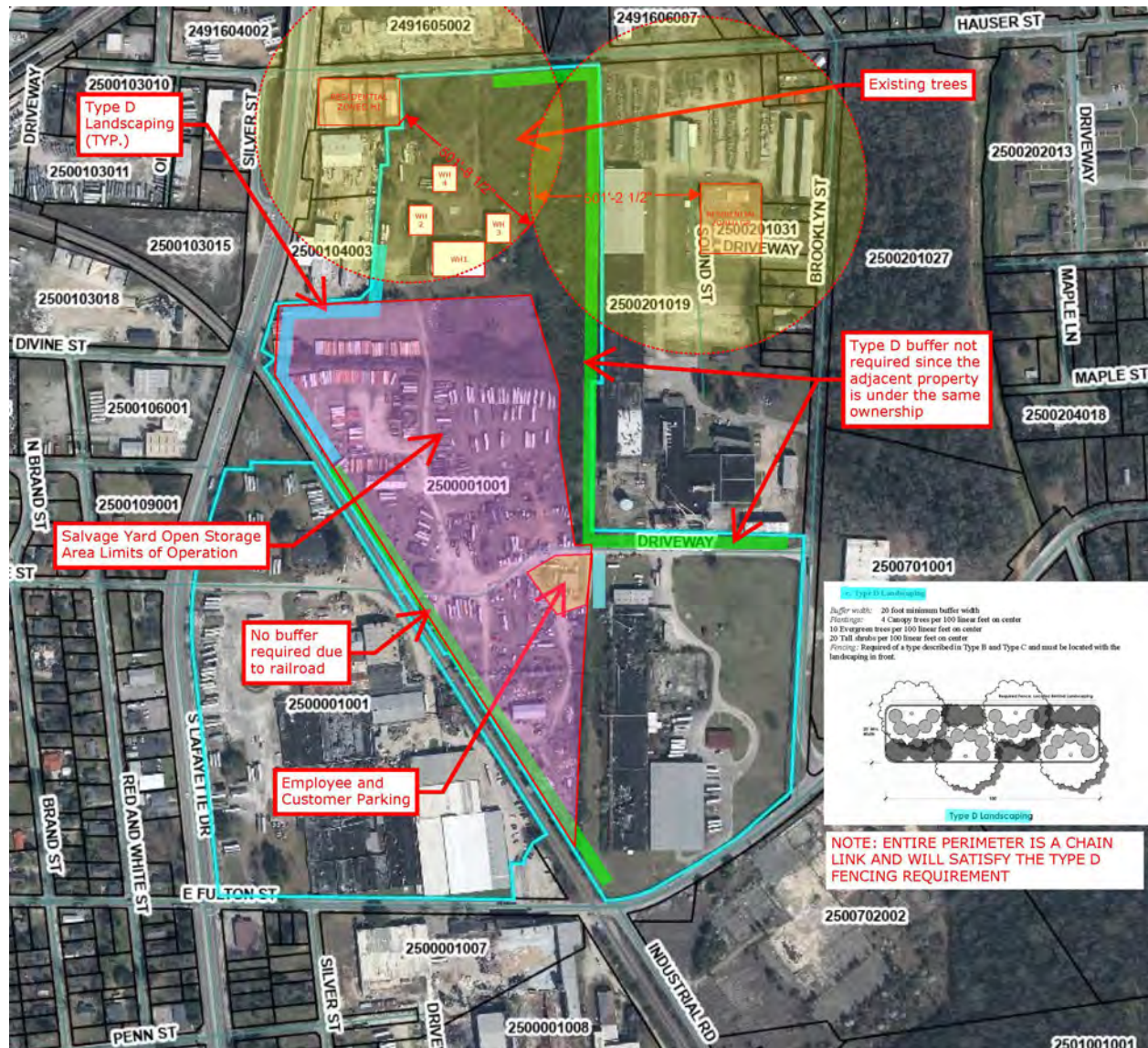
The applicant is requesting special exception approval to establish a used motor vehicles part merchant wholesaler “automotive salvage yard” use (NAICS 42314) on a portion of the property located at 187 S. Lafayette Dr.

The property is bounded by Hauser St. to the north, S. Lafayette Dr. to the west, Brooklyn St. to the east, and E. Fulton St. to the south. The property is bisected by railroad right-of-way. The property is shown in red on the location map to the right.



Staff notes the site is currently approved for recycling activities, but it is also being used for trailer storage, other fleet management operations, and trailer storage.

The applicant is proposing to establish an automotive salvage yard on a +/- 21-acre portion of the property. The proposed salvage yard area is identified by a dashed line on the location map on page 4 of this report, and more detailed conceptual plans for the salvage yard area are shown below:



The applicant is proposing a mixture of Type D Landscaping, existing wood lines, and existing buildings under the same ownership of the applicant to screen the proposed automobile salvage yard area.

The property is located within 3 separate zoning districts, General Commercial (GC), Heavy Industrial, and Light-Industrial-Warehouse (LI-W). Automobile salvage yards under NAICS 42314 require special exception approval by the Zoning Board of Appeals (BOA) in the HI and

LI-w districts. The use is not permitted in the GC. As shown on the zoning map below the proposed automobile salvage yard area is entirely within the HI zoned portion of the property.

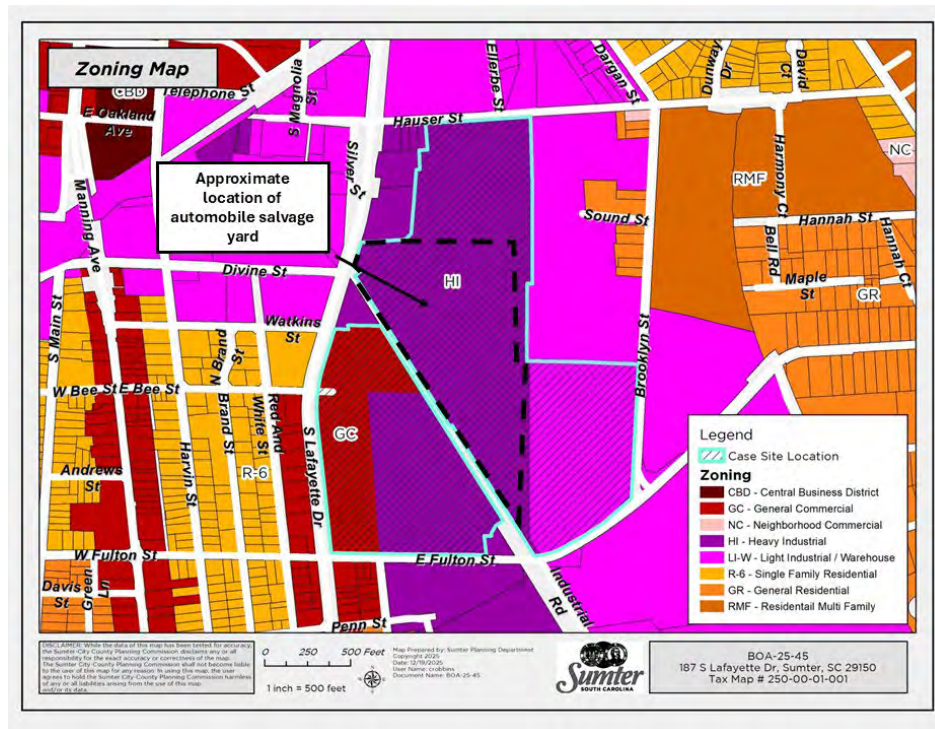


Figure 2: Zoning Map



Figure 3: Building Graphic

Below is a full list of exhibits pertaining to this case:

Exhibit #	Description
1	Special Exception Application, filed December 22, 2025 (Case #BOA-25-45)
2	Automotive Salvage Yard Conceptual Plan
3	Applicant Summary of Compliance w/ Applicable Standards

III. SPECIAL EXCEPTION REVIEW CRITERIA

In the GC zoning district under *Article 3, Exhibit 3-5*, Drinking Places, Bottle Cubs, and Night Clubs (NAICS 7224) are special exception uses requiring the review and approval of the BZA. Special exception requests for drinking place uses are evaluated in accordance with *Article 1.h.4.c., Article 5.b.2: Enumeration of Certain Hazardous and/or Potential Disruptive Land Development Activities*; and *Article 5.b.3.k: Drinking Places/Bottle Club/Night Club* as contained in the *City of Sumter Zoning & Development Standards Ordinance*.

Article 1.h.4.c: Special Exceptions

2. *Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:*
 - a. *That the Special Exception complies with all applicable development standards contained elsewhere in this Ordinance, including landscaping and bufferyards, off-street parking, and dimensional requirements;*

Case Facts:

1. The property is considered a nonconforming site with regard to parking lot configuration, bufferyard landscaping standards, and building setbacks as contained *Articles 8 and 9 of the City of Sumter Zoning & Development Standards Ordinance*. These conditions have not been discontinued under the nonconforming site provisions in *Article 6.a.2.b.2 of the City of Sumter Zoning & Development Standards Ordinance* and the site can be reused in compliance with the Ordinance without bringing the entire site into conformance with all Ordinance requirements.
- b. *That the special exception will be in substantial harmony with the area in which it is located;*

Case Facts:

1. The automobile salvage yard area will be completely within the HI zoning district.
2. The purpose of the HI zoning district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting less

intensive uses, and to preserve prime industrial lands for future development.

3. The automobile salvage yard area will not be closer than 500 ft. to any residential use, church, school, historical place or public park.
4. The applicant is proposing a mixture of Type D landscaping, existing wood lines, and existing buildings on the ownership of the applicant to screen the automobile storage yard area.
5. Staff is recommending a number of approval conditions to ensure that the proposed use will be in substantial harmony with the area in which it is located. See Section IV of this report.

c. ***That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.***

Case Facts:

1. The automobile salvage yard area is adjacent to other industrial uses on all sides, with most of these adjacent uses being under the ownership of the applicant.
2. The applicant is proposing a mixture of Type D landscaping, existing wood lines, and existing buildings under the ownership of the applicant to screen the automobile storage yard area.
3. The automobile salvage yard area will not be closer than 500 ft. to any residential use, church, school, historical place or public park.
4. Staff is recommending a number of approval conditions in ensure that the proposed use will be in substantial harmony with the area is which it is located. See Section IV of this report.

Article 5.b.3.h. Used Motor Vehicle Parts Merchant Wholesalers, Junkyards (NAICS 42314):

1. ***The referenced use shall not be located closer than 500 feet to any residential use, church, school, historical place or public park.***

Case Facts:

1. The automobile salvage yard area will not be closer than 500 ft. to any residential use, church, school, historical place or public park. See **Figure 4** on page 7 showing the 500 ft. buffer around the automobile salvage yard area. The closest residential use is located +/- 540 ft. from the salvage yard boundary near the corner of Hauser St. and S. Lafayette Dr.

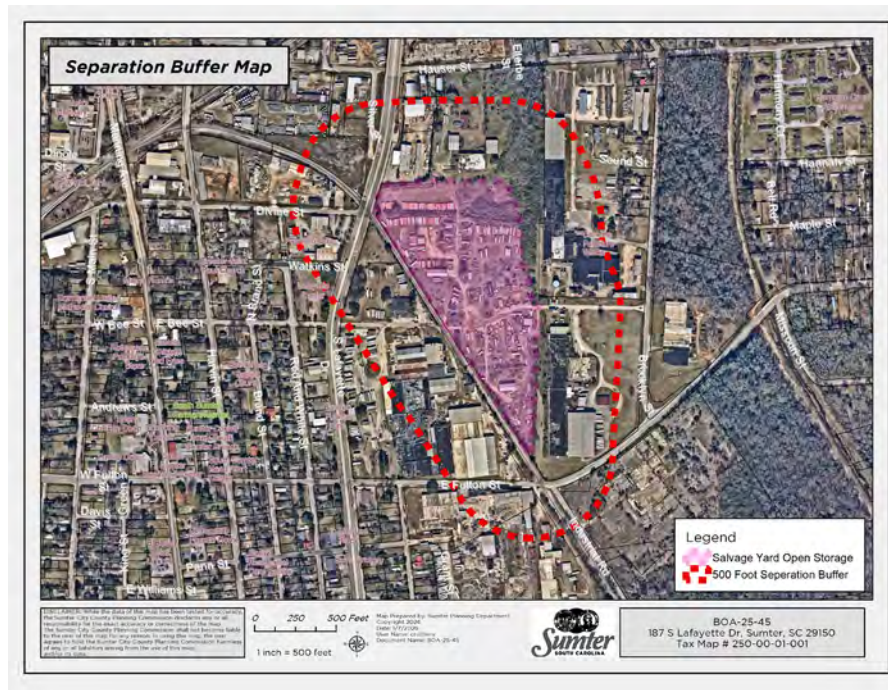


Figure 4: 500 ft. Buffer Map

2. *That no material because it is discarded and incapable of being re-used in some form shall be placed in open storage*

Case Facts:

1. The applicant commits to complying with requirement above. See Exhibit 3.
3. *That no material shall be placed in open storage in such a manner that it is capable of being transported by wind, water, or other causes.*

Case Facts:

1. The applicant commits to complying with requirement above. See Exhibit 3.
4. *The all paper, rags, cloth and other fibers, and activities involving the same materials, others than loading and unloading, shall be within fully enclosed buildings.*

Case Facts:

1. The applicant commits to complying with requirement above. See Exhibit 3.
5. *All materials and activities not within fully enclosed buildings shall be enclosed by a structure approved by the Board of Appeals upon the recommendation of the Zoning Administrator.*

Case Facts:

1. The entire property east of the railroad right-of-way is enclosed with a chain link fence.
2. A fenced gate to the property exists off the primary entrance to the proposed automobile salvage yard off of Brooklyn St.

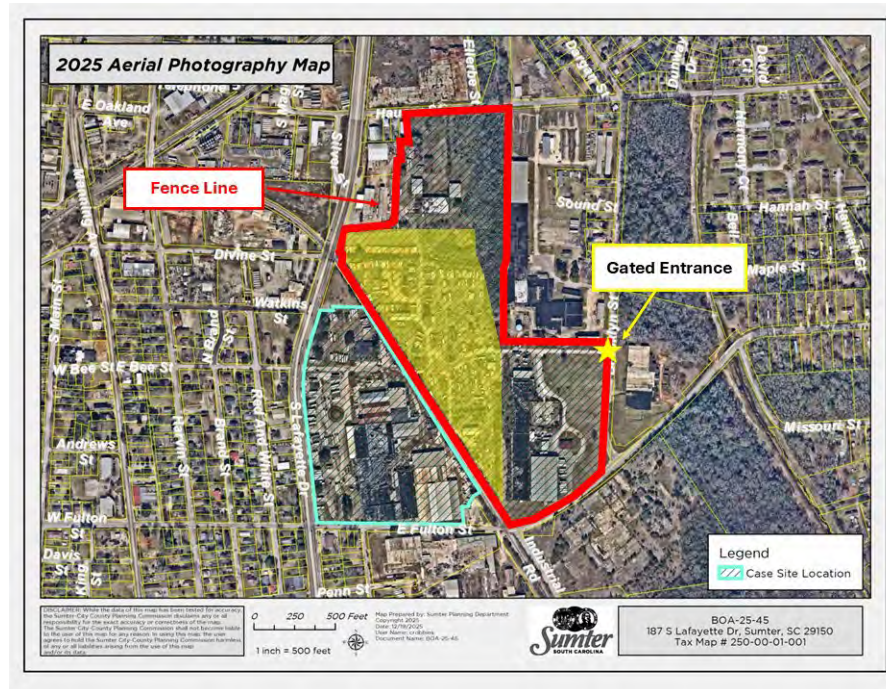


Figure 5: Fence Line Graphic



Figure 6: Site Photo (2025 Google Map Imagery) of gated entrance off of Brooklyn St.

IV. STAFF RECOMMENDATION

The following conditions should be included in any Board approval motion(s) relating to the request:

1. The project shall be developed in substantial conformance within the conceptual plan submitted by the applicant and included in Exhibit 2 of the BOA-25-45 staff report.
2. A major site plan must be submitted and approved by the Sumter City-County Planning Department prior to receiving business license approval for the establishment of an automobile salvage yard on the property.
3. Customer parking must meet parking lot design requirements found in *Article 8* of the Ordinance.
4. Any fence line that has fallen down or is in disrepair must be repaired/corrected prior to receiving business license approval for the establishment of an automobile salvage yard on the property.
5. All required improvements under approved plans must be completed prior to receiving business license approval for the establishment of an automobile salvage yard on the property.
6. If an existing building being used to provide screening for the automobile salvage yard is demolished, then a Type D buffer providing the same level of screening as the building shall be installed.
7. All wooded areas used to provide screening for the automobile salvage yard shall be not be removed.
8. No material because it is discarded and incapable of being reused in some form shall be placed in open storage.
9. No material shall be placed in open storage in such a manner that it is capable of being transported by wind, water, or other causes.
10. Any and all paper, rags, cloth and other fibers, and activities involving the same materials, other than loading and unloading, shall be within fully enclosed buildings.
11. Automobile crushing and/or shredding activities shall occur between the hours of 8:00 a.m. to 6:00 p.m., Monday through Friday only.
12. The stacking of automobiles on top of one another for any purpose is not permitted on this property.

V. DRAFT MOTIONS for BOA-25-45

- A. I move the Zoning Board of Appeals **approve** BOA-25-45, subject to the findings of fact and conclusions developed by the BZA and so stated:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
- B. I move the Zoning Board of Appeals **deny** BOA-25-45, subject to the following findings of fact and conclusions developed by the BZA and so stated:
[reference specific findings as developed based on facts presented in the staff report, exhibits, and/or during the public hearing.]
- C. I move the Zoning Board of Appeals enter an alternative motion for BOA-25-45.

VI. BOARD OF APPEALS – January 14, 2026

Exhibit 1



SUMTER CITY-COUNTY PLANNING COMMISSION

POST OFFICE BOX 1449
SUMTER, SC 29151

12 WEST LIBERTY STREET
(803) 774-1660



Notice of Appeal – Form 1 Board of Zoning Appeals

BOA-25-45

Date Filed: _____ ☐ City ☐ County

INSTRUCTIONS

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent.

An accurate, legible plot plan showing property dimensions and locations of structures and improvements must be attached to an application for variance or special exception.

THE APPLICANT HEREBY APPEALS (indicate one):

- ☐ From action of a zoning official as stated on attached Form 2
☐ For a variance as stated on attached Form 3
☒ For a special exception as stated on attached Form 4

APPLICANTS: [print] C&C RECYCLING/Charles Hodge

Address: P.O. Box 220, Sumter, SC 29151

Telephone: 803/934-1900 [work] _____ [home] _____

Interest: 100 Owner(s) Charles Hodge Adjacent Owner(s); Other: _____

E-mail address: ewinn@hodgecl.com

OWNER(S) [if other than Applicant(s)]: none

Address: _____

Telephone: _____ [work] _____ [home] _____

PROPERTY ADDRESS: 187 S Lafayette Drive, Sumter, SC 29151

Lot: _____ Block: _____ Subdivision: _____

Tax Map # 250-00-01-001, portion thereof

Lot Dimensions: _____ Area: +/- 48

Zoning District: +/-14 acres being within the Light Industrial Warehouse (LI-W) and +/-34 acres being within the Heavy Industrial (HI)

Is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? ☐ Yes ☒ No

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

X Charles Hodge

Property Owner or Authorized Agent Name, Signature and Date

12/17/2025

APPLICATION MUST:

- ◆ Be submitted at least 22 days prior to the next scheduled Board of Adjustment meeting
- ◆ Include site plan (if applicable)
- ◆ Include an application fee of: \$250.00 (City) or \$100.00 (County)
- ◆ Plat of the property that includes all structures both existing and proposed (if applicable) N/A

OFFICE USE:

Date Fee Paid _____

Received By _____

Amount Paid _____

Meeting Date _____

Special Exception Application – Form 4
Board of Zoning Appeals

Date Filed: _____ Permit Application No. _____ Appeal No. _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals (Form 1) as: Used Motor Vehicle Parts Merchant
Wholesalers to include automotive salvage yard activity.

which is a permitted special exception under the district regulation in Section Article 3.1.4
of the Zoning Ordinance. Note: The proposed salvage yard will be located on the parcel zoned HI District. The area on the
parcel zoned LI-W District off of Brooklyn Street will continue to be used for the existing warehouses.

2. Applicant will meet the standards in Section Article 5, Section B of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

SEE ATTACHED.

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

Adequate buffering, screening and separation will be provided prevent visual contact with the salvage yard operation with existing buildings and trees for most of the salvage yard. For areas without existing screening, Type D Landscaping will be provided without additional fencing. The site perimeter is fenced with chain-linked fencing.

4. The following documents are submitted in support of this application: _____

A conceptual landscaping plot plan for buffering, screening and separation is attached.

(A plot plan must be submitted)

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City and/or County Ordinances and State Laws related to land development. I am the property owner, or have received the owner's written authorization to act as his/her agent regarding this matter. I understand that falsifying any information herein may result in nullification of this request and/or appropriate legal remedies.

X Charles Hodge

Property Owner or Authorized Agent Name, Signature and Date

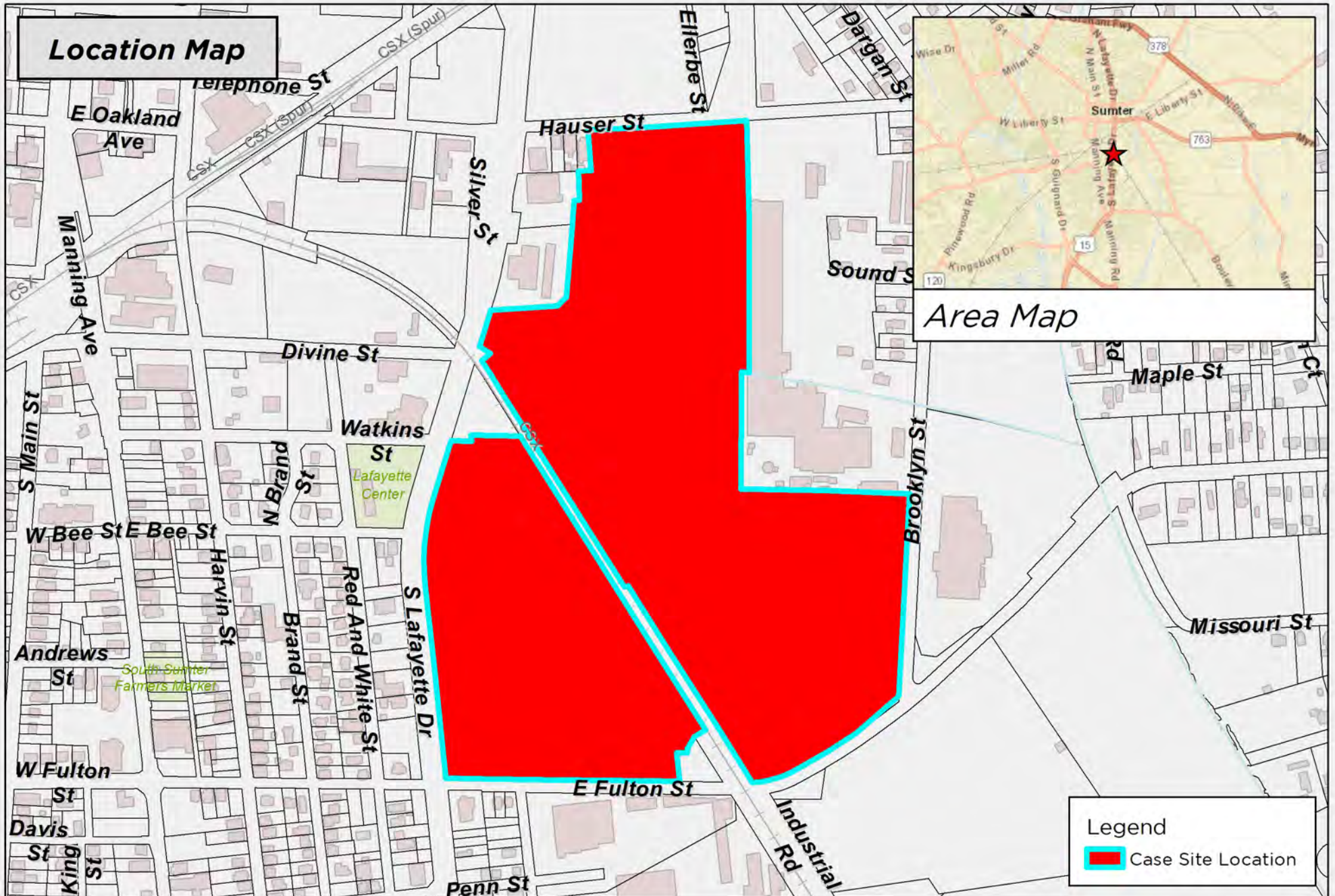
12/17/2025

Item 2. APPLICABLE STANDARDS

The Applicant will meet the following standards in Article Five, Section B:

1. The site has existing driveways for ingress and egress that comply with the requirements of Article 5.b.1.a.
2. Off-street parking and loading areas will be located within the salvage yard area, which will be adequately screened to meet the requirements of Article 5.b.1.b.
3. Refuse and service areas will be located within the salvage yard area, which will be adequately screened to meet the requirements of Article 5.b.1.c.
4. In accordance with Article 5.b.1.d, a conceptual landscape plan for buffering, screening, and separation is attached. The parcel will incorporate existing woodland areas and Applicant-owned structures for buffering and screening.
5. Site lighting and signage will comply with the requirements of Article 5.b.1.e.
6. The salvage yard site will meet the site requirements to ensure compatibility and the safety and welfare of residents in the area, in accordance with Article 5.b.1.f.
7. This application for approval of a special exception complies with Article 5.b.2.n.
8. The proposed salvage yard area provides a 500-foot residential setback, satisfying the requirements of Article 5.b.3.h.1.
9. Management practices for discarded materials will comply with Article 5.b.3.h.2.
10. Management practices for materials that can be transported by wind, water, or other causes will comply with Article 5.b.3.h.3.
11. All paper, rags, cloth, and other fibers, as well as activities involving these materials, except for loading and unloading, will occur inside a fully enclosed building in accordance with Article 5.b.3.h.4.
12. A chain-linked fence currently exists around the lot where the proposed salvage yard area will be located, meeting the requirements of Article 5.b.3.h.5.

Location Map



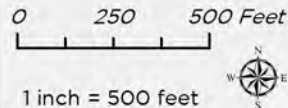
Area Map



Legend

■ Case Site Location

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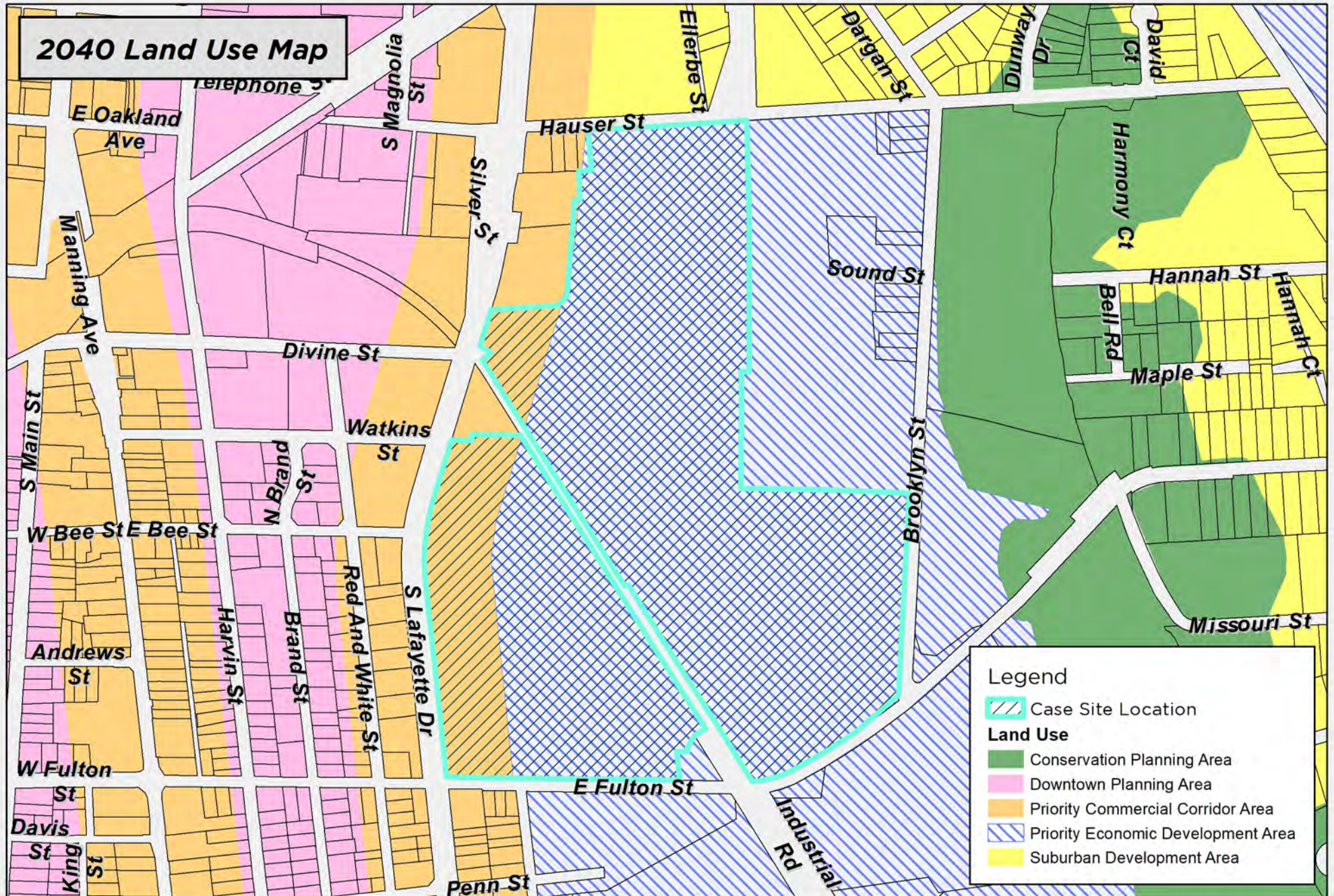


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User Name: crobbins
Document Name: BOA-25-45



BOA-25-45
187 S Lafayette Dr, Sumter, SC 29150
Tax Map # 250-00-01-001

2040 Land Use Map



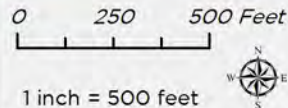
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Case Site Location

Land Use

- Conservation Planning Area
- Downtown Planning Area
- Priority Commercial Corridor Area
- Priority Economic Development Area
- Suburban Development Area

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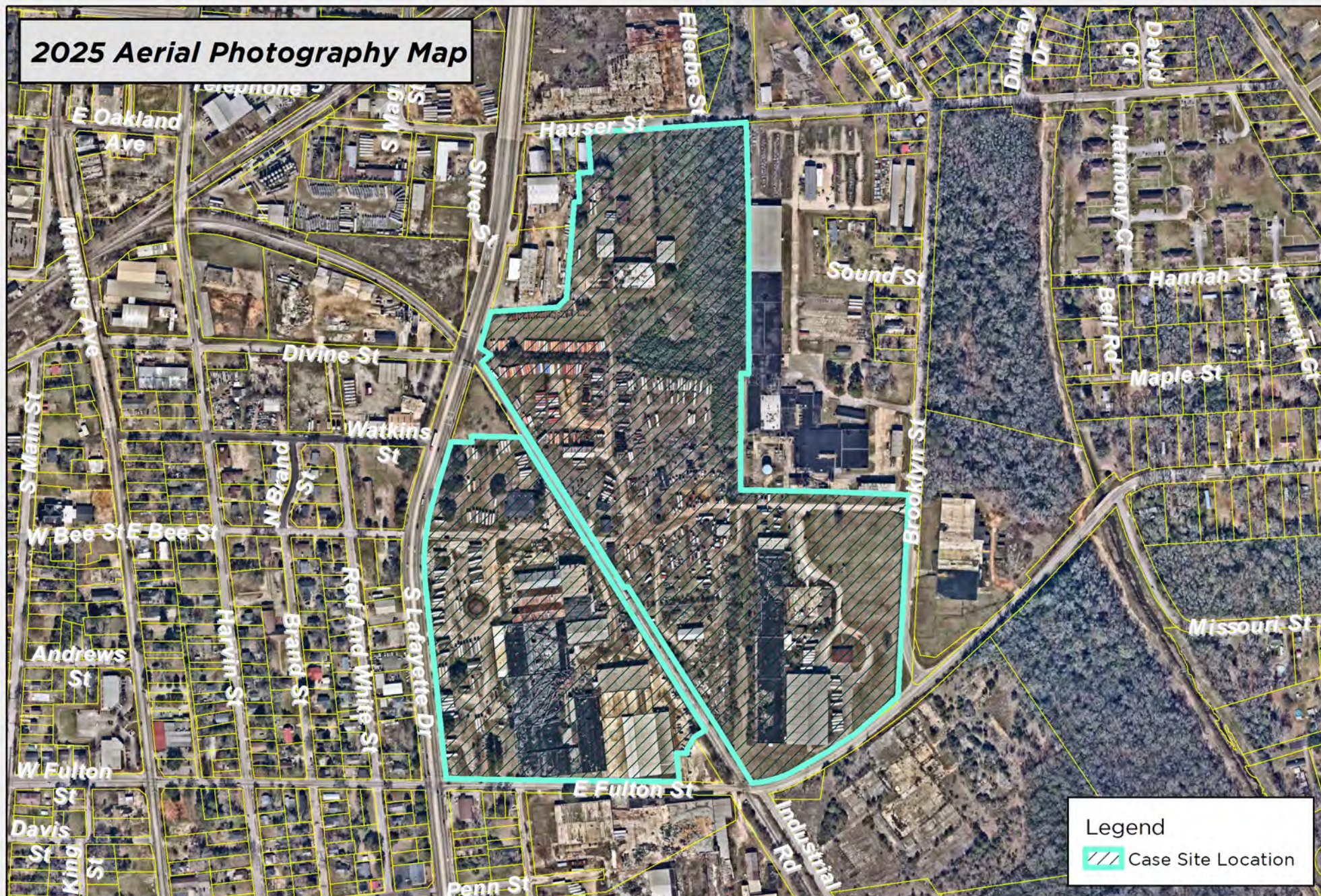


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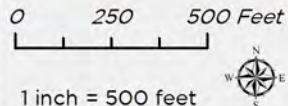


BOA-25-45
187 S Lafayette Dr, Sumter, SC 29150
Tax Map # 250-00-01-001

2025 Aerial Photography Map




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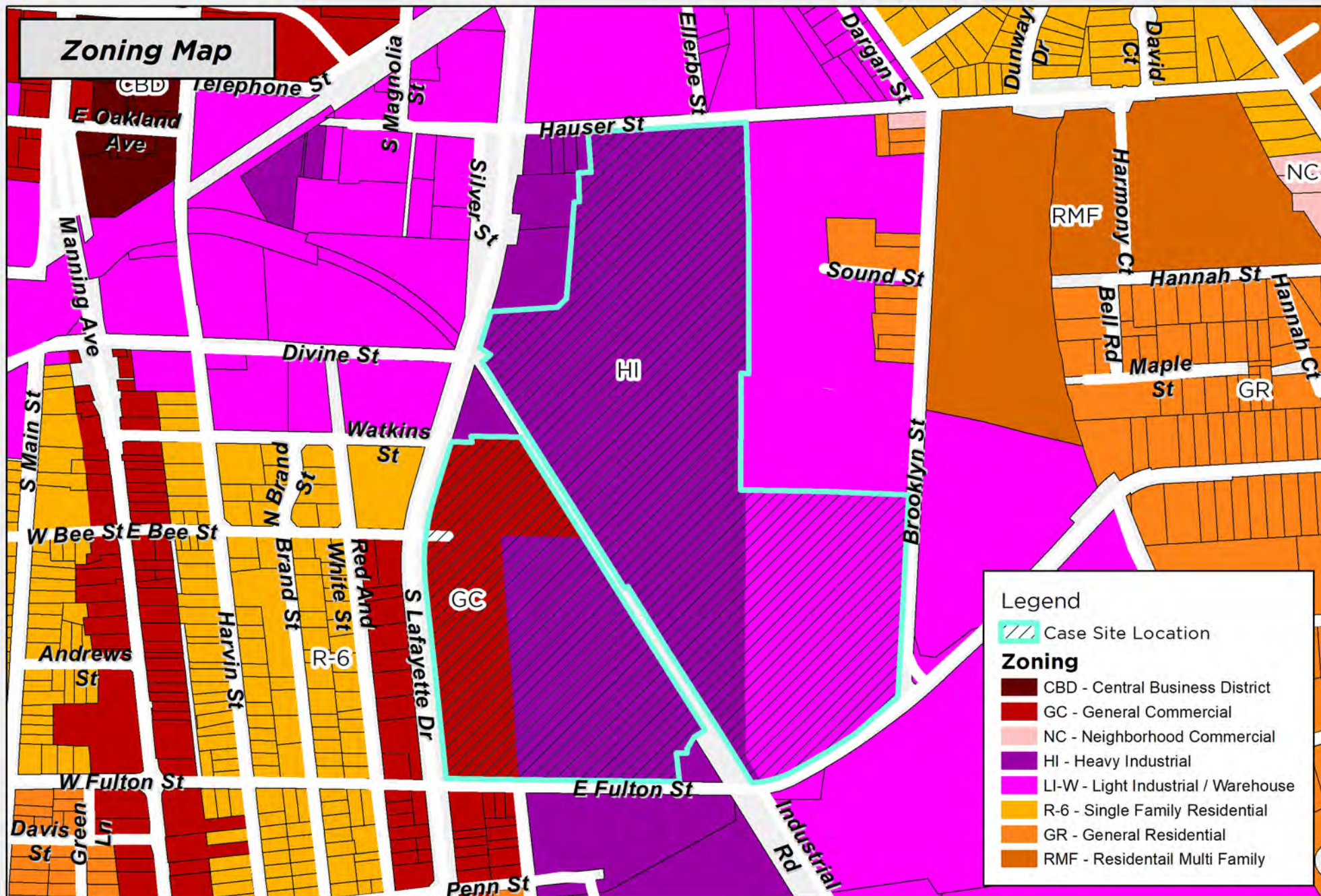


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 Case Site Location

BOA-25-45
187 S Lafayette Dr, Sumter, SC 29150
Tax Map # 250-00-01-001

Zoning Map



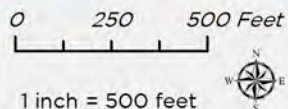
Legend

Case Site Location

Zoning

- CBD - Central Business District
- GC - General Commercial
- NC - Neighborhood Commercial
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- R-6 - Single Family Residential
- GR - General Residential
- RMF - Residentail Multi Family

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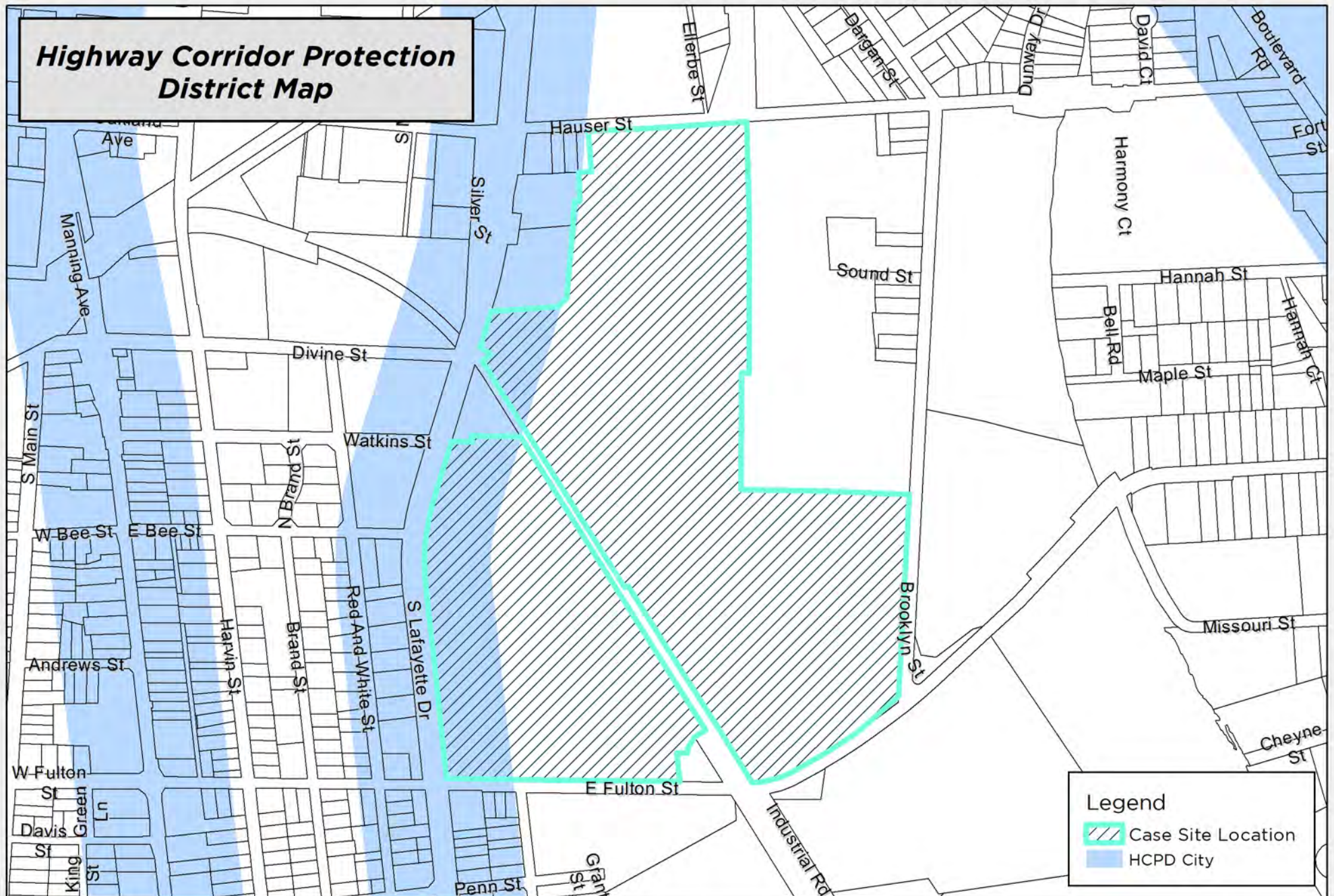


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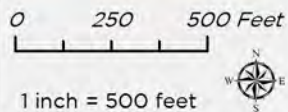
Highway Corridor Protection District Map



Legend

- Case Site Location
- HCPD City

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