

Use Permit Modification for the Two Rock Volunteer Fire Company



Board of Supervisors

Date: July 7, 2026

File No. UPE23-0046



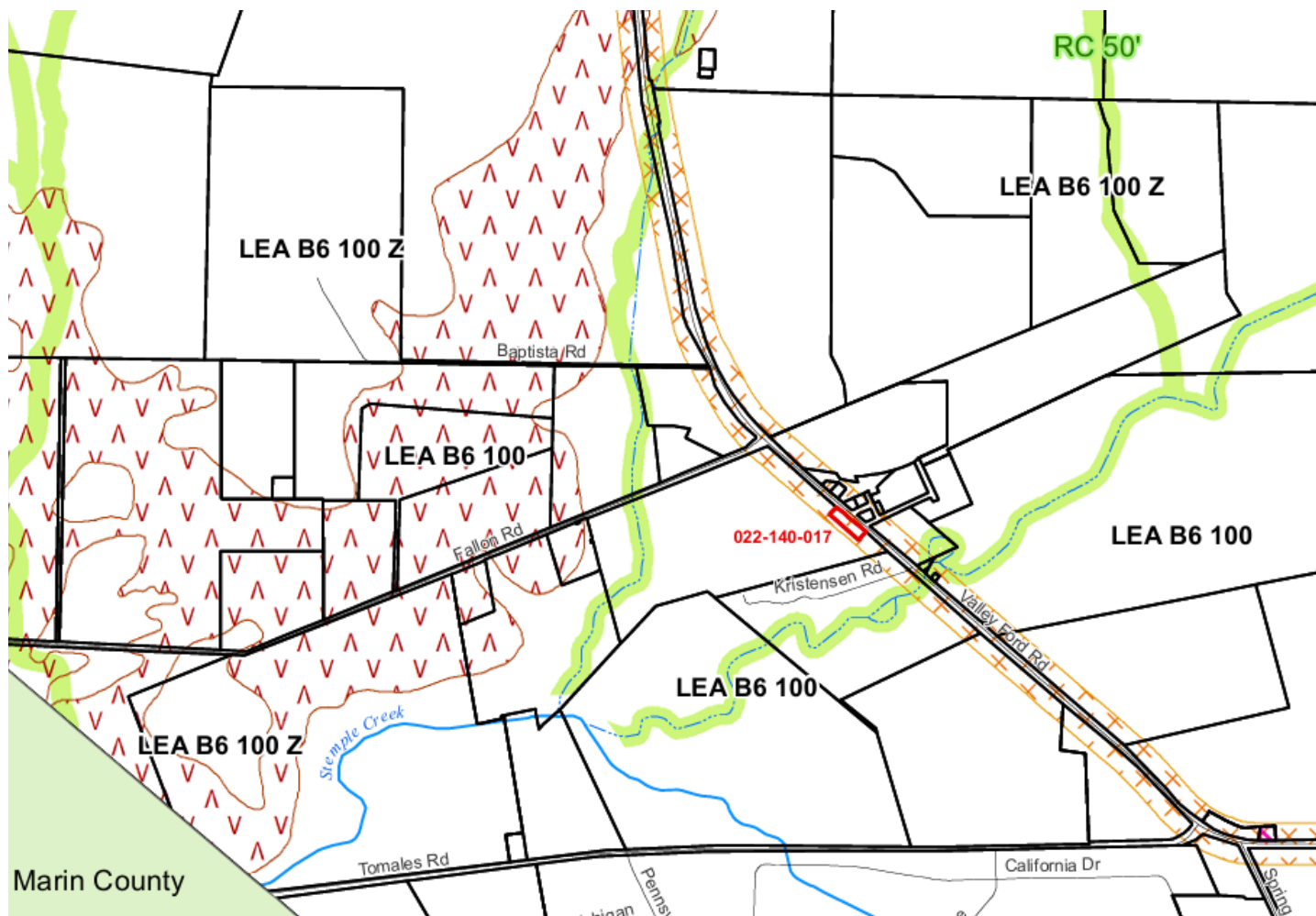


Vicinity Map





Zoning Map



Zoning and Combining Districts

- County_Friscutt_New
- Zoning by Area
- SR Scenic Resource
- VOH Valley Oak Habitat
- RC Riparian Corridor 50'

Base Map Data

- Street
- Permanent Stream
- Intermittent Stream





Aerial Map





Project History

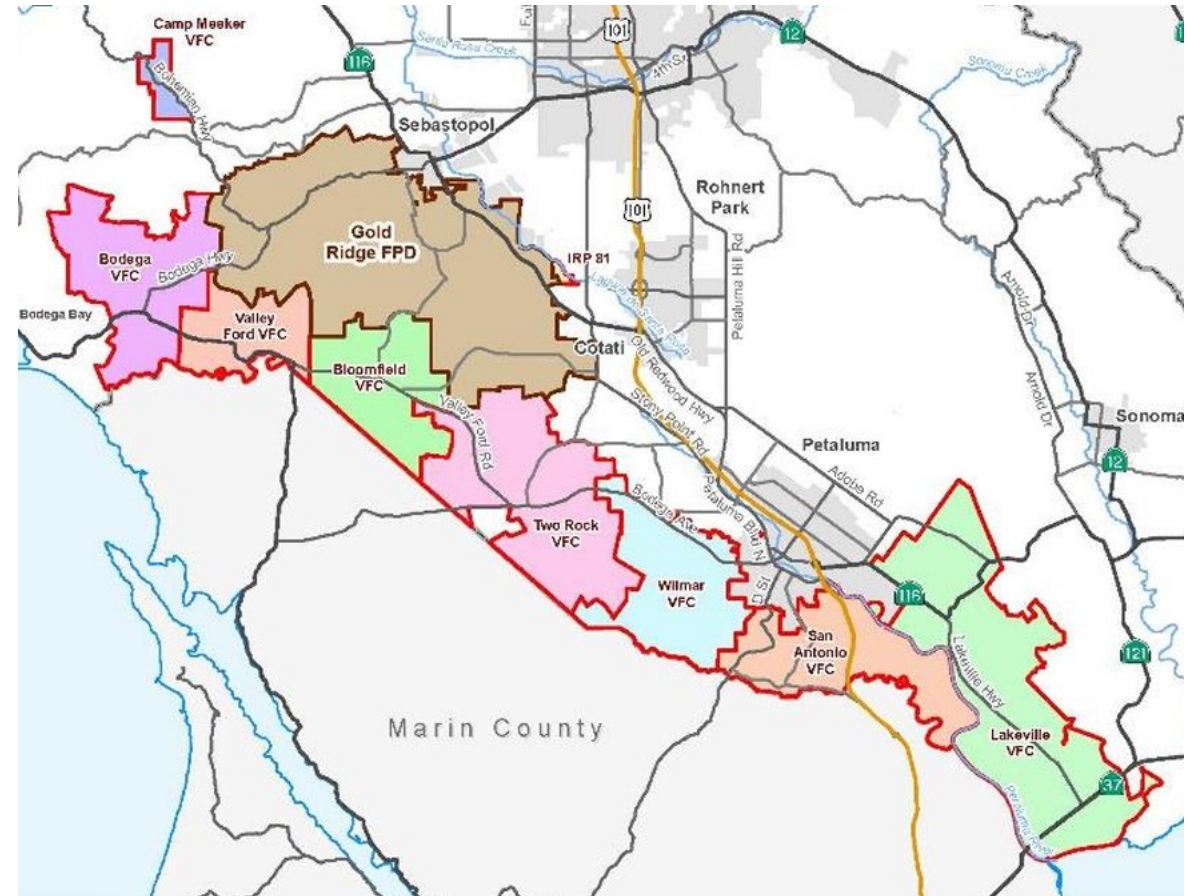
Date	Milestone
04/28/2020	Approved under UPE18-0068 for essential services garage for Two Rock VFD
12/11/2023	Two Rock VFD submits UP Modification
12/13/2023	Referrals sent to responsible departments/agencies
12/28/2023	Early Neighborhood Notification sent
10/29/2025	Project deemed complete for processing
03/03/2026	BOS takes Original Jurisdiction
07/07/2026	BOS holds duly noticed public hearing





Project Context

- Fire response in many areas of southern SC provided by volunteer departments
- Two Rock VFC annexed into Gold Ridge FPD
 - Intent affirmed by BOS in 2022
 - LAFCO approves in 2023
- Goal to improve service across broader area





Project Description

- Site operating as essential services garage for Two Rock VFC
 - Existing 5,400 square foot garage, gravel parking area, water tank
 - Private residence occupied by fire chief
- Use Permit modification to:
 - 1) Designate the Two Rock VFC garage as a Public Safety Facility and
 - 2) Establish and clarify allowed accessory activities on the site
 - 3) Allow for associated improvements to the facility
 - 4) Allow for up to 6 community events per year (max 20 attendees)





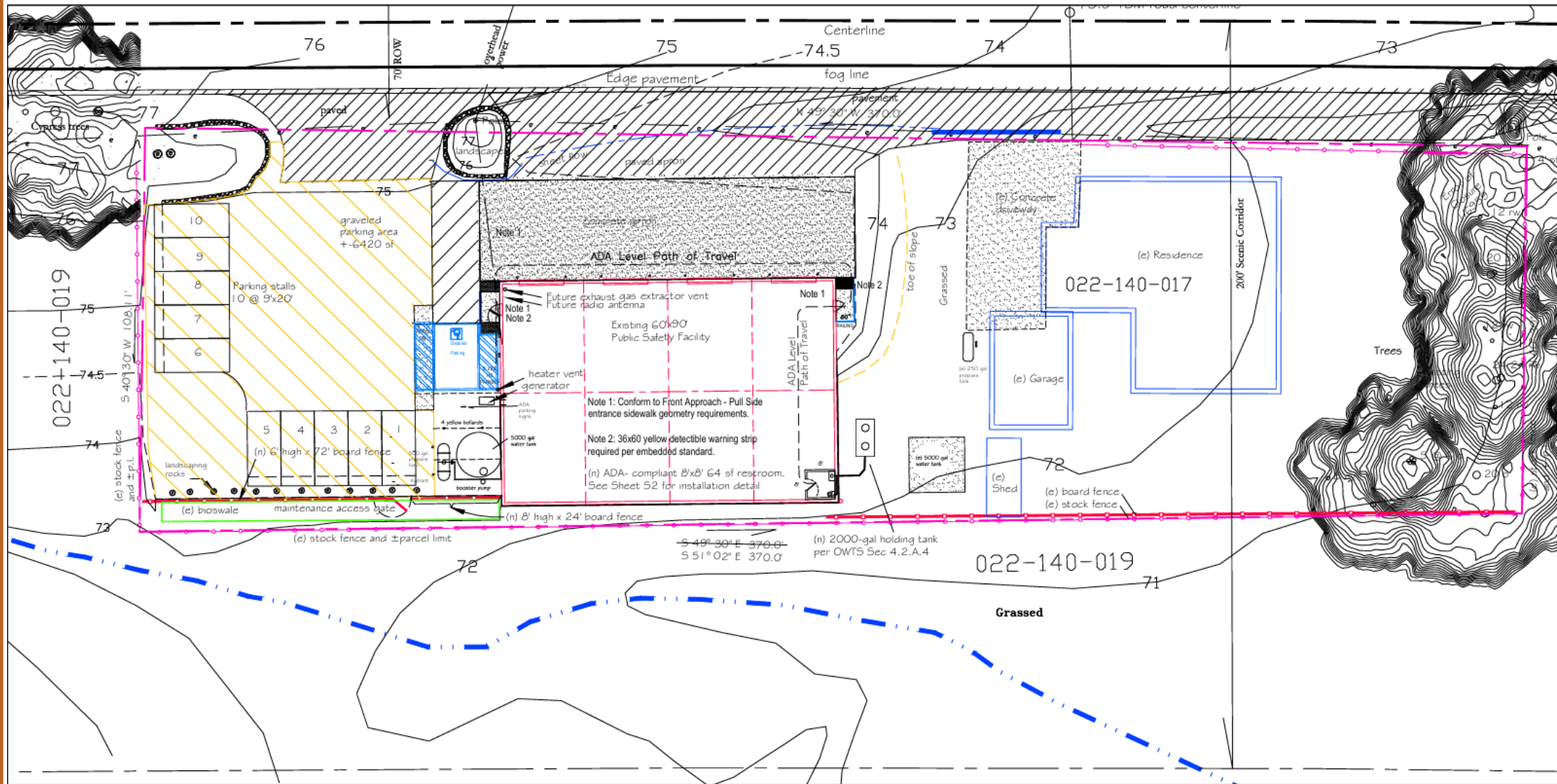
Project Description (cont.)

- Designation of safety facility aligns with current use, provides opportunities for federal / state grant and funding pathways
- Primary Improvements:
 - New solid fencing along rear property line
 - Updated signage reflecting Gold Ridge annex
 - Communication equipment including radio antenna and TV satellite
 - ADA restroom and septic holding tank
- Accessory Activities:
 - Meeting and rally point of fire personnel or other county/state emergency response staff
 - Training and maintenance of equipment
 - Small gatherings of community (e.g. school tour of facility)





Project Plans





GP & Zoning Consistency

- Consistent with GP Goals and Policies related to public safety
- Public Safety Facilities allowed with CUP in LEA Zoning District
- Proposed improvements and designs consistent with LEA development criteria
 - ✓ One dwelling unit
 - ✓ Setbacks
 - ✓ Building height max 35 ft (Existing ~12 ft; Proposed ~15 ft w antenna)
 - ✓ Lot coverage currently exceeded but would not be further increased
- Project parcel along designated Scenic Corridor of Valley Ford Road
 - ✓ No new structures within Scenic Corridor setback
 - ✓ Existing garage conforms to setback





Environmental Review

- Determined to be Categorically Exempt from CEQA under Statutes and Guidelines Sections 15301, Existing Facilities and 15303, New Construction or Conversion of Small Structures.
 - Project involving aligning use of garage with appropriate classification (fire station) following annexation into Gold Ridge Fire District
 - Negligible changes to operation by volunteers during regular and emergency events, no permanent staffing
 - Negligible increase in site activity with limited number of events and attendees (6/year, 20 attendees max), the 2 educational events replaces existing trip by fire staff to schools
 - Minor internal/external improvements to facility.
 - No exceptions under Section 15300.2 apply





Recommendation

- Staff recommends the Board approve the requested Use Permit modification, subject to the associated conditions of approval.
- Alternative Actions:
 - 1) Approve the project with one or more modifications to the conditions
 - 2) Continue the project with direction to staff on further analysis
 - 3) Deny the project with justification for denial, Staff to return with amended resolution



Questions?

