



## GLPC AGENDA ITEM # 6

AUGUST 25, 2025

### Conditional Use request by Valeria Dwyer

File #: CU-2025-07

Valeria Dwyer is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of 0.23 acres located at 114 Mills Lane, which is positioned on the west side of the roadway approximately 400 feet north of West Hill Avenue. The parcel is currently vacant and the applicant is requesting to place a new double-wide manufactured home (1,898 sf) on the property. The home is intended for her personal residential use.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan.

The surrounding neighborhood is primarily residential in nature, featuring a mix of site-built and manufactured (mobile) homes. Along Mills Lane, there are a total of seven (7) residences, with the majority being mobile homes located toward the northern portion of the street. The southern portion of the street is characterized by three (3) site-built homes. Directly across from the subject property, on the east side of Mills Lane, is a vacant church building. The broader community, including adjacent areas to the east and west, reflects a diverse range of housing types. Historically, Conditional Use Permits have been granted in this area to allow for the placement of mobile homes on otherwise vacant lots or parcels. This request is consistent with the existing transitional development pattern.

**Staff Recommendation:** Find **consistent** with the Comprehensive Plan and the Conditional Use Review, and recommend **approval** to the City Council, subject to the following conditions:

- (1) Conditional Use approval shall be granted for a Class "A" doublewide manufactured home as defined by the LDR, and in general accordance with the submitted site plan and schematic drawings. The home shall be placed at least 30 feet from Mills Lane, on a permanent all-masonry foundation with brick or brick veneer skirting.
- (2) Conditional Use approval shall expire two (2) years from the date of approval, of no building permit for the manufactured home has been issued by that date.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Valeria Dwyer		
<b>Request:</b>	Conditional Use Permit to allow placement of a mobile home in R-6 zoning		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	0.23 acres located at 114 Mills Lane, which is positioned on the west side of the roadway approximately 400 feet north of West Hill Avenue.		
<b>Street Address:</b>	114 Mills Lane		
<b>Tax Parcel ID:</b>	Map 0119D Parcel 014	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Vacant lot
	Proposed:	R-6	Manufactured home
<b>Adjacent Property:</b>	North:	R-6	Single-family residential
	South:	R-6	Single-family residential
	East:	R-6	Vacant residential lots, church building
	West:	R-6	Vacant residential lots
<b>Zoning &amp; Land Use History:</b>	The property has been zoned R-6 for more than 40 years. There was an existing single-family residence (site-built) up until several years ago.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Largely cleared with trees and brush to the rear	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Mills Lane		
<b>Transportation:</b>	Mills Lane (local street) – substandard 30' right-of-way		
<b>Fire Protection:</b>	VFD Station # 1 (106 S Oak Street) = approximately 1.0 mile to the East The nearest fire hydrants are along Mills Lane		

## **Comprehensive Plan Issues**

**Character Area:**      Transitional Neighborhood

**Description:** An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

**Development Strategy:** Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

### **Goals and Policies:**

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

**POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

## **Conditional Use Review Criteria**

*The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:*

<b><i>(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?</i></b>	
<b><i>Applicant:</i></b>	Yes, the proposed use is for a mobile home. There are multiple mobile homes in the area.
<b><i>Staff:</i></b>	Yes
<b><i>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</i></b>	
<b><i>Applicant:</i></b>	Yes, all residential
<b><i>Staff:</i></b>	Yes, apart from the vacant church.
<b><i>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?</i></b>	
<b><i>Applicant:</i></b>	Yes
<b><i>Staff:</i></b>	Yes, the property is located on a local street that terminates at a major arterial street (U.S. Hwy 84).

<b>(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?</b>	
<b>Applicant:</b>	City water and sewer for residence.
<b>Staff:</b>	Yes, public facilities are adequate for this request.
<b>(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?</b>	
<b>Applicant:</b>	No
<b>Staff:</b>	No significant adverse impacts.
<b>(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?</b>	
<b>Applicant:</b>	No. There are multiple lots with mobile homes existing on the street.
<b>Staff:</b>	No adverse impacts.
<b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>	
<b>Applicant:</b>	No
<b>Staff:</b>	No adverse impacts.

### **Supplemental Standards of the LDR Applicable to the Proposed Use**

< none >

### **Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

**Building Inspections:** No comments for this CUP

**Fire:** Fire Dept has no comments.

**Engineering:** No comments

**Landscape:** < No comments received >

**Police:** < No comments received >

**Utilities:** < No comments received >

**Public Works:** No comments

### **Attachments:**

Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Boundary survey & Site Plan  
 Mobile Home schematic

# CU-2025-07 Zoning Location Map



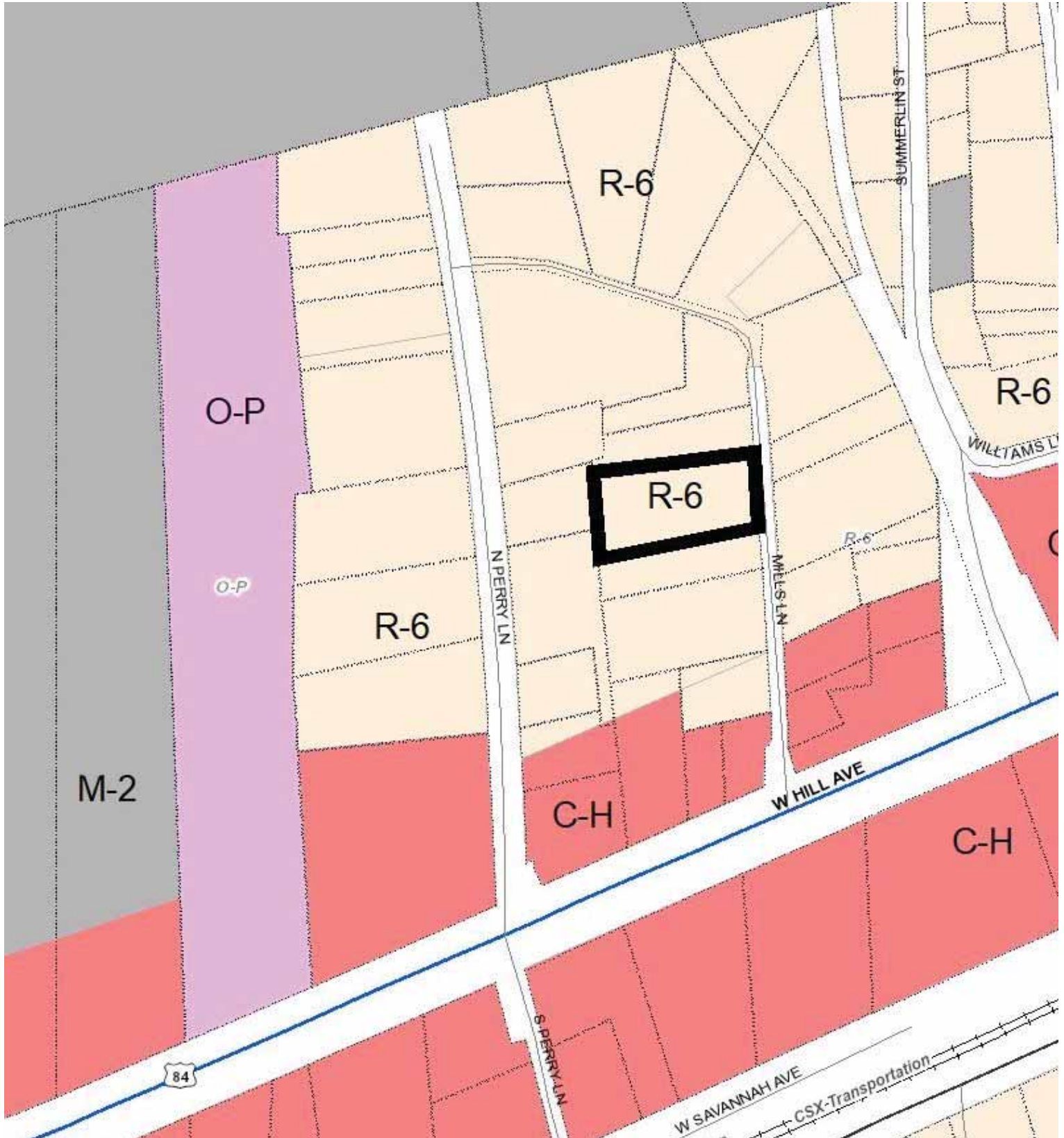
Valeria Dwyer  
CUP Request

114 Mills Lane  
Tax Map # 0119D Parcel # 014

Current Zoning = R-6

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





# CU-2025-07 Future Development Map



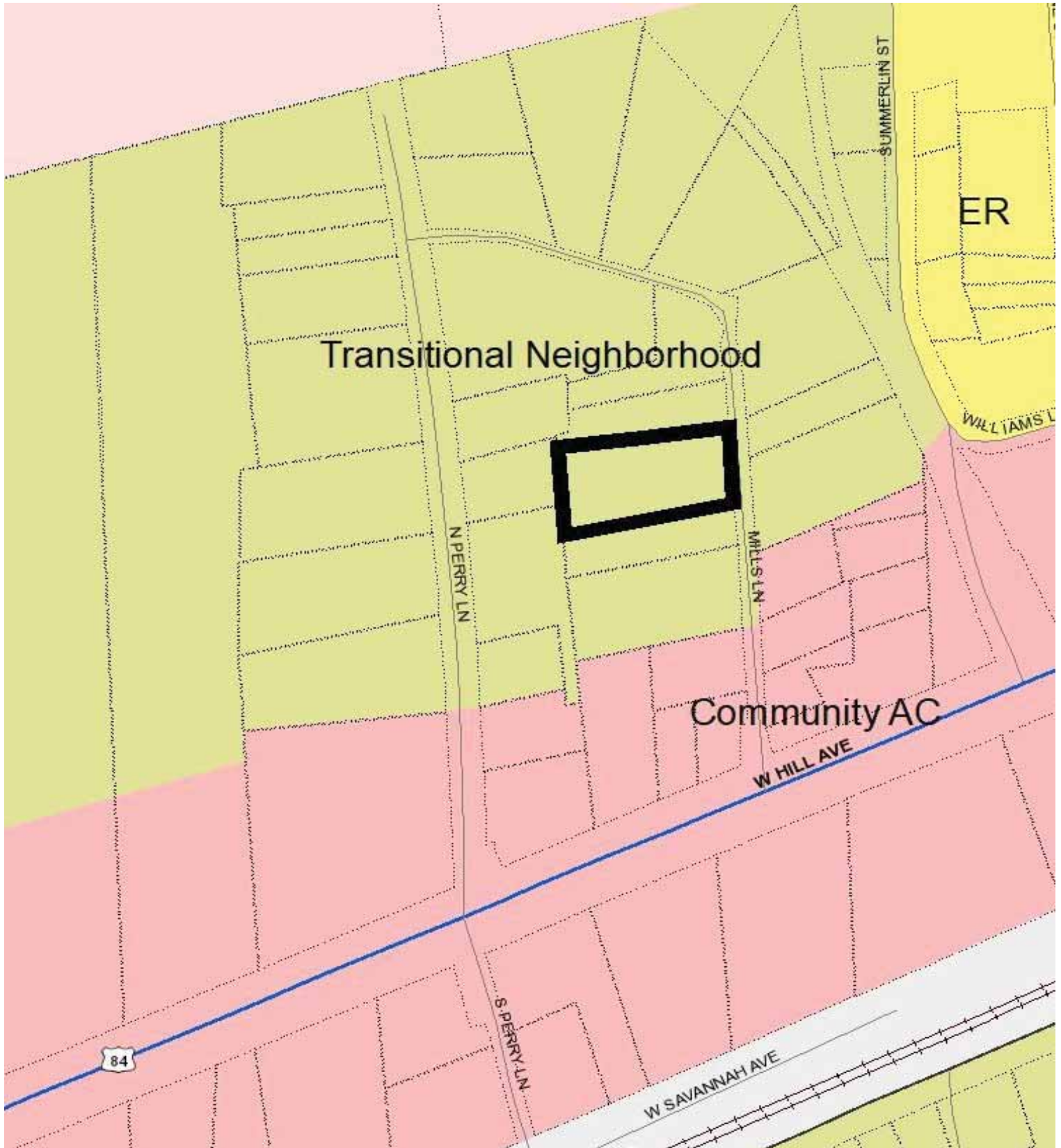
Valeria Dwyer  
CUP Request

114 Mills Lane  
Tax Map # 0119D Parcel # 014

Character Area = Transitional Neighborhood

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





# CU-2025-07 Aerial Location Map



Valeria Dwyer  
CUP Request

114 Mills Lane  
Tax Map # 0119D Parcel #014

~ 2022 Aerial Imagery

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025



## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 114 Mills Lane 0119 DD14  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Valeria Dwyer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Home on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Richard Patterson  
Signature(s)

Richard Patterson  
PRINT name(s)

07-05-25  
Date

### NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 8 day of July 2025,

My commission expires 5/14/2028

[Signature]  
Notary Public

(seal)





## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 114 Mills Lane 0119D014  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Valeria Dwyer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Home on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Ronald Patterson Ronald Patterson 7/7/25  
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 8 day of July 2025,

My commission expires 5/14/2028.

[Signature]  
Notary Public

(seal)



## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 114 Mills Lane 0119 D014  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Valenia Dwyer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Homes on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

VR Ramsey  
Signature(s)

VR Ramsey  
PRINT name(s)

7-4-25  
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 8 day of July 2025,

My commission expires 5/14/2028

[Signature]  
Notary Public

(seal)



## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 114 Mills Lane 01190014  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Valencia Dwyer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Home on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Valencia Dwyer  
Signature(s)

Valencia A Dwyer  
PRINT name(s)

7-4-25  
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 8 day of July 2025,

My commission expires 5/14/2028

[Signature]  
Notary Public

(seal)



## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at 114 Mills Lane 01190014  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Valena Dyer to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Home on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature]  
Signature(s)

DONALDUS T. ANDERSON  
PRINT name(s)

7-7-25  
Date

NOTARY PUBLIC

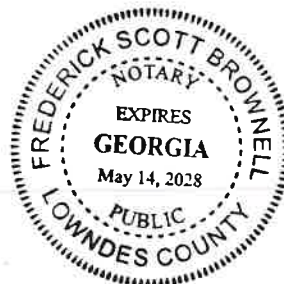
State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 8 day of July 2025.

My commission expires 5/14/2028

[Signature]  
Notary Public

(seal)





# Survey

#CU-2025-07

