



## GLPC AGENDA ITEM # 4

OCTOBER 27, 2025

### Conditional Use request by Tracy Rose and Camala Wiles File #: CU-2025-08

Tracy Rose and Camala Wiles are requesting a Conditional Use Permit (CUP) to operate a Bed and Breakfast Inn within the Historical Overlay District. The subject property is currently zoned Single-Family Residential (R-10) and located at 200 East College Street. This is at the NE corner of East College Street and Slater Street, and also about 2 blocks east of the VSU main campus. The property contains an existing 2-story historic single-family residence (4,556-sf) which is owner occupied by the applicants. They are proposing to continue occupying the residence while periodically hosting travelers in their home as a traditional Bed & Breakfast Inn.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within both the local Historic District as well as the Brookwood North National Register district.

The surrounding neighborhood is predominantly residential, featuring a mix of single-family homes, townhomes, and apartment buildings, sprinkled with various mixed-use properties such as churches and commercial businesses. Directly to the south across East College Street from the subject property is an existing small apartment building. To the southwest lies The Norma Tomberlin House which is associated with Christ Episcopal Church. Immediately to the west and north are single-family residences. While the area to the east is mostly all established residential, the general area to the west (specifically along North Patterson Street) features a variety of uses including the VSU campus, a church, the VSU Wesley Foundation, and other office/institutional uses.

Pursuant to LDR Section 210-6, Bed & Breakfast Inns are allowed with a CUP approval on residentially zoned property in the local Historic District. In this particular case, the applicants are proposing to keep the primary use of the property as a single-family residence (their home). They are simply proposing to have an old time traditional bed & breakfast inn, by simply hosting travelers/visitors with them in their large historic residence on an intermittent basis. They will fully comply with all the supplemental LDR requirements for Bed and Breakfast Inn. They also meet the intent of LDR Section 210-6, and staff believes this will be an ongoing asset to showcase Valdosta's local historic district.

**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) Approval shall be granted in the name of the applicant only for a Bed & Breakfast Inn in R-10 zoning and the Historical Overlay District, for the existing building in accordance with LDR Sections 210-6 and 218-13(H). The property shall continue to maintain its residential character and historic appearance as approved by the Historic Preservation Commission.
- (2) All parking shall be on-site and located in the rear yard only.
- (3) Signage shall be limited to either one incidental wall sign not to exceed 5 square feet, or one freestanding sign not to exceed 4 square feet and 3 feet in height.
- (4) Conditional Use approval shall expire after 2 years from the date of approval if no Business License application has been submitted by that date.