

Planning Analysis & Property Information

Applicant / Owner:	Tracy Rose and Camala Wiles		
Request:	Conditional Use Permit to operate a Bed and Breakfast Inn within the Historical Overlay Zoning district.		
Property General Information			
Size & Location:	One (1) parcel of land consisting of 0.23 acres located at the NE corner of East College Street and Slater Street.		
Street Address:	200 East College Street		
Tax Parcel ID:	0116A 017	City Council District:	6 Councilman Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Single-family residence
	Proposed:	R-10	Single-Family residence – primary use, with a Bed and Breakfast Inn as an accessory use.
Adjacent Property:	North:	R-10	Single-family residential
	South:	R-10	Single-family residential
	East:	R-10	Single-family residential
	West:	R-10	Single-family residential
Zoning & Land Use History:	The property has been zoned R-10 for more than 50 years and was originally developed as a single-family residence. It was previously used as a Fraternity House from about 1972-2020, and then restored back to a single-family residence.		
Neighborhood Characteristics			
Historic Resources:	Property is located in the local Historic District, as well as the Brookwood North National Register District.		
Natural Resources:	Vegetation:	Urban forest	
	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.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along East College Street & Slater Street		
Transportation:	East College Street (local street), Slater Street (local street)		
Fire Protection:	VFD Station # 2 (E Park Avenue) = approximately 1.4 miles to the northeast. The nearest fire hydrants are located on East College Street.		