

The Van Dyke Family  
203 East College Street  
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229-292-0023

Date: October 13, 2025

RE: **Adjacent Owner-Occupied Property: FULL SUPPORT** Conditional Use Permit  
request (File #CU-2025-08)

To Whom It May Concern,

**We are writing this letter in enthusiastic and unwavering support of the Conditional Use Permit request (File #CU-2025-08) submitted by Tracy Rose and Camala Wiles to operate a Bed and Breakfast at 200 East College Street.**

**As both nearby homeowners and a Board Member of the Brookwood North Neighborhood Association**, we have a vested interest in the preservation, safety, and character of our neighborhood. We have witnessed firsthand the evolution of this property and the positive impact the current owners have already made.

For nearly 50 years, this property served as a fraternity house, with 202 E College Street used as a side parking lot. Between the two properties, it wasn't uncommon to see 10–20 cars parked on the grass or dirt, frequent loud gatherings, and — one of the more memorable sights — a couch on the roof. After the fraternity moved out, the house sat on the market for almost two years, sold, was beautifully restored, and then sat on the market again for almost two years. This was due to its high asking price, unique size for the area, lack of a traditional backyard, and the level of upkeep required for a historic home.

Tracy and Camala are truly the ideal buyers this home needed. They relocated from Tallahassee, choosing Valdosta over several other places because they fell in love with both the house and our community. Since moving in, they have poured their hearts and energy into becoming active and invested members of the neighborhood and community.

**Their plans for a Bed and Breakfast are thoughtful and respectful of the neighborhood's character.** The home has a limited number of bedrooms, so only a small number of guests will be hosted at any given time, primarily on weekends. This means there will be no noticeable increase in traffic or parking issues. The property is not intended for events or large gatherings, so noise will not be a concern either. In order to attract new guests and keep repeat guests the property, inside and out, will have to be well maintained so appearance will not be a concern