



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.

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.		

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically, an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrading of existing properties. Vacant properties offer 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:

(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?	
Applicant:	Yes
Staff:	Yes, property has adequate parking space at the rear of the home.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	Yes
Staff:	Yes, the proposed use is compatible.
(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?	
Applicant:	Yes
Staff:	Yes, the property is located on a local street that connects two principal arterials (N. Patterson and N. Ashely Street).
(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?	
Applicant:	There should not be any additional impact. Yes, they are adequate.
Staff:	There will be no impact on existing public facilities. Yes, public facilities are adequate for this request.

(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?	
Applicant:	No
Staff:	No significant adverse impacts.
(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?	
Applicant:	No
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No
Staff:	No adverse impacts.

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 218-13 Standards of Use and Development (H) Bed & Breakfast Inn

- (1) The operator of the establishment shall reside on the site.
- (2) The use shall have a lot area of not less than 10,000 square feet and a floor area within the dwelling unit of no less than 2,000 square feet.
- (3) No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 consecutive days.
- (4) The residential character of the neighborhood shall not be changed as a result of increased traffic in the neighborhood caused by the use.
- (5) The structure shall be compatible with the character of the neighborhood in terms of height, setbacks and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
- (6) The proposed use shall maintain acceptable residential noise standards.
- (7) No restaurant use shall be permitted. Meals may be served on the premises only for guests and employees of the Bed and Breakfast Inn.
- (8) Rooms may not be equipped with cooking facilities.

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

Fire: No Comments

Engineering: No Comments

Landscape: No Comments

Police: < No Comments >

Utilities: < No Comments >

Public Works: < No Comments >

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey & Site Plan
Letter of support

CU-2025-08 Zoning Location Map



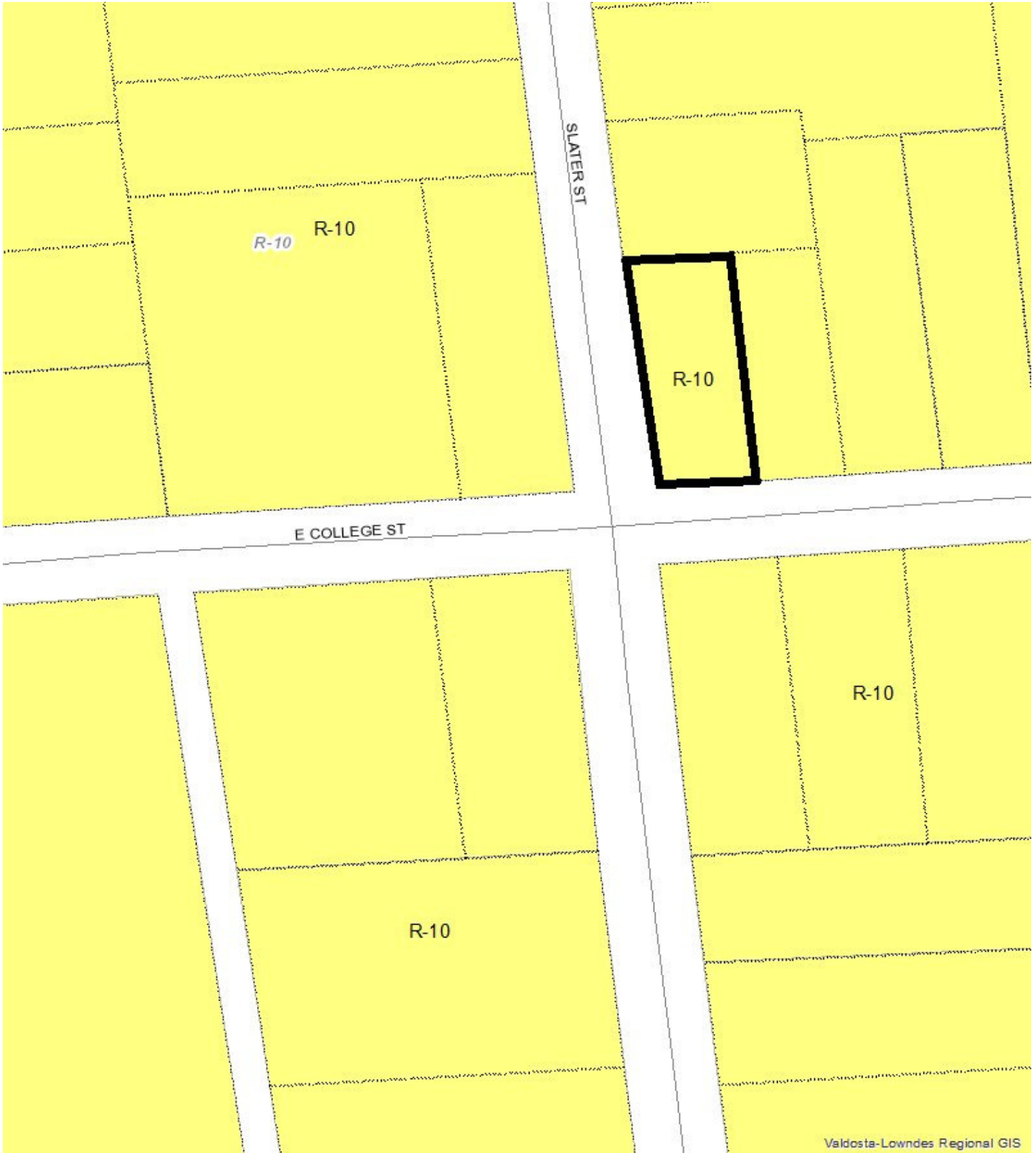
Tracy Rose / Camala Wiles
CUP Request

200 East College Street
Tax Map Parcel # 0116A 017

Current Zoning = R-10

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



CU-2025-08 Future Development Map

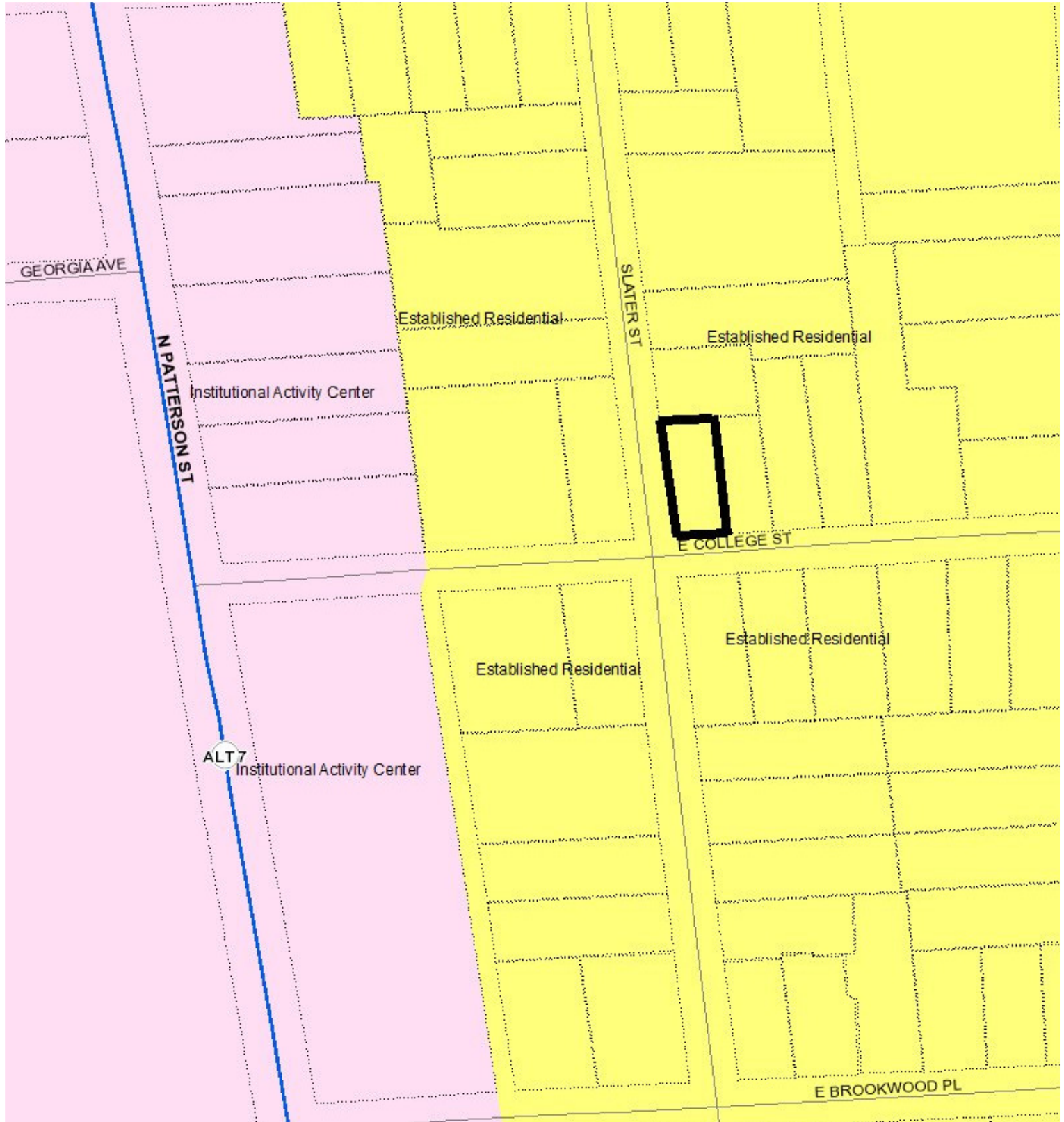


Tracy Rose / Camala Wiles
CUP Request

200 East College Street
Tax Parcels # 0116A 017

Character Area = Established Residential

** Map NOT to scale Map Data Source: VALOR GIS July 2025



CU-2025-08 Aerial Location Map



Tracy Rose / Camala Wiles
CUP Request

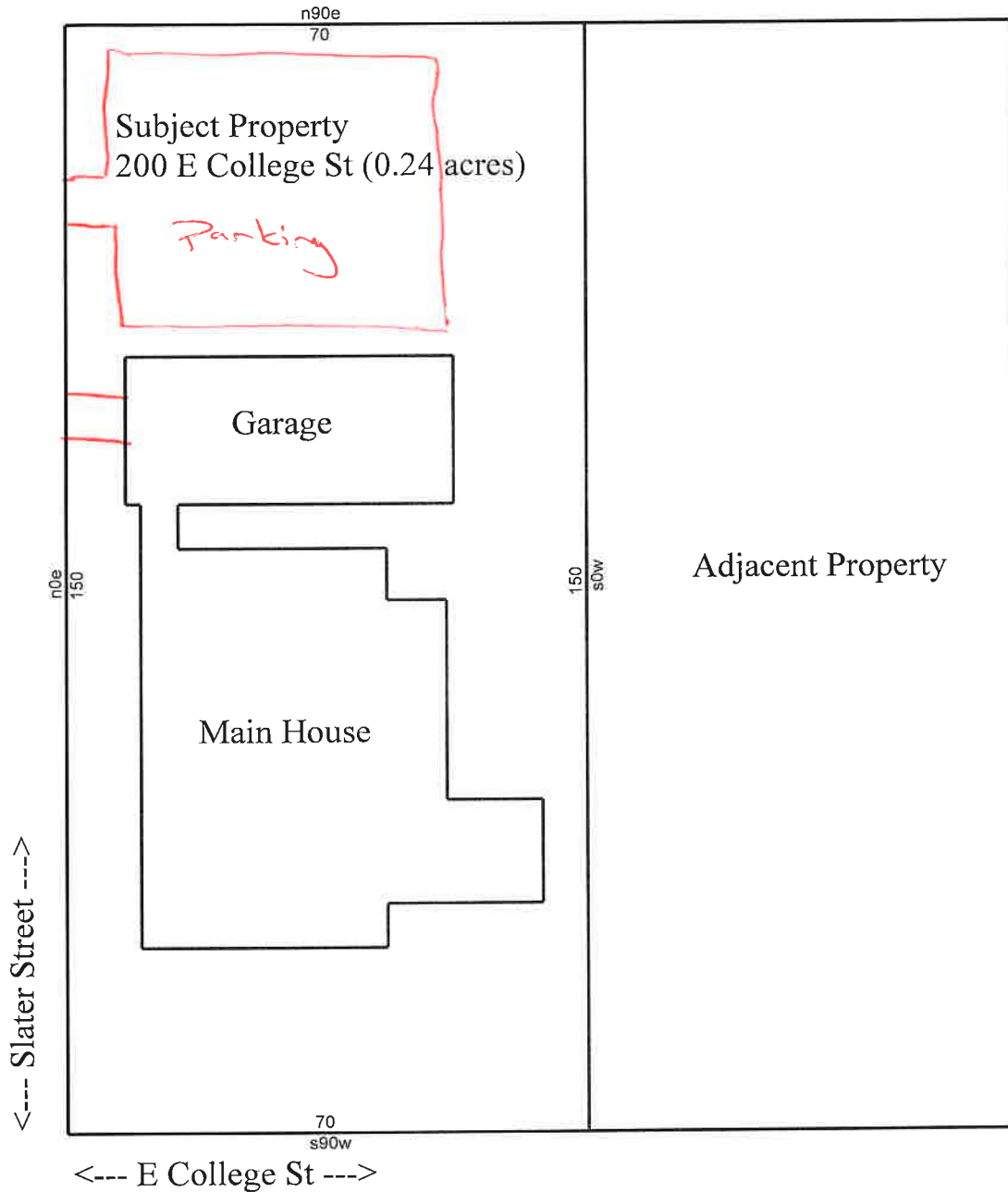
200 East College Street
Tax Map Parcel # 0116A 017

~ 2007 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS July 2025





9/4/2025

Scale: 1 inch= 24 feet

File: 200 E College St.ndp

+Tract 1: 0.2410 Acres (10500 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=440 ft.

--Tract 2: 0.0735 Acres (3202 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=346 ft.

--Tract 3: 0.1997 Acres (8700 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=416 ft.

Net Area= -0.0322 Acres, (-1402) Sq. Feet.

01 n0e 150
02 n90e 70
03 s0w 150
04 s90w 70
05 @0 -
06 /n0e 25
07 /n90e 10
08 n0e 60
09 s90w 2
10 n0e 20
11 n90e 44
12 s0w 20
13 s90w 37
14 s0w 6
15 n90e 28
16 s0w 7
17 n90e 8

18 s0w 27
19 n90e 13
20 s0w 14
21 s90w 21
22 s0w 6
23 s90.0000w 33.00
24 @0 -
25 /n90e 70
26 n0e 150
27 n90e 58
28 s0w 150
29 s90w 58

The Van Dyke Family
203 East College Street
Valdosta, GA 31602
katevandyke24@gmail.com
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

only enhance our neighborhood and maybe even encourage homes nearby to step up our game. **Most importantly, this is Tracy and Camala's full-time residence, and their constant presence ensures accountability, oversight, care, and respect for the nearby residents.**

As a young family raising children across the street, we often talked about how wonderful it would be to have owner-occupied, community-minded, respectful, and present neighbors, which we did not have until Tracy and Camala moved in. They have exceeded our hopes. They are kind, engaged, and committed to enhancing not only their property but the neighborhood as a whole. Simply put, they are the kind of neighbor every street deserves.

We truly believe that a professionally run Bed and Breakfast in this historic home will enrich our neighborhood and offer guests an authentic experience of Valdosta's charm. There could be no better stewards of this effort than Tracy and Camala.

Of the six directly adjacent properties, only two are owner occupied. The others are apartments, church property, or vacant. **We are one of the two owner occupied adjacent property and we respectfully and wholeheartedly urge you to approve their Conditional Use Permit and allow them to share the beauty of their home — and our community — with others.**

With sincere and full support,

The image shows two handwritten signatures in black ink. The signature on the left is 'Alan Van Dyke' and the signature on the right is 'Kate Van Dyke'. Both are written in a cursive, flowing style.

The Van Dyke Family

Alan, Kate, Lilly, and Sirius Van Dyke

Kate - Board Member, Brookwood North Neighborhood Association