

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Matthew Inman, Engineer for the Applicant – 2704 N Oak St. Ext.

Mr. Inman said the intent is for all lots will face interior roads and 41 lots would bring down the cost per lot, making them more affordable.

No one spoke in opposition to the request.

Commissioner Hightower asked if the ingress/egress would only be from Copeland Road. Mr. Dillard stated that is the plan.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request with 5 conditions as presented by staff. Commissioner Hightower second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #4

CO-2025-08 JB2 Partners LLC Tracy Rose & Camala Wiles (200 E College St)
CUP for a Bed & Breakfast Inn within the Historical Overlay District.

Ms. Martin presented the case in which the applicants 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