

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 finds the request consistent with the Comprehensive Plan and the Conditional Use Review, and recommends 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.

Commissioner asked about parking requirements and if the same requirements exist for both Air BnBs as for Bed & Breakfast establishments. Mr. Martin stated sufficient parking already exists and the same requirements exist for both types of use. Chairman Miller asked for confirmation that the adjacent carriage house is not part of the request. Mr. Martin explained that the carriage house is a separate parcel and owner.

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

Speaking in favor of the request:

- Tracy Rose & Camala Wiles, Applicants – 200 E. College St.

The applicants told the history of the property and stated their hope for sharing it with others. The target guest will be parents of VSU students and other campus visitors. They stressed the