



GLPC AGENDA ITEM # 3

NOVEMBER 24, 2025

Conditional Use request by Mary Elaine Pierce File #: CU-2025-09

Mary Pierce is requesting a Conditional Use Permit (CUP) to allow the placement of a mobile home in a Single-Family Residential (R-6) zoning district. The subject property consists of about 3,800-sf (0.09 acres) located at 809-½ Nardo Street, which is positioned on the south side of the roadway approximately half-way between Cherry Street and West Street. The property is currently vacant and the applicant is requesting to place a new 24'x44' doublewide mobile home (1,410 sf) on the property. The home is intended for her personal residential use.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The surrounding residential neighborhood is a mixture of site-built and mobile (manufactured) homes. There is a total of 19 residences along Nardo Street, with two (2) of them being mobile homes. However, both of these are located on the north side of Nardo Street, directly across from the subject property. The broader community, including adjacent areas to the east and west, reflects a diverse range of architectural housing types.

Historically, the placement of mobile homes on vacant lots have been approved in areas where there is already a mixed housing type that includes a sizable percentage of mobile homes in the neighborhood. In this particular case, the neighborhood does not have large total percentage of mobile homes, but there are two of them immediately across the street. While this request is consistent with the emerging residential development pattern, it may be beneficial to follow up with additional analysis to consider the best way to guide the infill of vacant lots in this area as there are many.

It should be noted that the applicant's property is rather small, but is an existing (grandfathered) nonconforming lot of record. It is only 3,800-sf in total size, measuring approximately 40' wide and 93' deep. This is well-below the normal minimum of 6,000-sf lot area and 60' minimum width found in most R-6 areas. Any new residence on this existing lot, whether it be a mobile home or a site-built home, is required to meet the minimum building setback requirements. In this particular case, the maximum "building area" on the lot is only 24' wide and 46' deep. The applicant's proposed mobile home is 24' x 44', which barely fits. It should also be noted that the rear yard area of the subject property contains two existing (small) accessory buildings. There is insufficient room in the yard to accommodate both the mobile home AND these accessory buildings at the same time, and therefore they should be removed as part of any approval for a home on the property.

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) Conditional Use approval shall be granted for a manufactured home as defined by the LDR, and in general accordance with the submitted site plan and schematic drawings. The home shall be placed on a permanent all-masonry foundation with brick or brick veneer skirting.
- (2) Conditional use approval shall be granted provided that the two accessory buildings at the rear of the yard are removed.
- (3) Conditional Use approval shall expire two (2) years from the date of approval, if no building permit for the manufactured home has been issued by that date.

Planning Analysis & Property Information

Applicant / Owner:	Mary Elaine Pierce		
Request:	Conditional Use Permit to allow placement of a mobile home in R-6 zoning district		
Property General Information			
Size & Location:	0.09 acres located at 809 ½ Nardo Street, which is positioned on the south side of the roadway about halfway between Cherry Street and West Street.		
Street Address:	809 ½ Nardo Street		
Tax Parcel ID:	Map 0119B Parcel 087	City Council District:	3 Councilman McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6	Vacant lot
	Proposed:	R-6	Mobile home
Adjacent Property:	North:	R-6	Two mobile homes
	South:	R-6	Single-family residential
	East:	R-6	Vacant lot
	West:	R-6	Single-family residential
Zoning & Land Use History:	The property has been zoned R-6 for more than 40 years.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Largely cleared with trees and brush to the rear	
	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 Nardo Street		
Transportation:	Nardo Street (local street) – substandard 30' right-of-way		
Fire Protection:	VFD Station # 1 (106 South Oak Street) = approximately 1.0 mile to the East. The nearest fire hydrant is located on Nardo 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 homeownership. 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, the proposed use is for a mobile home.
Staff:	Yes
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	Yes, all residential.
Staff:	Yes, the area is established residential.
(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
(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:	City water and sewer for residence.
Staff:	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?	

<i>Applicant:</i>	No	CU-2025-09
<i>Staff:</i>	No significant adverse impacts.	
<i>(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?</i>		
<i>Applicant:</i>	No.	
<i>Staff:</i>	No adverse impacts.	
<i>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</i>		
<i>Applicant:</i>	No	
<i>Staff:</i>	No adverse impacts.	

Supplemental Standards of the LDR Applicable to the Proposed Use

The applicable supplemental standards for this conditional use request are found in Section 218-13 (QQ): ***Standards of Use and Development for Manufactured Homes.***

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 received>

Police: <No Comments received>

Utilities: <No Comments received>

Public Works: No comments

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Authorization Letter
 Mobile Home Model/Style
 Mobile Home Elevation & Floor Plan
 Boundary Survey & Site Plan

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at 809 1/2 Wardo St. 0119B-087
(street address) (Tax Map/Parcel #)

I, We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Mary E. Pierce to act as agent on my/our behalf, in submitting an application requesting a **Conditional Use Permit (CUP)** for a Mobile Home on my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

[Signature]
Signature(s)

Tavis S. Hundley
PRINT name(s)

10/04/2025
Date

NOTARY PUBLIC

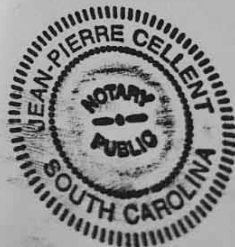
State of South Carolina, County of York

Sworn to and subscribed to me on this 4th day of October 2025.

My commission expires 10/08/2029

[Signature]
Notary Public

(seal)



CU-2025-09 Zoning Location Map



Mary Pierce
CUP Request

809 ½ Nardo Street
Tax Parcel: # 0119B - 087

Current Zoning = R-6

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



CU-2025-09 Future Development Map

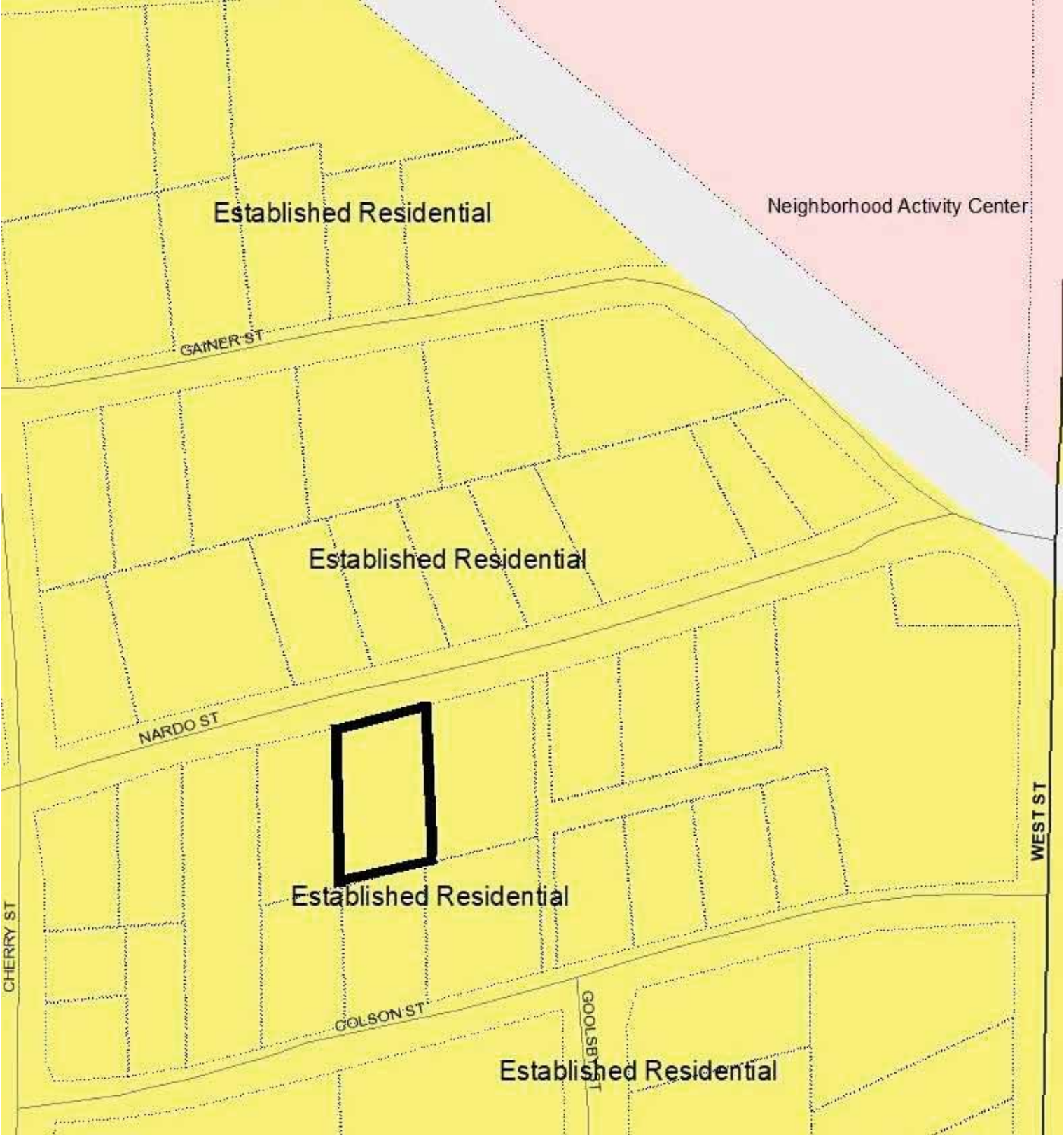


Mary Pierce
CUP Request

809 ½ Nardo Street
Tax Parcel: # 0119B - 087

Character Area = Established Residential

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



CU-2025-09 Aerial Location Map



Mary Pierce
CUP Request

809 ½ Nardo Street
Tax Parcel: # 0119B - 087

2007 Aerial Imagery

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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Vallejo-Los Angeles Regional GIS

RETRACEMENT SURVEY FOR:

MARY PIERCE

809 1/2 NARDO STREET,
VALDOSTA, LOWNDES COUNTY, GA
PARCEL: 0119B 087

SURVEY DATE: AUGUST 1, 2025
PLAT DATE: SEPTEMBER 23, 2025



GRAPHIC SCALE : 1 INCH = 20 FT.

RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Source of Title: DB 6961 PG 323

Barbara L. Herring
Barbara L. Herring, RLS #2785

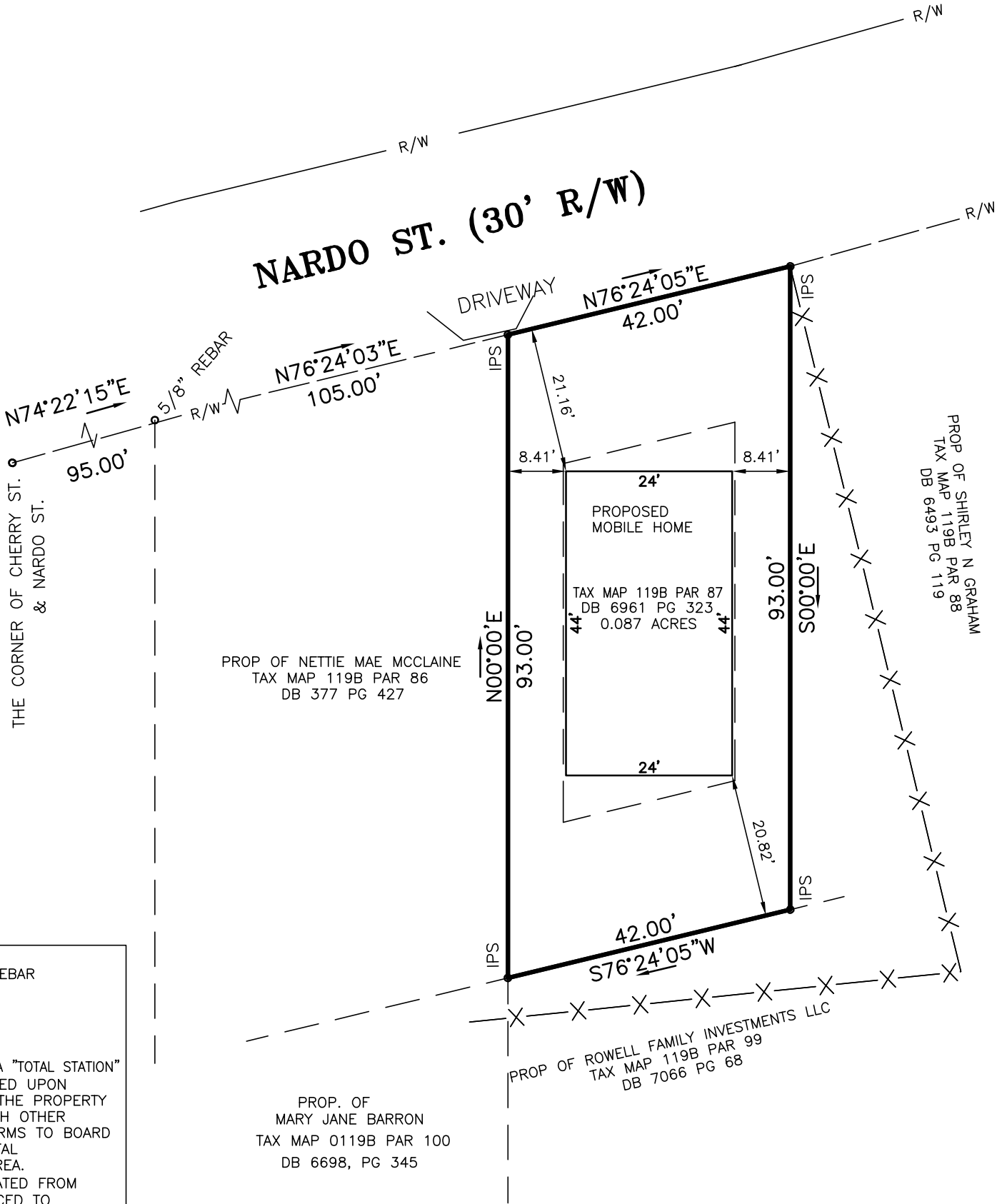
9-28-25
Date



**Southeastern
Surveying, Inc.**

601 N. St. Augustine Rd. Telephone: 229-259-9455
Valdosta, GA 31601 Fax: 229-259-9926
E-mail: bherring@sesurveying.com
GA Certificate of Authorization No. 685

IPS - IRON PIN SET - 5/8" REBAR
R/W - RIGHT OF WAY
C/L - CENTERLINE
--X--X-- - FENCE
EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"
FIELD MEASUREMENTS WERE BASED UPON
REDUNDANT MEASUREMENTS OF THE PROPERTY
CORNERS WITH RESPECT TO EACH OTHER
WITHIN THE SURVEY AND CONFORMS TO BOARD
RULE 180-7-.03 FOR HORIZONTAL
MEASUREMENTS FOR SUBJECT AREA.
BEARINGS SHOWN WERE CALCULATED FROM
FIELD ANGLES TURNED REFERENCED TO
DB 6961 PG 323
METHOD OF ADJUSTMENT:
PLAT CLOSURE: 1' / INFINITY



DB 6961 PG 323

MARY PIERCE

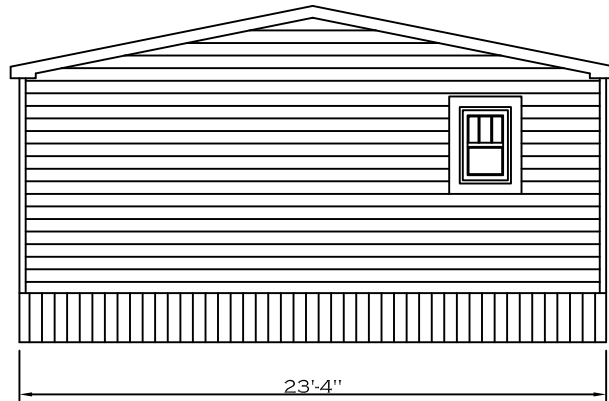
SURVEY DATE: AUGUST 1, 2025
PLAT DATE: SEPTEMBER 23, 2025

DB 6961 PG 323

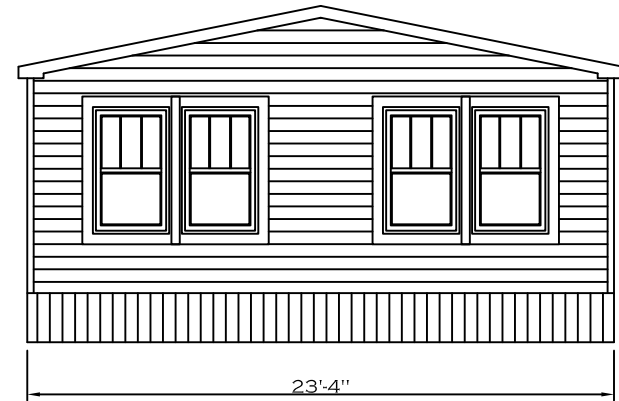




44'-0"
REAR ELEVATION



23'-4"
LEFT ELEVATION



23'-4"
RIGHT ELEVATION



44'-0"
FRONT ELEVATION

1027 SQ.FT. (STD PLAN "CONDITIONED")
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

CMH MANUFACTURING	Model #: TEM24442AZ		Drawing #: 925TEM24442AZ
	Date: 7/6/22	Scale: NTS	
Product Designer: Cory C.	24 X 44 Tempo		
ELEVATION			



