



## GLPC AGENDA ITEM # 5

MAY 26, 2026

### Conditional Use request by LaToyana Speed and SanAntonio Graham File #: CU-2026-03

LaToyana Speed 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 0.30 acres (13,068-sf) located at 410 North Barack Obama Boulevard, which is positioned on the west side of the roadway between Cypress Street and Green Street. The property is currently vacant and the applicant is proposing to place a 28'x64' (1,792-sf) doublewide owner-occupied new mobile home on the property.

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

The surrounding area is primarily developed with single-family residential uses, with some churches and small businesses located in the broader vicinity. Based on a review of the surrounding development pattern, most nearby residential structures are conventional site-built homes, particularly along Cypress Street, Green Street, and North Barack Obama Boulevard. There appears to be only one mobile home in the general vicinity, located southeast of the subject property at 613 Green Street (510 feet away). Therefore, manufactured housing is not a prominent or established housing type within this immediate area.

Historically, requests for mobile homes on vacant residential lots have been more appropriate in neighborhoods where there is already an established mix of housing types, including a notable presence of mobile homes or manufactured housing. In those instances, the placement of an additional mobile home is generally more consistent with the existing development pattern and neighborhood character. In this case, however, the immediate surrounding area is largely composed of site-built homes, and the introduction of a mobile home would represent a housing type that is not commonly found within this block or immediate neighborhood.

The proposed placement of a doublewide mobile home on the subject property would introduce a manufactured housing unit into an area that is predominantly characterized by conventional site-built residential structures. Although the proposed residential occupancy of the vacant lot could contribute to reinvestment and productive use of the property, the specific form of housing proposed is not consistent with the development pattern. It should also be noted that the subject property is located along a visible corridor on North Barack Obama Boulevard and near established residential streets. Therefore, the appearance, placement, and long-term compatibility of the proposed structure are important considerations. Further, the subject property is a deep narrow lot which requires placement of the mobile home to be turned "sideways" and not oriented toward the street.

Staff finds that the request does not align with the existing character of the surrounding neighborhood. The limited presence of mobile homes in the area, combined with the predominance of site-built residential structures, indicates that the proposed mobile home would not be compatible with the established development pattern. For this reason, while the property may be appropriate for residential development, staff finds that a site-built single-family residence would be more consistent with the surrounding neighborhood and the intent of the established residential neighborhood. Even a modular home that resembles a site-built home would be a better alternative (and would not require CUP approval), and both of these options were recommended to the applicants.

**Staff Recommendation:** Find inconsistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend denial to the City Council.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	LaToyana Speed & SanAntonio Graham		
<b>Request:</b>	Conditional Use Permit to allow placement of a mobile home in a R-6 zoning district		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	0.30 acres located along the west side of North Barack Obama Boulevard, about halfway between Cypress Street and Green Street		
<b>Street Address:</b>	410 North Barack Obama Boulevard		
<b>Tax Parcel ID:</b>	Map 0118B Parcel 069	<b>City Council District:</b>	2 Councilwoman Tooley
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6	Vacant lot
	Proposed:	R-6	Mobile home
<b>Adjacent Property:</b>	North:	R-6	Single-family residential
	South:	R-6	Single-family residential
	East:	R-6	Single-family residential
	West:	R-6	Single-family residential
<b>Zoning &amp; Land Use History:</b>	The property has been zoned R-6 for more than 40 years and has always been used for residential. The property previously contained a <b>site-built</b> residence which was demolished between 2016-2019.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No known historic resources on or near the subject property.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along North Barack Obama Boulevard		
<b>Transportation:</b>	North Barack Obama Blvd. (Urban Collector)		
<b>Fire Protection:</b>	VFD Station # 1 (106 South Oak Street) = approximately 1.2 miles to the west. The nearest fire hydrant is located on North Barack Obama		

## 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:*

<b>(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?</b>
<i>Applicant:</i> Yes, the proposed use is for a mobile home.
<i>Staff:</i> Yes
<b>(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?</b>
<i>Applicant:</i> Yes, all residential.
<i>Staff:</i> Yes, the area is established residential.
<b>(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?</b>
<i>Applicant:</i> Yes
<i>Staff:</i> Yes
<b>(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?</b>
<i>Applicant:</i> The residential use of the new HUD approved manufactured home will not impact other public facilities and services. The residence will be served by the City of Valdosta water and sewer utilities. The proposed use is a single-family residence and is consistent with the R-6 zoning district.
<i>Staff:</i> Yes, public facilities are adequate for this request and will not be impacted.

<b>(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?</b>	
<i>Applicant:</i>	No
<i>Staff:</i>	No significant adverse impacts.
<b>(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?</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<b>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?</b>	
<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      **Police:** < No Comments received >      **Utilities:** < No Comments received >  
**Public Works:** No comments

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Quit Claim Deed (Authorization)
- Mobile Home Schematics
- Boundary Survey & Site Plan

# CU-2026-03 Zoning Location Map

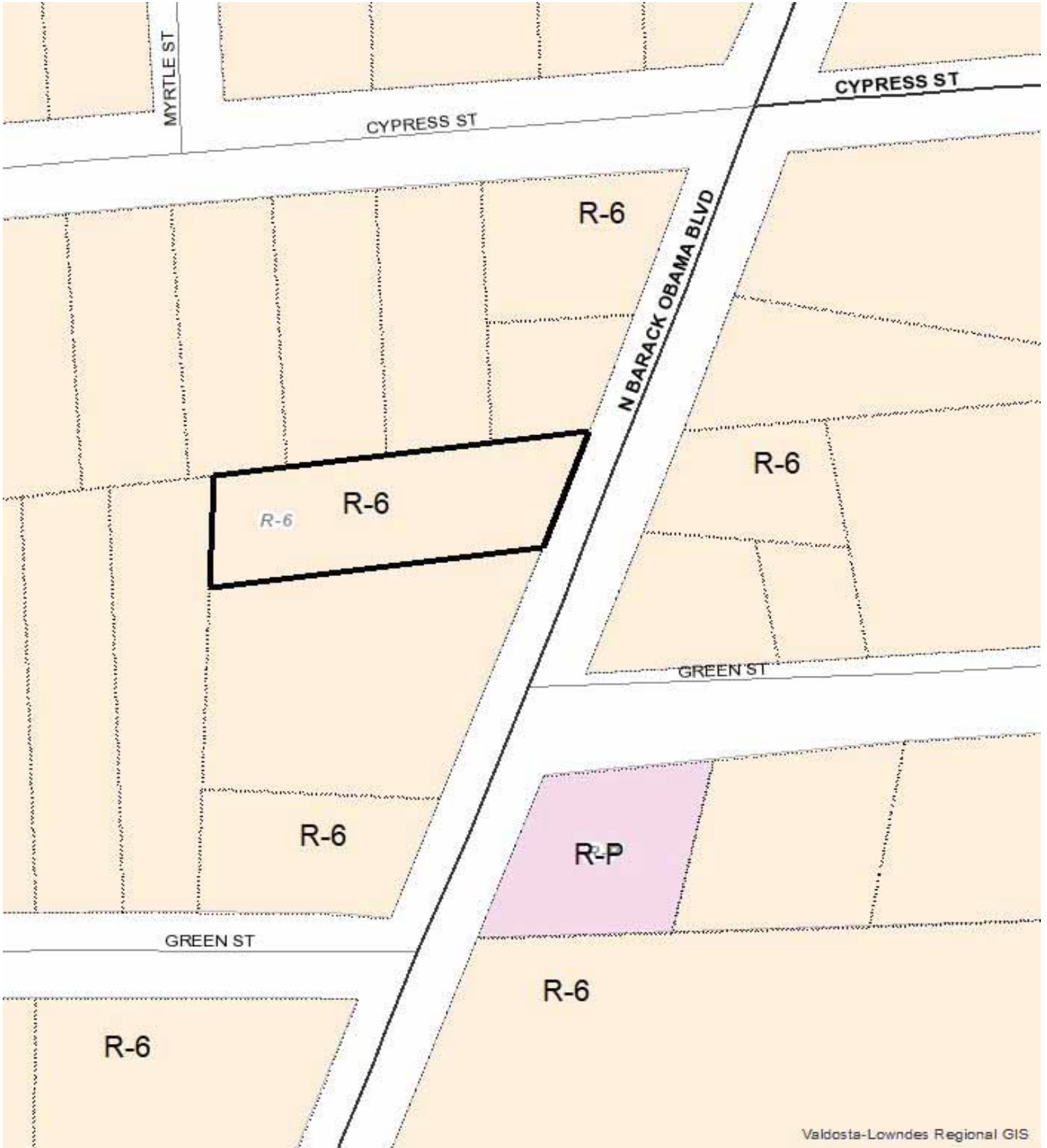


LaToyana Speed/ San Antonio Graham  
Conditional Use Permit Request

410 N. Barack Obama Blvd  
Tax Map: # 0118B Parcel: 069

Current Zoning = R-6

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# CU-2026-03 Future Development Map

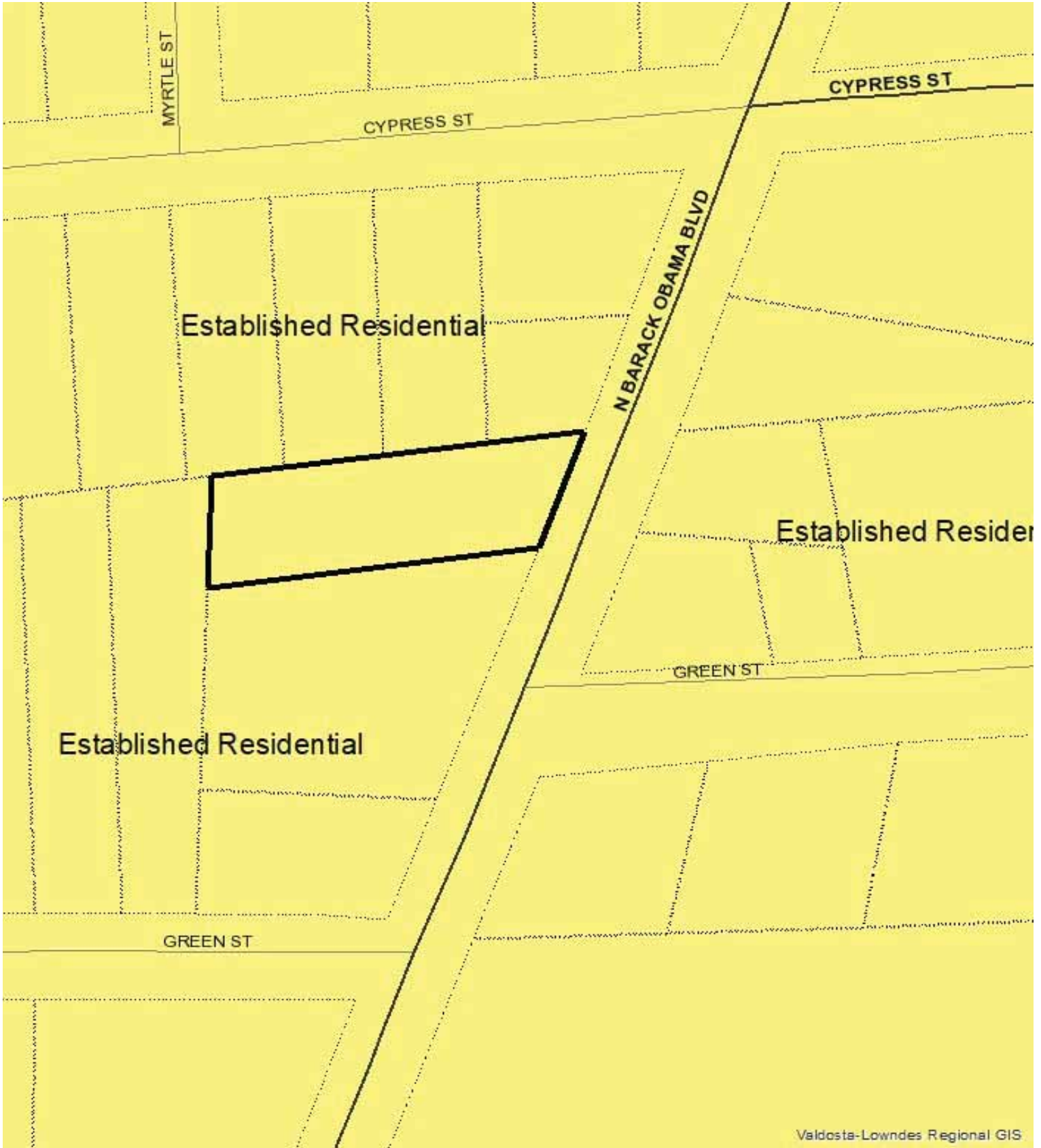


LaToyana Speed/ San Antonio Graham  
Conditional Use Permit Request

410 N. Barack Obama Blvd  
Tax Map: # 0118B Parcel: 069

Character Area = ER

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# CU-2026-03 Aerial Location Map

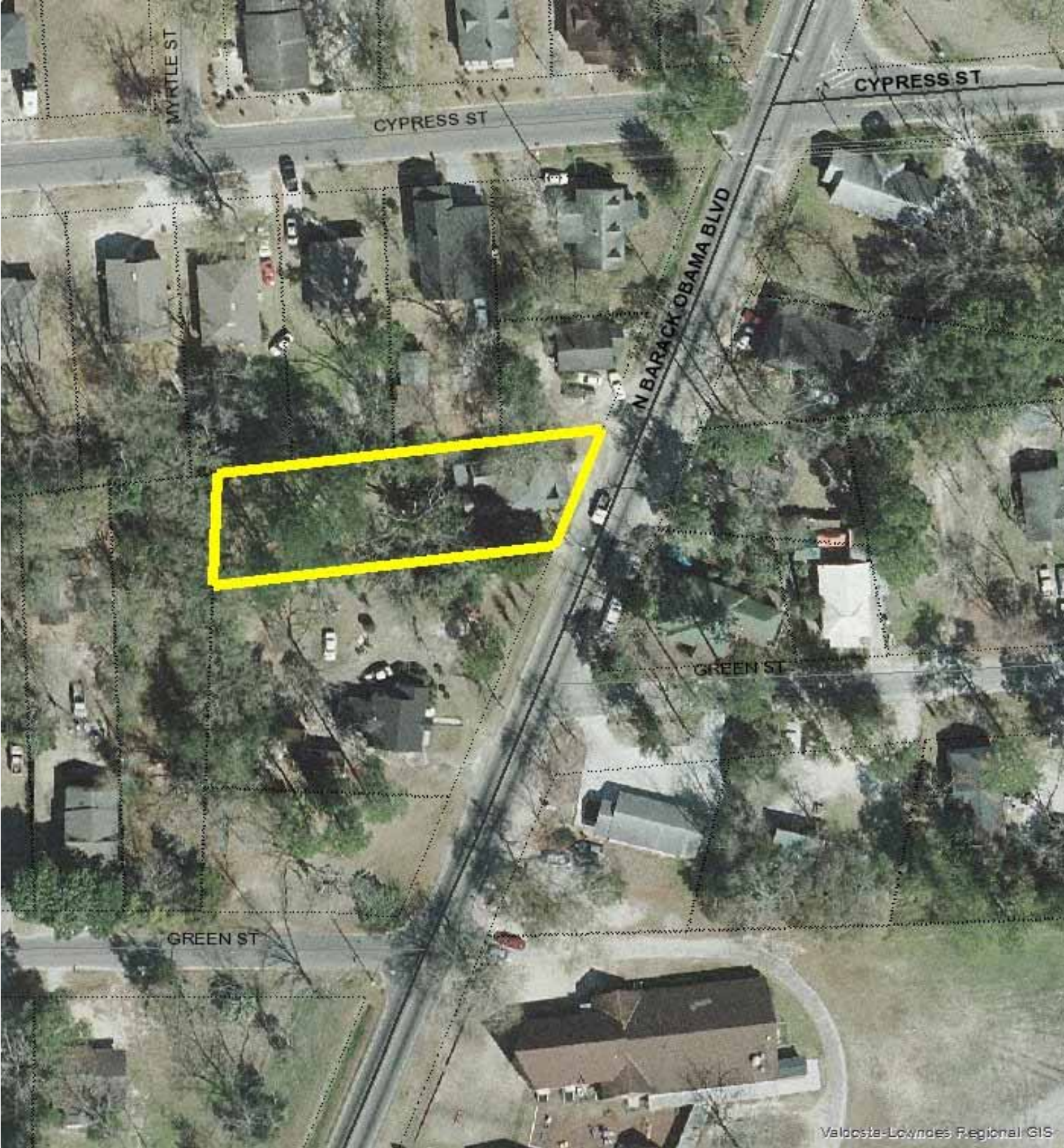


LaToyana Speed/ San Antonio Graham  
Conditional Use Permit Request

410 N. Barack Obama Blvd  
Tax Map: # 0118B Parcel: 069

~2007 Aerial Imagery

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# Quitclaim Deed

RECORDING REQUESTED BY Lutoyona Speed  
AND WHEN RECORDED MAIL TO:

4104 IVY RUN, Grantee(s)  
Valdosta, GA 31605  
Lutoyona Speed

Consideration: \$ NO consideration

Property Transfer Tax: \$ 3,636

Assessor's Parcel No.: 01180049

PREPARED BY: Lutoyona Speed certifies herein that he or she has prepared this Deed.

Lutoyona Speed  
Signature of Preparer

7-15-2025  
Date of Preparation

Lutoyona Speed  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7/16/25 in the County of  
Lowndes, State of Georgia

by Grantor(s), Emma Austin,  
whose post office address is 1312 Willow Way Valdosta, GA 31601,  
to Grantee(s), Lutoyona Speed, Sarantonio Graham  
whose post office address is 4104 IVY RUN Valdosta, GA 31605

WITNESSETH, that the said Grantor(s), Emma Austin,  
for good consideration and for the sum of zero dollars  
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Lowndes, State of GA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Emma J. Austin  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Emma J. Austin  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

Lasmye Balth  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

Lasmye Gattin  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Lutayena Speed  
Signature of Grantee

Sarantorio Graham  
Signature of Second Grantee (if applicable)

Lutayena Speed  
Print Name of Grantee

Sarantorio Graham  
Print Name of Second Grantee (if applicable)

Lasmye Balth  
Signature of First Witness to Grantee(s)

Lasmye Balth  
Signature of Second Witness to Grantee(s)

Lasmye Gattin  
Print Name of First Witness to Grantee(s)

Lasmye Gattin  
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of GA

County of Lowndes

On 3-4-2026, before me, Antonio D Harrington, a notary public in and for said state, personally appeared, Letoyana Speed

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID

Type of ID GA DL



NOTARY ACKNOWLEDGMENT

State of Georgia

County of Lowndes

On 07/16/2025, before me, Karla R. Brooks, a notary public in and for said state, personally appeared, Emma J. Austin & San Antonio Lamar Graham

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Karla R. Brooks  
Signature of Notary

KARLA R BROOKS  
NOTARY PUBLIC  
LOWNDES County  
State of Georgia  
My Comm. Expires AUGUST 9, 2026

Affiant Known \_\_\_\_\_ Produced ID X  
Type of ID GA DL - Austin  
FL DL - Graham

(Seal)

Exhibit A

LOWNDES COUNTY, GA  
FILED IN OFFICE

BK 6563 PG 278

19 FEB 20 AM 11:51

LOWNDES COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID \$ 0  
DATE Feb 20 2019  
BETH C. GREENE  
CLERK SUPERIOR COURT

SHERIFF'S TAX DEED

*Beth C. Greene*  
CLERK OF SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF LOWNDES

THIS INDENTURE, Made this 5<sup>th</sup> day of February 2019 between Rodney V. Cain, Ex-Officio Sheriff of said County, and Emma Austin of the County of Lowndes, State of Georgia.

WHEREAS, Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff of said County, did on the 5<sup>th</sup> day of February 2019, levy a writ of fieri facias issued by the Lowndes County Tax Commissioner of said County against Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina, for state and county taxes for the years 2015, 2016 and 2017, upon a tract of land in said County and hereinafter more fully described, the property levied upon as the property of Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina and after due and legal advertisement in the Valdosta Daily Times, a newspaper published in Lowndes County in which Sheriff's advertisements are published, the said Ex-Officio Sheriff proceeded on the 5<sup>th</sup> day of February, 2019, the same being a day of sale, to offer the property for sale and Emma Austin being then and there the highest bidder at and for the sum of \$800.00 (EIGHT HUNDRED DOLLARS), the said property was then and there knocked off to Emma Austin.

NOW, Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff, in consideration of the sum of \$800.00 (EIGHT HUNDRED DOLLARS), cash to him in hand paid by Emma Austin at and before the sealing and delivery of these presents, the receipt thereof is hereby acknowledged, has granted, bargained, and sold and by these presents grant, bargain, and sell unto the said Emma Austin his heirs and assigns (so far as the office of Ex-Officio Sheriff authorizes him to sell) the following described property together with the improvements thereon, to wit:

All and only that parcel of land designated as Tax Parcel 0118B 069, lying and being in the City of Valdosta, Lowndes County, Georgia, described in Deed Book 5665, Page 132, the description contained therein being incorporated herein by this reference, known as 410 North Forrest Street.

This conveyance is expressly made and subject to ad valorem taxes for the year 2019 and subsequent years and to applicable restrictive covenants and/or easements of record.

TO HAVE AND TO HOLD the said premises, unto the said Emma Austin HIS heirs and assigns, in a full and ample a manner as the same was held and possessed by the said Straughter, Johnnie Lee, Estate IN REM, Irene Straughter, Administrator & Irene Straughter; Hallman, Nina.

IN WITNESS WHERE OF, THE SAID Rodney V. Cain, Lowndes County Tax Commissioner, Ex-Officio Sheriff of Lowndes County, has hereunto set his hand and affixed his seal to the day and year first above written.

*R. V. Cain*  
Rodney V. Cain  
Tax Commissioner, Ex-Officio Sheriff  
Lowndes County, Georgia



Signed, Sealed, and Delivered in the presence of: *Lucinda Guess*

# 23

# SITE PLAN 3-15-26

We are requesting the approval for a Conditional USE Permit to place a <sup>new</sup> doublewide 28x64 manufactured home to be placed at 410 N. Barack Obama Blvd. The lot is shaped irregularly and the front of the home will be facing the front of N. Barack Obama Blvd. It also will be placed using a permanent foundation and brick/masonry enclosure. The lot is in the R-6 zoning district. The manufactured home will be used as a single-family residence. All wheels, axles, and hitch will be removed. The lot is set to use the city water and sewer and comply with other utility requirements. The setbacks exceed R-6 standards. The manufactured home will not adversely affect adjacent properties. The home will look consistent with the neighborhood and may also improve the neighborhood. ~~XXXX~~ Driveway from Barack Obama Blvd (left/right side). Building permits will be provided by Hilliard Homes of Douglas Co. The manufactured home is a new HUD approved home, 28x64

410 N. Barack Obama Blvd

R-6 Zoning District

Proposed New 28x64 Manufactured Home (HUD approved)

Lot is irregular in shape and widens towards the rear

Doublewide

Permanent Foundation

Brick/Masonry Perimeter Enclosure

Oriented to face Barack Obama Blvd

Setbacks exceeds R-6 standards

Single-family residential use only

City Water/Sewer

RETRACEMENT  
AND  
MOBILE HOME PLACEMENT  
SURVEY FOR

# LATOYONA SPEED AND SAN ANTONIO GRAHAM

410 N BARACK OBAMA BLVD.

LAND LOT 78 OF THE 11TH LAND DISTRICT  
VALDOSTA, LOWNDES COUNTY, GEORGIA

SURVEY DATE: FEBRUARY 26, 2026  
PLAT DATE: MARCH 13, 2026



GRAPHIC SCALE : 1 INCH = 30 FT.



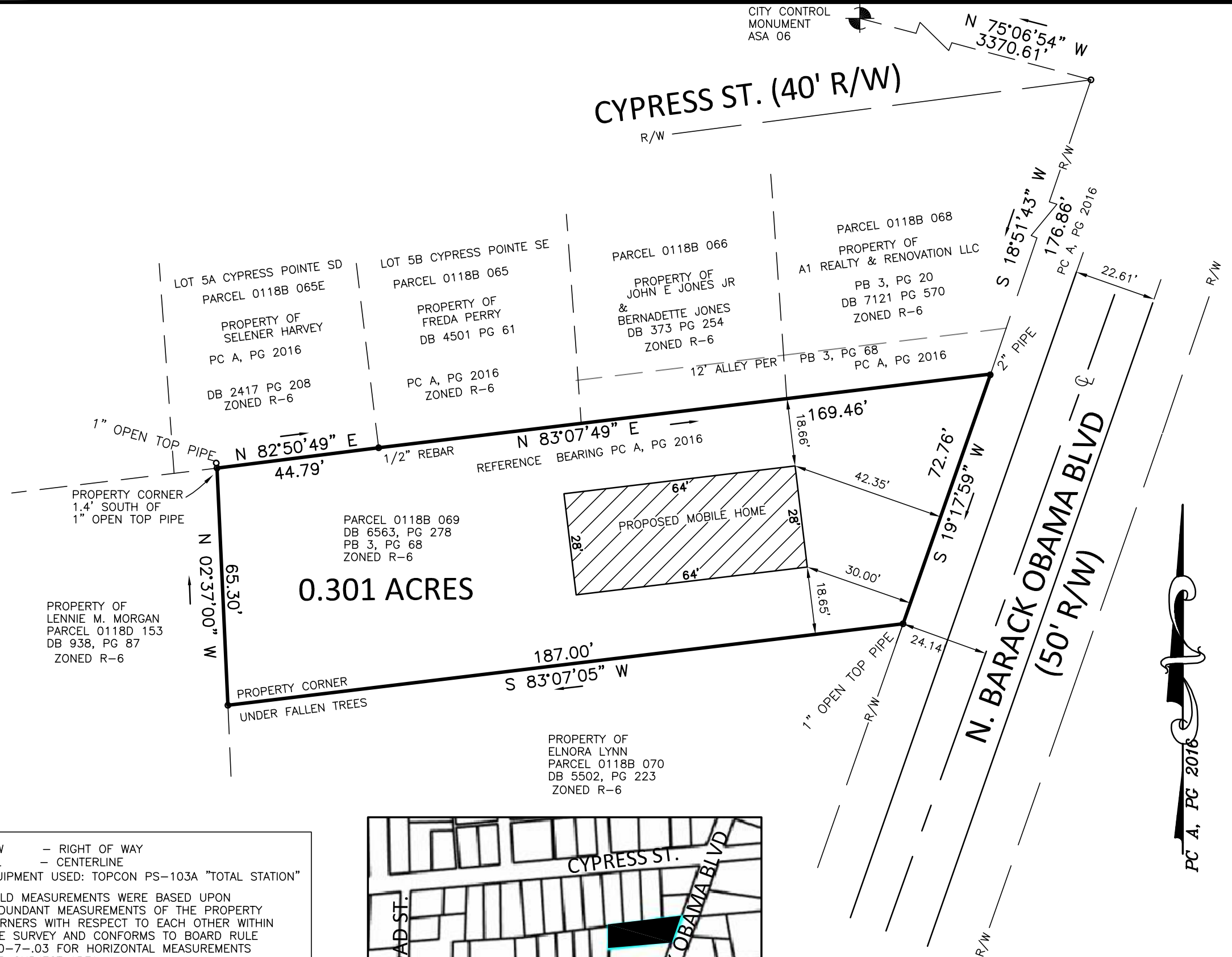
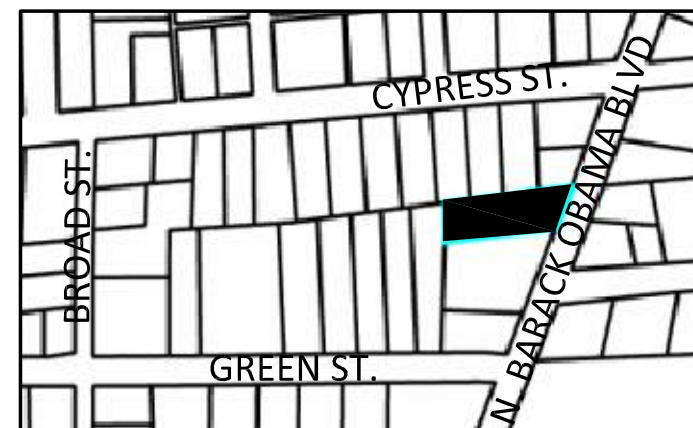
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

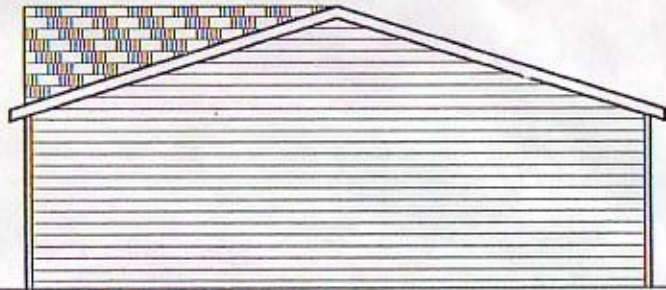
## Southeastern Surveying, Inc.

601 N. St. Augustine Rd. Telephone: 229-259-9455  
Valdosta, GA 31601 Fax: 229-259-9926

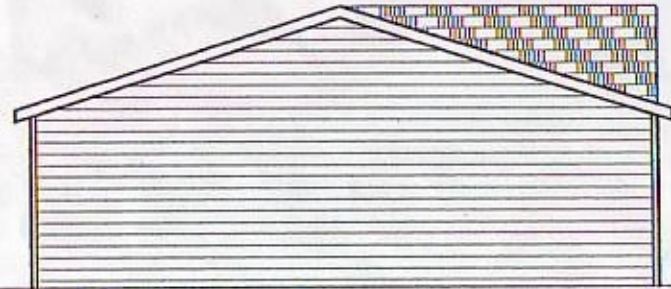
E-mail: bherring@sesurveying.com  
GA Certificate of Authorization No. 685

R/W — RIGHT OF WAY  
C/L — CENTERLINE  
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.  
PLAT CLOSURE: 1'/175,582  
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED REFERENCED TO REFERENCE BEARING PC A, PG 2016





RIGHT SIDE VIEW



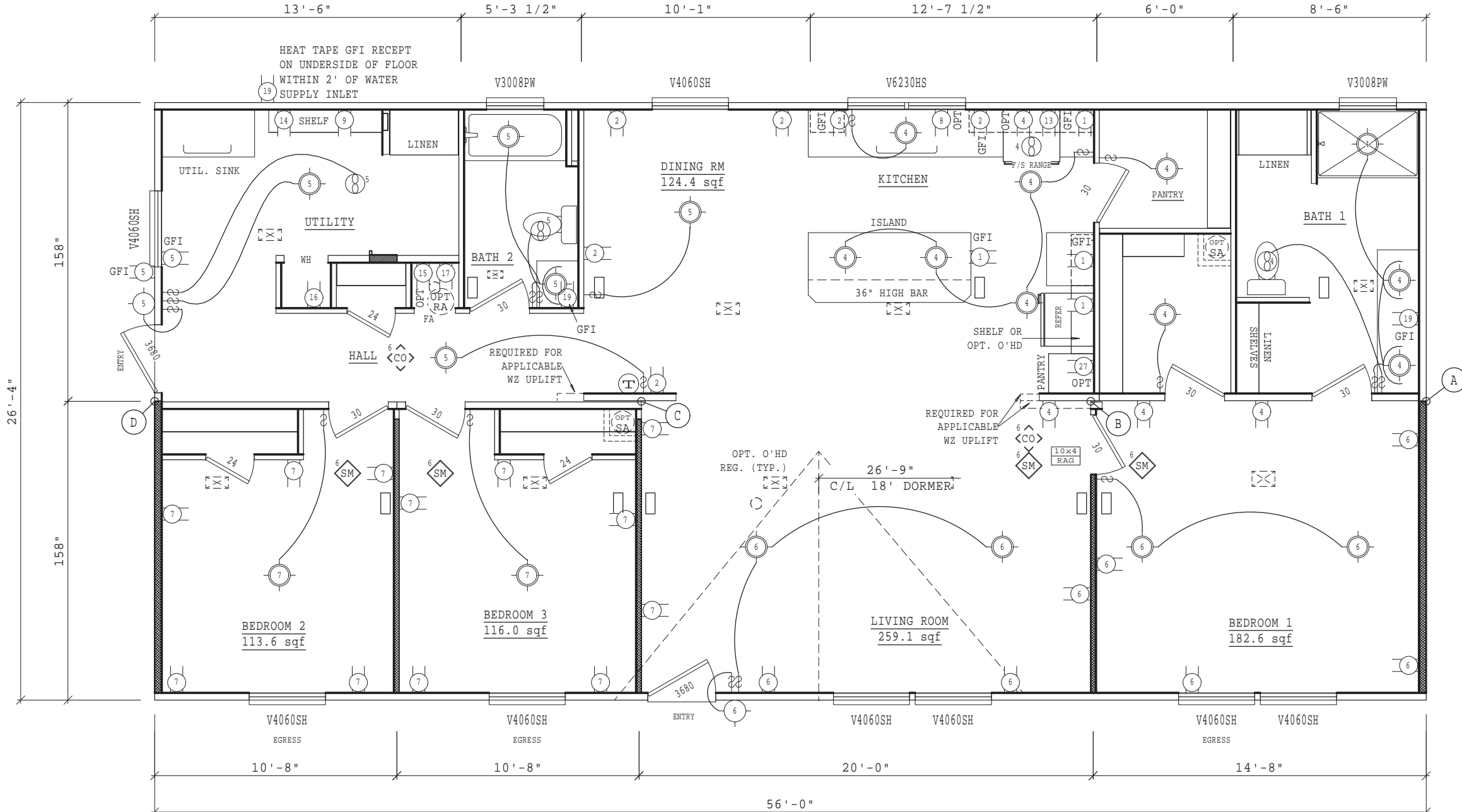
LEFT SIDE VIEW



FRONT VIEW



REAR VIEW



LEGEND	
	RECEPTACLE
	THERMOSTAT
	SWITCH
	LIGHT FIXTURE
	RECESSED LIGHT
	EXHAUST FAN
	PANEL BOX
	SOLAR TUBE
	AIR SUPPLY
	14" RETURN AIR
	RETURN AIR GRILLE
	OVERHEAD REGISTER
	FLOOR REGISTER
	CROSS-OVER LOCATION
	SUPPORT POST
	SHEARWALL
	SMOKE ALARM
	OPT CO ALARM (STD W/GAS)
	158 x 56'-0"
	158 x 56'-0"
	x

**Cavco**  
INDUSTRIES, INC.®

DOUGLAS  
260

PRODUCT NAME  
THE SUMMIT

MODEL NO.  
28563B

DRAWING TITLE  
FLOOR PLAN

DRAWN BY:  
Sandra R.

DATE:  
03/11/22

SHT FP.1	REV C
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**NOTES:**

- RECEPT SHALL NOT BE INSTALLED WITHIN 30" OF TUB/SHOWER SPACE.
- ELECTRICAL WALL PLATES SHALL NOT BE INSTALLED WITHIN 6" OF A RANGE OR COOKTOP.
- OPT REMOTE HEATING/COOLING APPLIANCE AND THERMOSTAT TO BE SUPPLIED AND INSTALLED BY OTHERS. OMIT FURNACE BRANCH CIRCUIT & RECEPTACLE OUTLETS.
- THIS FLOOR PLAN MAY BE BUILT IN AN EXACT MIRROR IMAGE ABOUT ITS LENGTH (SIDE TO SIDE) AND/OR WIDTH (END TO END) AXIS. POST AND SPLICE RANGE DIMENSIONS (FROM THE CHARTS) ARE TO BE STARTED AT THE REAR OF END-TO-END MIRROR IMAGES.

THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:  
WIND ZONE(S) 1,2,3 ROOF LOAD(S) 20 LBS.