



Tri- County – Biltmore Properties - Rezoning
Project No. P25-111

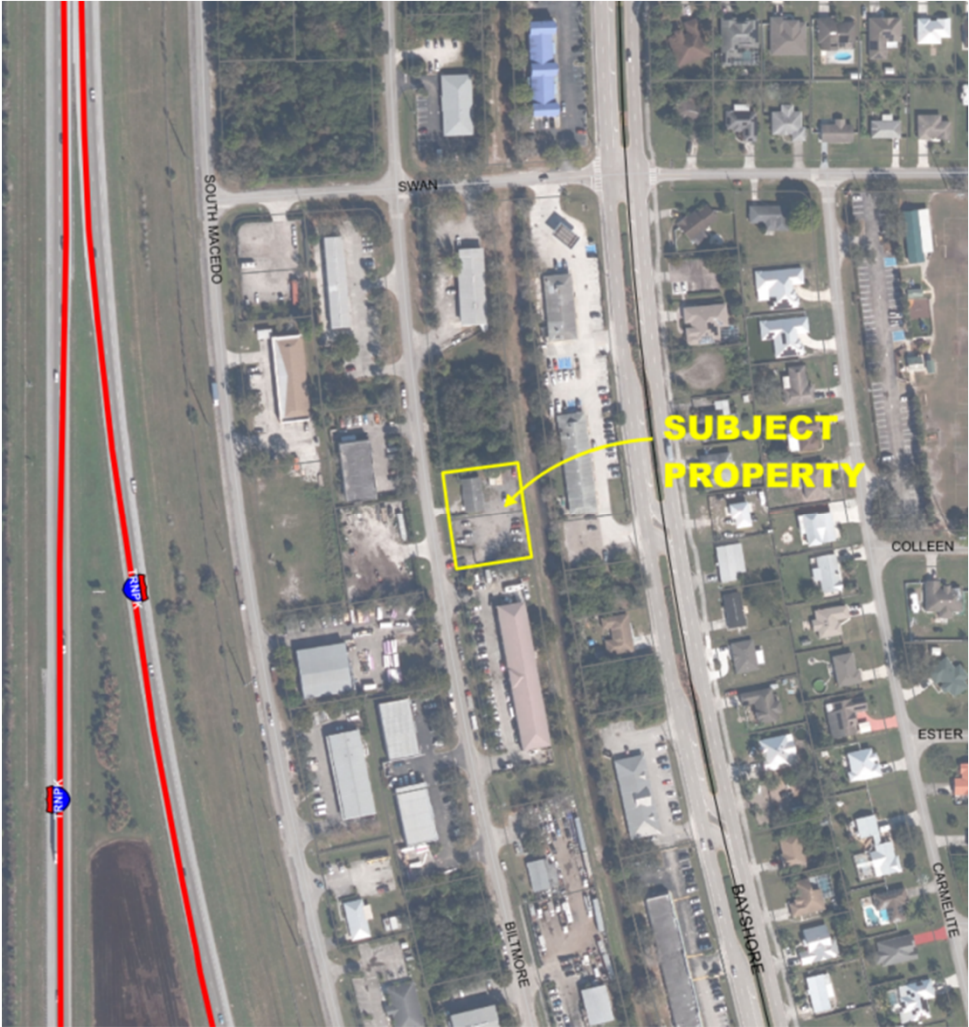
City Council
Ivan Betancourt, Planner I
August 25 & September 8, 2025

Request Summary

Applicant's Request:	The applicant requests to rezone the subject property from General Commercial (CG) to Service Commercial (CS) Zoning District. The existing use is a towing business.
Applicant:	Connor Kennedy, Haley Ward. Inc.
Property Owner:	Tri-County Realty Holdings LLC
Location:	The parcel is generally located east of SW Biltmore Street and south of Swan Avenue.

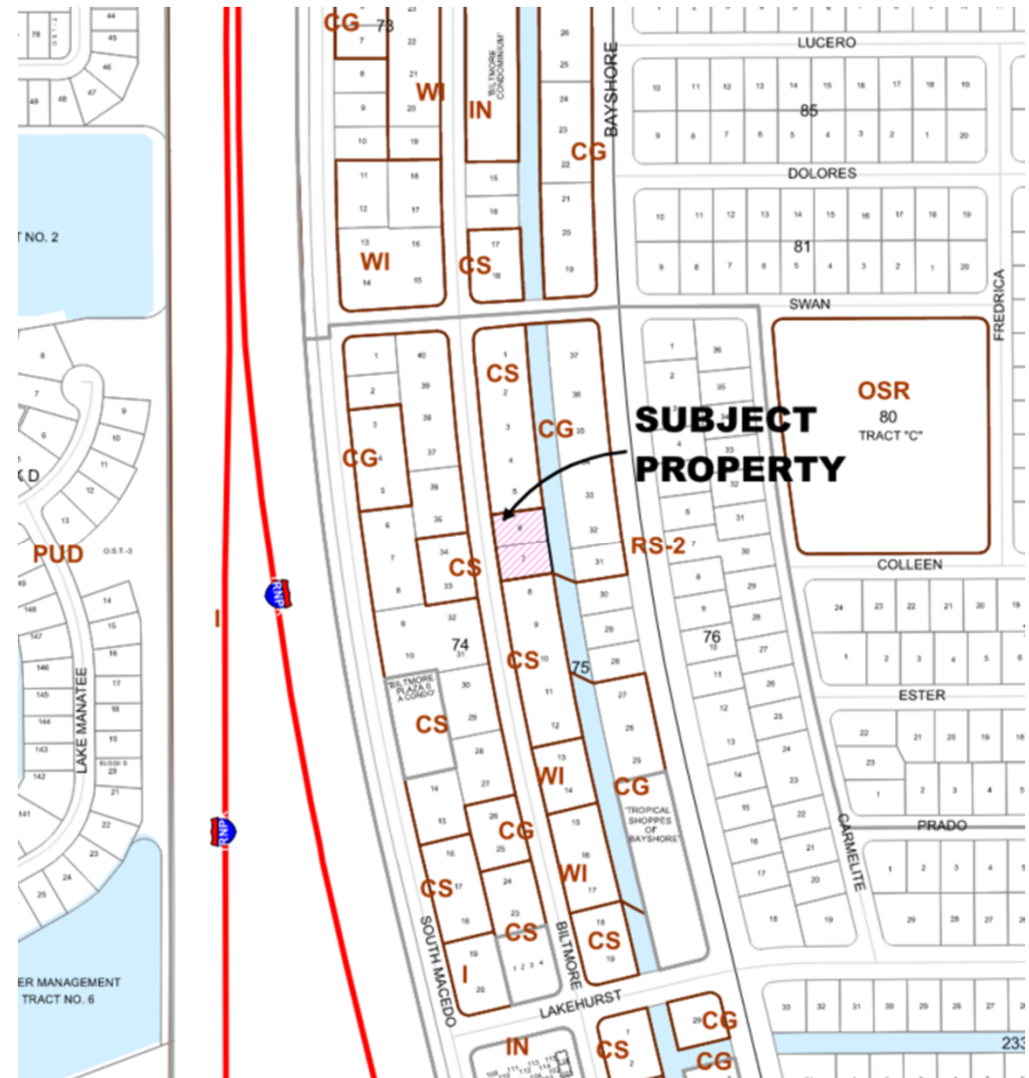


Aerial Photograph



Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Vacant Land	LI, CS	CS
South	Automobile Repair Shop	LI, CS	CS
East	Retail Plaza	CG	CG
West	Storage Yard	LI, CS	CS



Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The proposed rezoning to Service Commercial (CS) zoning district is compatible with the Light Industrial/Service Commercial (LI/CS) future land use classification.

Policy 1.1.4.13 Future Land Use

Future Land Use Classification	Compatible Zoning District
Service Commercial (CS)	CS, GU, WI



Recommendation

The Planning and Zoning Board recommended approval of the rezoning at their August 5th meeting.

