



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

Planning and Zoning Board Meeting  
Ivan Betancourt, Planner I  
August 5, 2025

# Request Summary

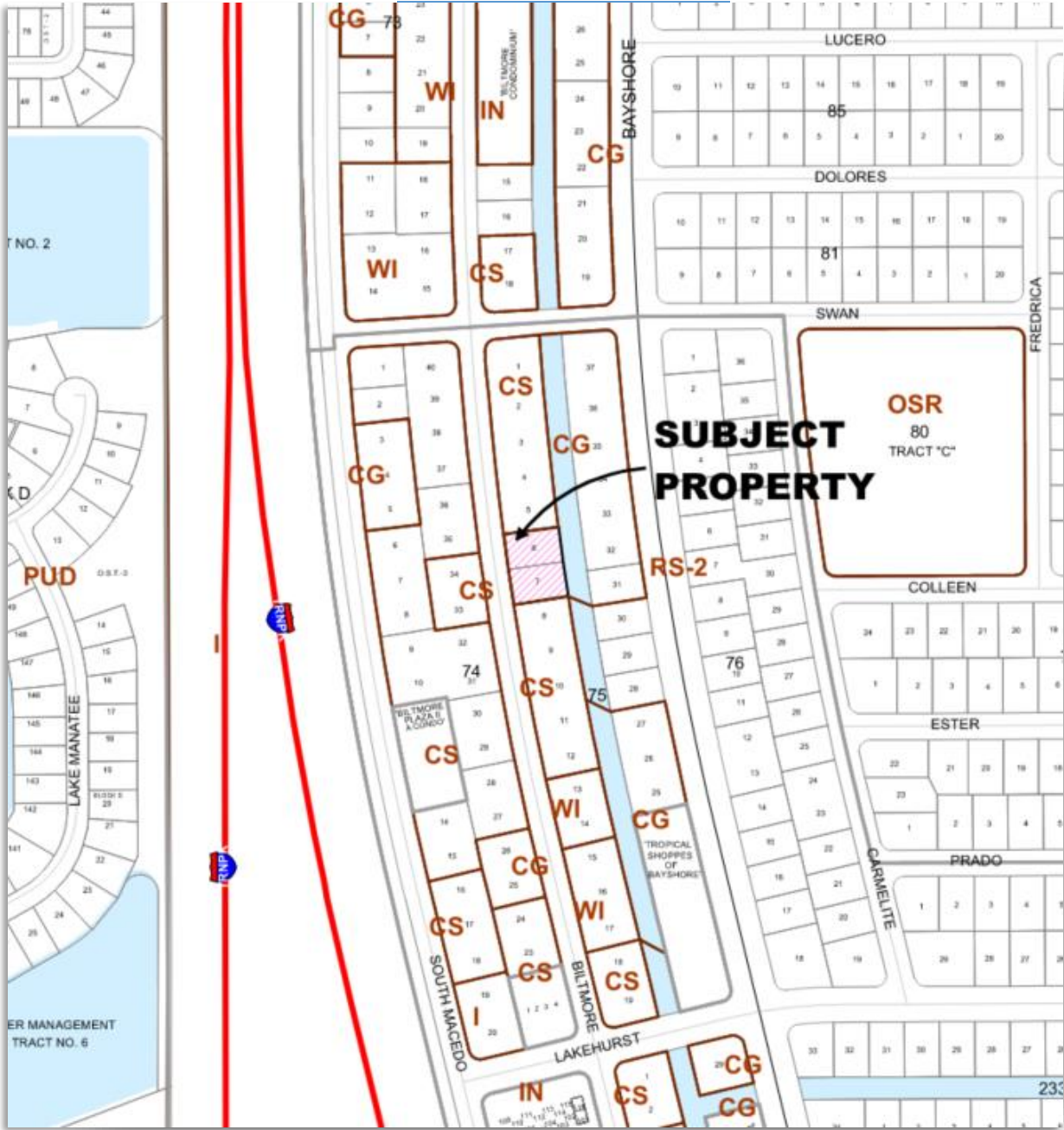
<b>Applicant's Request:</b>	The applicant requests to rezone the subject property from General Commercial (CG) to Service Commercial (CS) Zoning District. The existing use is a towing business.
<b>Applicant:</b>	Connor Kennedy, Haley Ward. Inc.
<b>Property Owner:</b>	Tri-County Realty Holdings LLC
<b>Location:</b>	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

# Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

## Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council.
- Make a motion to recommend denial to the City Council.
- Make a motion to table.