

OFFICIAL COMMUNITY MEETING REPORT

**Petitioners: Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC;  
and TKC XIX LLC**

Rezoning Petition No. 2023-099

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioners mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on August 3, 2023. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Tuesday, August 15<sup>th</sup> at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

**MEETING PARTICIPATION:**

The Virtual Community Meeting had ten (10) total attendees, including the Petitioners' team, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Pete Kidwell, Norman Walters, Adam Cohen, and Darryl Moss, as well as by Petitioner's agents Collin Brown, Brittany Lins, and Lisa Larkins with Alexander Ricks PLLC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioners' team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the non-contiguous parcels totaling approximately sixty-four acres in the Twin Lakes Business Park, located along Twin Lakes Parkway and Vance Davis Drive. He explained that these properties have currently functioning industrial/warehouse/logistics buildings on them. He explained that the rezoning request was more procedural in nature in that it is to allow the existing developments to remain rather than pave the way to new redevelopment.

Mr. Brown stated that the property was formerly zoned to the BP (Business Park) zoning district, which allows the type of industrial development as currently seen in the Twin Lakes Business Park. However, the City recently enacted a new Unified Development Ordinance (UDO) and went

through a zoning translation process to convert sites to the new UDO zoning districts. The site's previous BP zoning district under the old zoning ordinance was converted to the new UDO zoning district for OFC, an office district that does not allow the existing industrial/warehouse uses. The existing uses are now considered legally nonconforming. However, the 2040 Future Land Use Policy Map recognizes the existing industrial uses and recommends the Manufacturing and Logistics (ML) district as the future land use for the sites. Therefore, the Petitioners are pursuing a corrective rezoning to the ML-1 zoning district to continue the current site operations. This proposal is supported by Planning Staff and the 2040 Policy Map.

Mr. Pete Kidwell spoke on behalf of the Petitioner Beacon Properties to reiterate the goal to continue operations of the light manufacturing and logistics business park and stated that they would not be seeking a rezoning if not for the UDO zoning district conversion that they view was an oversight in the City's translation process.

The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom: No questions or comments were received by community members.

The meeting concluded at approximately 5:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 16<sup>th</sup> day of August 2023.

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

# Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-099	TAXPID	OWNER/RASTN	OWNER/FIRST	OWNER/FIRS	OWNER/LAST	MALADDR1	MALADDR2	CITY	STATE	ZIPCODE
2023-099	02903126A	RJ BREWER LLC				3733 KIDD LN		CHARLOTTE	NC	28216
2023-099	02903126B	BREWER R J LLC				3733 KIDD LN		CHARLOTTE	NC	28216
2023-099	02903127	GREENTREE				5925 SUMMIT AVE		BROWNS SUMMIT	NC	27214
2023-099	02903129	ES 10000 TWIN LAKES LLC	INC			101 W ELM ST STE 660		CONSHOCKEN	PA	19428
2023-099	02903130	FERRER CORPORATION				10005 METROMONT INDUSTRIAL BV		CHARLOTTE	NC	28269
2023-099	02903131	TWIN LAKES CHARLOTTE NC LLC				600 EAST AVE STE 200		ROCHESTER	NY	14607
2023-099	02903132	MASAKA INVESTMENTS LLC				305 N 2ND AVE STE 265		UPLAND	CA	91786
2023-099	02903134	TWC XIX LLC				4500 CAMERON VALLEY PARKWAY STE 400		CHARLOTTE	NC	28211
2023-099	02903198	CASTLE A M & CO				1420 KENSINGTON RD	SUITE 220	OAK BROOK	IL	60523
2023-099	02905103	LIBERTY CROSSING II LLC				13394 BALL Y BUNNION WAY		DAVIDSON	NC	28036
2023-099	02905104	BIN VD12140 LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-099	02905105	BIN-VD12110 LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-099	02905106	LIBERTY CROSSING II LLC				13394 BALL Y BUNNION WAY		DAVIDSON	NC	28036
2023-099	02906103	S&N SMITH PROPERTIES LLC				11917 SAM ROPER DR STE 200		CHARLOTTE	NC	28269
2023-099	02906111	ABMAR GK TWIN LAKES LLC				638 SHADOWLAWN DR		WESTFIELD	NJ	07603
2023-099	02906114	CHARLOTTE TWIN LAKES LLC				102 SEMORAN COMMERCE PL		APOPKA	FL	32703
2023-099	02906118	DAE PROPERTIES LLC				11900 SAM ROPER DR		CHARLOTTE	NC	28269
2023-099	02906120	GOSHAWK PROPERTIES LLC				11907 SAM ROPER DR		CHARLOTTE	NC	28269
2023-099	02906127	TWIN LAKES III LLC				4500 CAMERON VALLEY PARKWAY STE 400		CHARLOTTE	NC	28211
2023-099	02906131	HENDRICK AUTOMOTIVE GROUP	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-099	02906133	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-099	02906134	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-099	02906135	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-099	02906137	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-099	02906205	GORDON	ROBERT W II			10615 TWIN LAKES PKWY		CHARLOTTE	NC	28269
2023-099	02906206	RWG-II INVESTMENTS, INC				10615 TWIN LAKES PARKWAY		CHARLOTTE	NC	28269
2023-099	02906208	THE RESERVATION LLC				1675 CODDLE CREEK HWY		MOORESVILLE	NC	28115
2023-099	02906209	GORDON II	ROBERT WESLEY			10615 TWIN LAKES PARKWAY		CHARLOTTE	NC	28269
2023-099	02906307	TARIFF GROUP INC				150-7390 WILSON AVE	DELTA CANADA VAGH19	CHARLOTTE	NC	28269
2023-099	02906308	GODSPEED HOLDINGS LLC				11881 VANCE DAVIS DR		CHARLOTTE	NC	28205
2023-099	02906309	SUSTAINABLE RESOURCES PROPERTIES LLC				3011 EAST FORD RD		CHARLOTTE	NC	28205
2023-099	02906311	WELLS FARGO BANK				PO BOX 2609		CARLSBAD	CA	92018
2023-099	02906311	LIFT TWIN LAKES LP				PO BOX 56607		ATLANTA	GA	30343

**PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY**

2023-099	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-099	Ben Salem Presbyterian Church	Freddie	Sanders	10146 SPRING PARK DR		CHARLOTTE NC	28269
2023-099	Davis Ridge Homeowners Associat	Michael	Aufrecht	5713 BRANDY RIDGE LN		CHARLOTTE NC	28269
2023-099	Meridale	Karin	Flanagan	7212 MERIDALE FOREST DR		CHARLOTTE NC	28269
2023-099	Spring Park Homeowners Associat	Charlotte	Thompson	10923 HARRINGHAM LANE		CHARLOTTE NC	28269
2023-099	Spring Park Homeowners Associat	Kurt	Bust	9810 NOTTINGHILL LN		CHARLOTTE NC	28269
2023-099	Spring Park Homeowners Associat	Margaret	Palenostro	9939 SPRING PARK DR		CHARLOTTE NC	28269
2023-099	Starkwood/Grafton	Henry	Mills	9938 BARBEE DR		CHARLOTTE NC	28269

# Exhibit B

August 3, 2023

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, August 15<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioners:** Beacon Partners; ABMAR GK Twin Lakes, LLC; ES 10000 Twin Lakes, LLC;  
and TKC XIX LLC  
**Petition No.:** 2023-099

Dear Charlotte Neighbor:

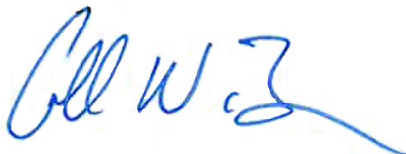
Our firm represents Beacon Partners, ABMAR GK Twin Lakes, LLC, ES 10000 Twin Lakes, LLC, and TKC XIX LLC (the "Petitioners") in their proposal to rezone approximately sixty-four (64) acres located along Twin Lakes Parkway and Vance Davis Drive, more particularly described as non-contiguous Tax Parcels 025-051-04, 025-051-05, 025-061-11, 025-031-29, 025-031-34. The Petitioners are requesting a rezoning from the OFC zoning district to the ML-1 zoning district to accommodate existing uses and future development plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioners will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, August 15<sup>th</sup> at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Vance Davis") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,


































Collin W. Brown

# Exhibit C



Find a participant

-  Brittany Lins (Host, me)    
-  Collin brown  
-  Adam Cohen  
-  Darryl Moss  
-  David Zelear  
-  Joey Macourek  
-  Lisa Larkins  
-  Norman Walters  
-  Pete Kidwell - Beacon Partners  
-  14077486888 

# Exhibit D

# Rezoning #2023-099

## @ Vance Davis/Twin Lakes

Beacon Partners; ABMAR GK Twin  
Lakes, LLC; ES 10000 Twin Lakes, LLC;  
TKC XIX LLC

**Official Community Meeting**

**August 15, 2023**

Alexander  
Ricks  
PLLC

# MEETING AGENDA

- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Rezoning Proposal**
  - **Potential Rezoning Timeline**
  - **Questions/Discussion**
- 

# TEAM INTRODUCTIONS

**Property Owners  
&  
Petitioners:**

Beacon Partners;  
ABMAR GK Twin Lakes, LLC;  
ES 10000 Twin Lakes, LLC; and  
TKC XIX LLC



Alexander  
Ricks  
PLLC

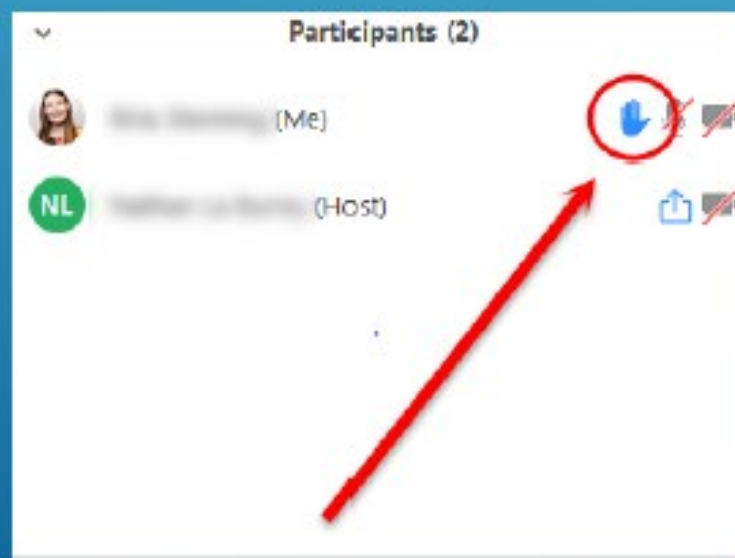
The logo for Alexander Ricks PLLC consists of the name "Alexander Ricks" in a dark blue serif font, with "PLLC" in a smaller, dark blue sans-serif font below it. The logo is set against a white rectangular background.

# AT THE END: QUESTIONS & DISCUSSION

Type your questions

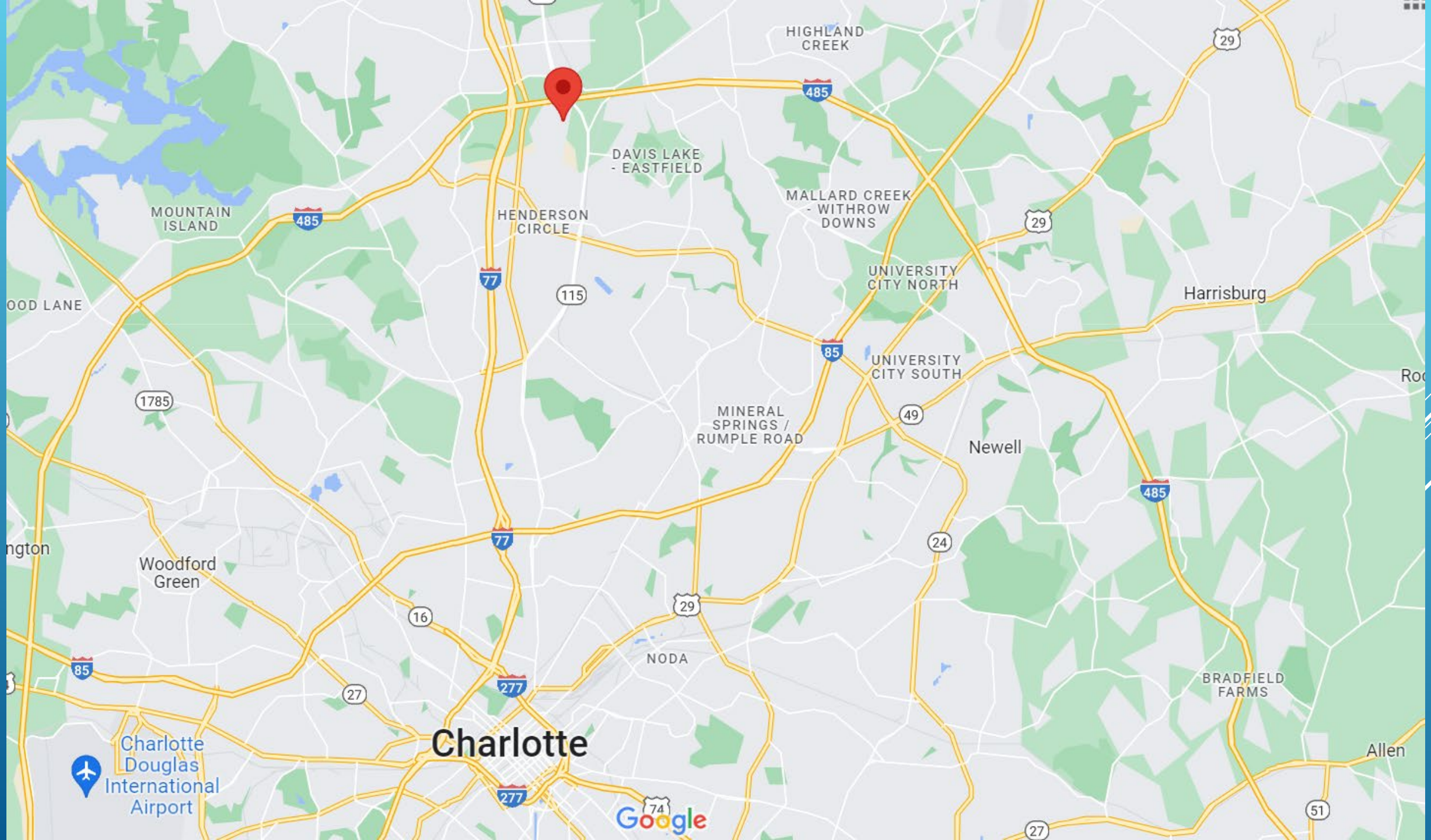


Or ask out loud

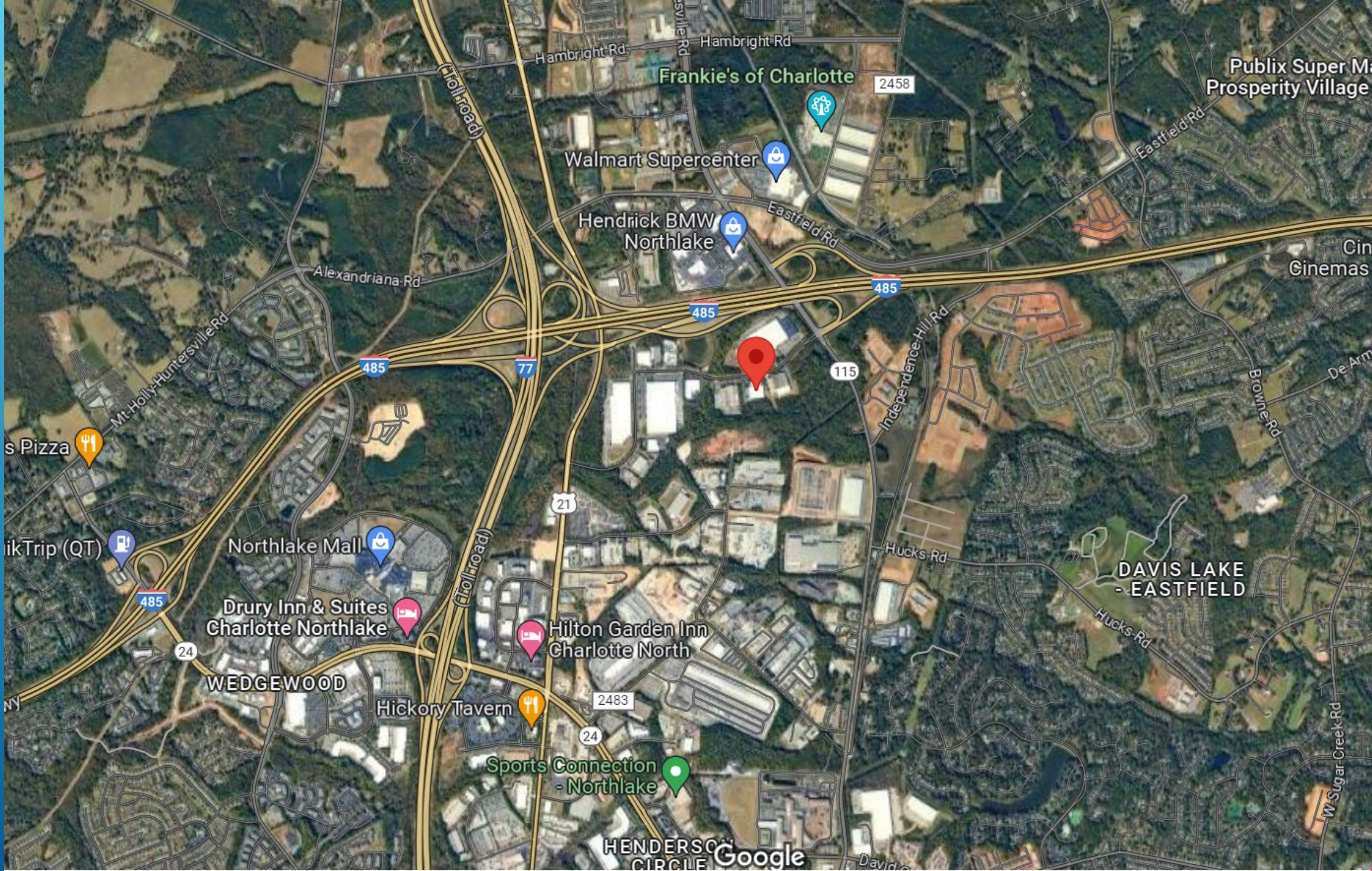


# PROPERTY LOCATION





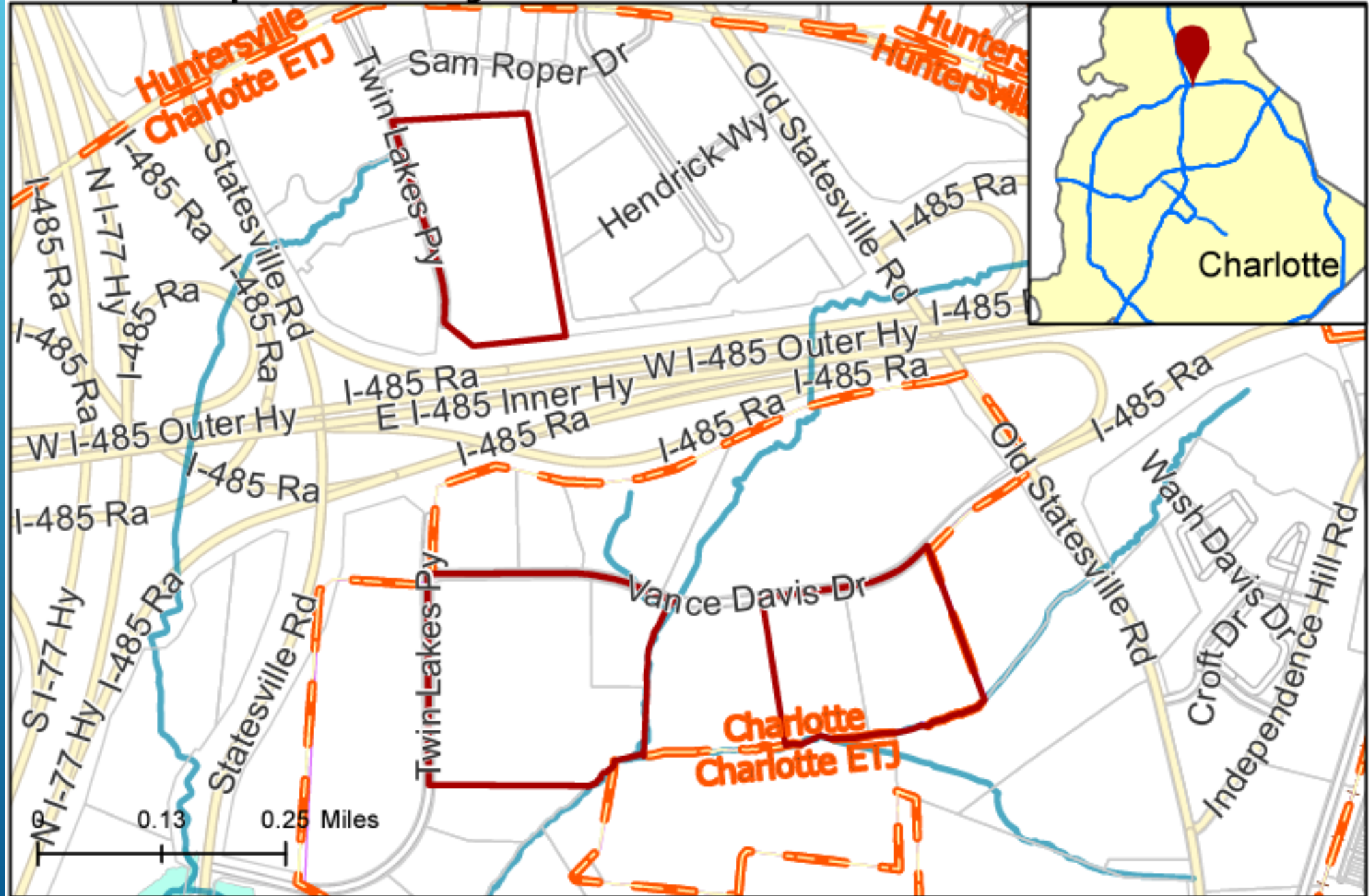






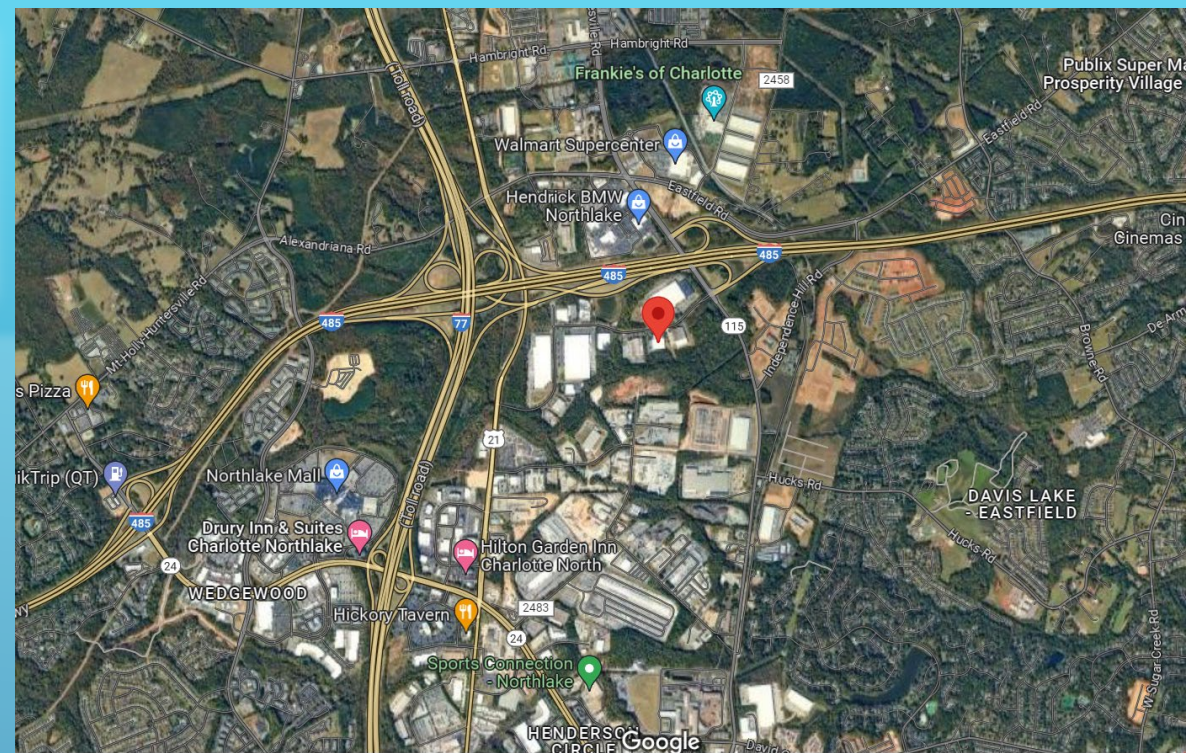
Approximately 64 acres

### Location of Requested Rezoning



# REZONING CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities

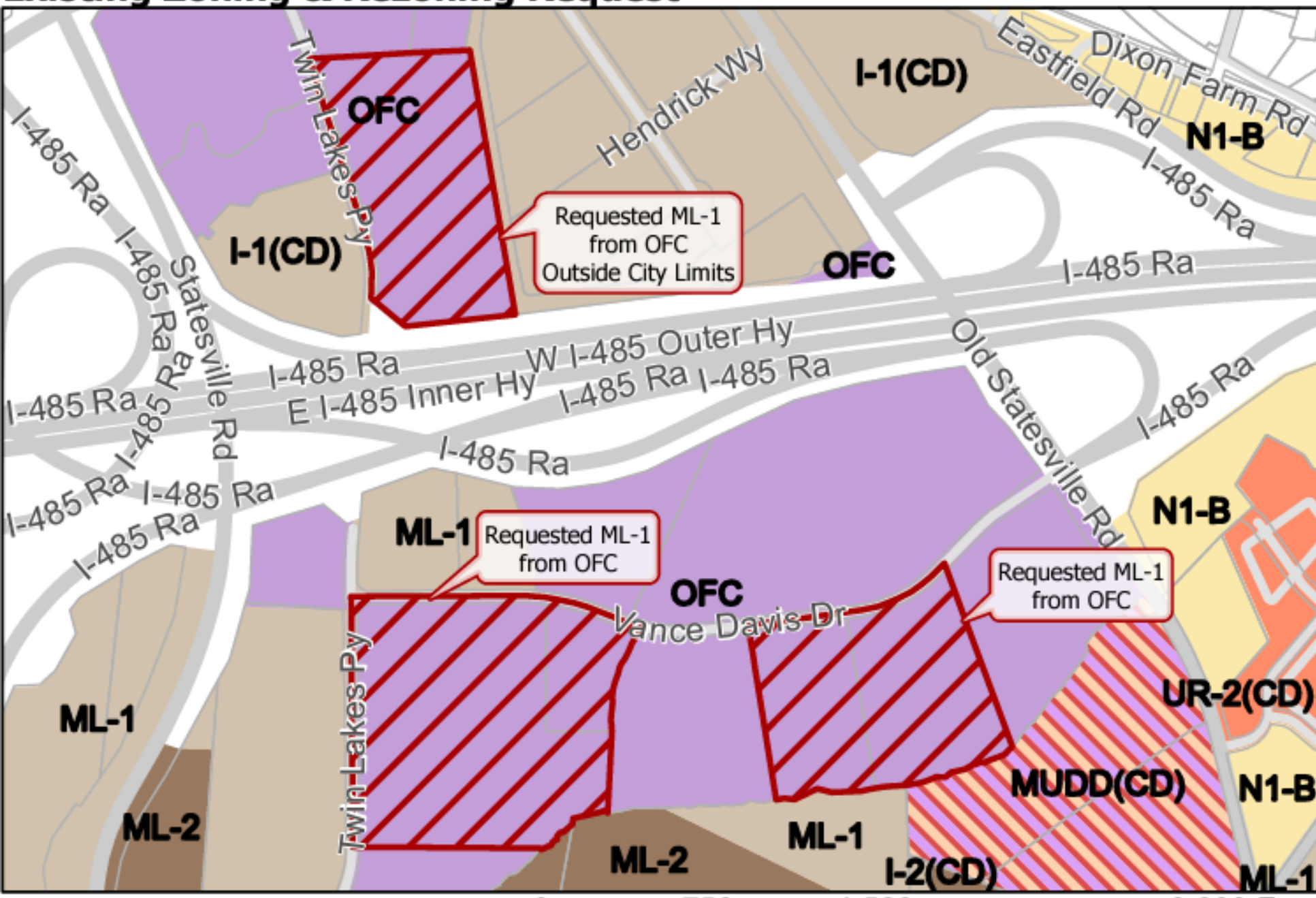







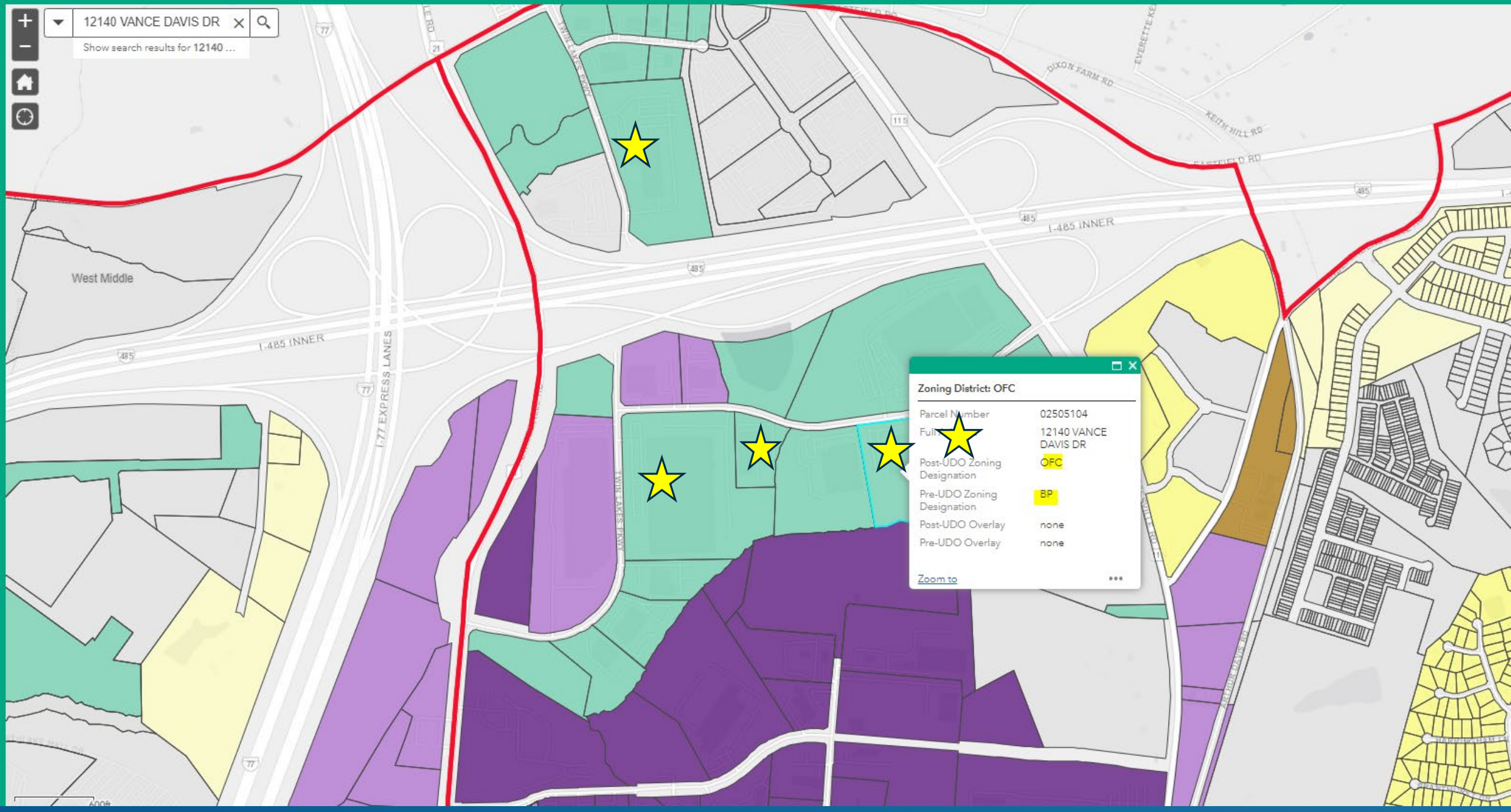


# Existing Zoning & Rezoning Request



-  Requested ML-1 from OFC
- Zoning Classification**
-  Neighborhood 1
-  Urban Residential
-  Office
-  Light Industrial
-  General Industrial
-  Mixed Use





12140 VANCE DAVIS DR X Q  
Show search results for 12140 ...

**Zoning District: OFC**

Parcel Number	02505104
Full Name	12140 VANCE DAVIS DR
Post-UDO Zoning Designation	OFC
Pre-UDO Zoning Designation	BP
Post-UDO Overlay	none
Pre-UDO Overlay	none

[Zoom to](#) ...



Table 15-1: Use Matrix

Neighborhood 1 Zoning Districts, Neighborhood 2 Zoning Districts, MHP Zoning District, Commercial Zoning Districts, Campus Zoning Districts

Uses	Zoning Districts															
	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F	N2-A	N2-B	N2-C	MHP	CG	CR	IC-1	IC-2	OFC	RC
Industrial, General																
Industrial, Light																PC
Landfill, Land Clearing & Inert Debris (LCID)																
Light Assembly																PC
Movie Studio											C/PC	C/PC				C/PC
Outdoor Storage Yard																
Quarry																
Rail Freight Terminal																
Recycling Collection Center																
Salvage and/or Junk Yard																
Solar Farm											X	X				
Truck Terminal																
Warehouse and Distribution Center																
Waste Management Facility																
Wholesale Goods Establishment												X				
Wind Farm																

Existing site uses complied under former BP zoning district.

UDO Translation to OFC made existing industrial/warehousing buildings “legal nonconforming.”

# AREA PLAN RECOMMENDATION





# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

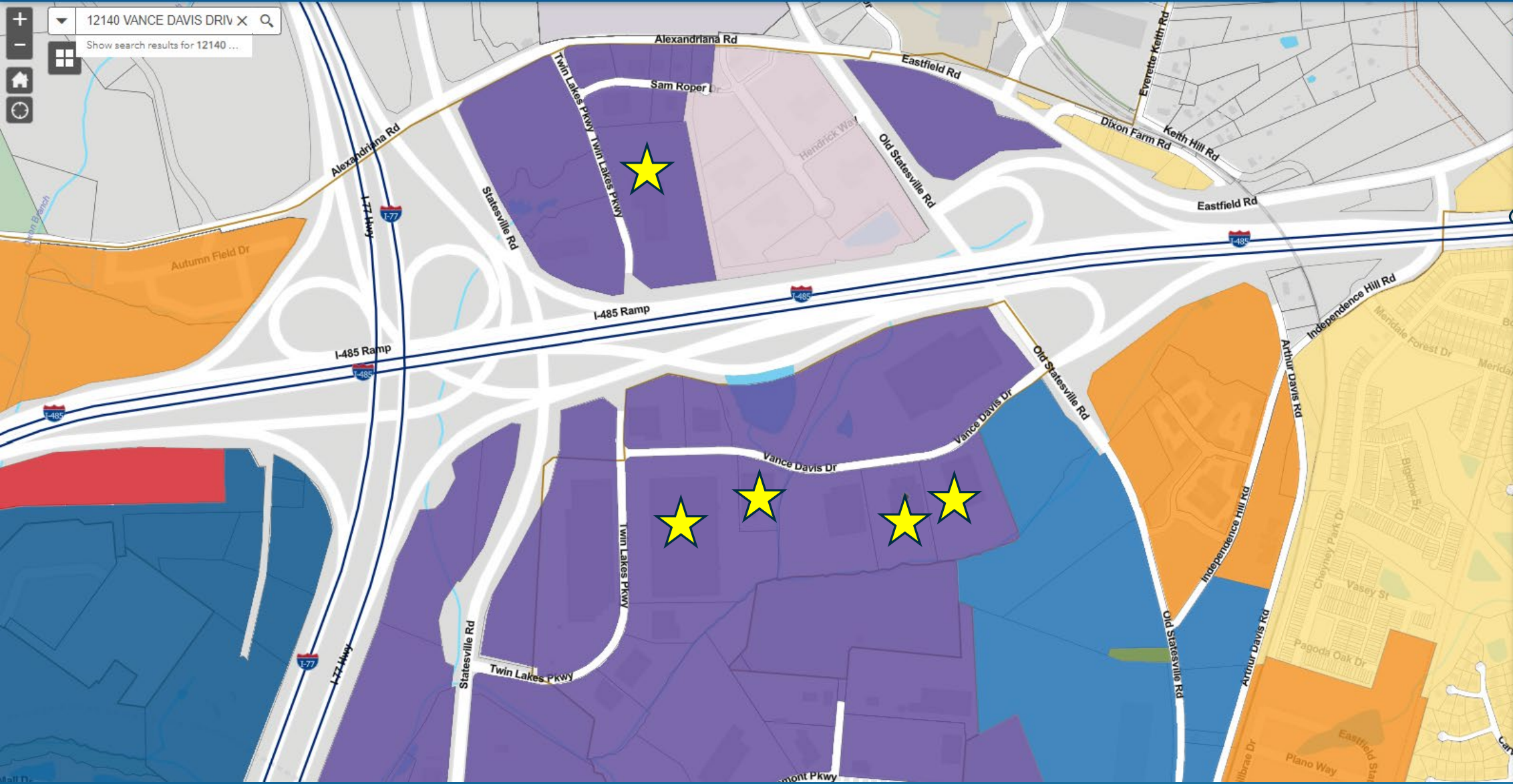
OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020



12140 VANCE DAVIS DRIV X Q

Show search results for 12140 ...



**Legend**

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics**
- Innovation Mixed Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center





### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

# REZONING REQUEST

# REZONING REQUEST:

ML-1 (MANUFACTURING & LOGISTICS)  
ZONING DISTRICT

CONSISTENT WITH 2040 POLICY RECOMMENDATION

CONSISTENT WITH CURRENT USES ON THE SITE

# POTENTIAL REZONING SCHEDULE

- ▶ **Official Community Meeting:** Today, August 15<sup>th</sup>
- ▶ **Earliest Public Hearing:** September 18<sup>th</sup>
- ▶ **Zoning Committee:** October 3<sup>rd</sup>
- ▶ **City Council Decision:** October 16<sup>th</sup>

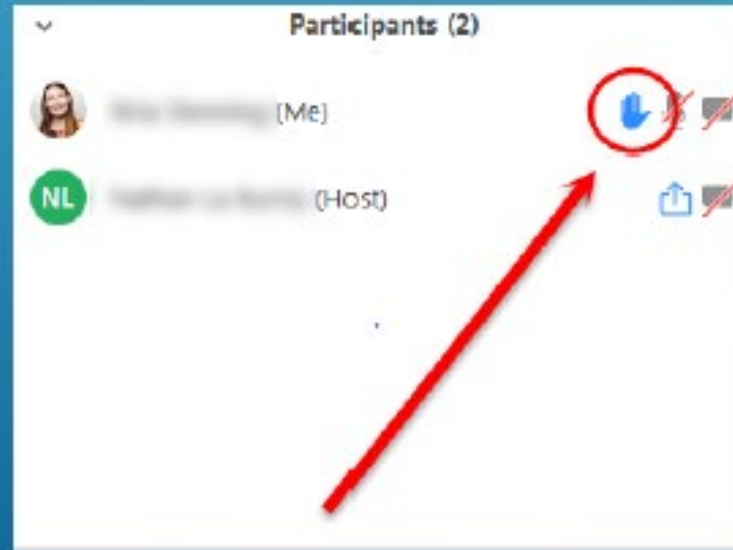


# QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud



THANK YOU!

The image features a solid blue background with a white rectangular box in the center containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a modern, abstract graphic element.