



Zoning Committee

**REQUEST**

Current Zoning: OFC (office flex campus)  
Proposed Zoning: ML-1 (manufacturing and logistics – 1)

**LOCATION**

Approximately 64 acres located on the south side of Vance Davis Drive, east of Twin Lakes Parkway, and west of Old Statesville Road.  
(Council District 4 – Johnson; Commission District 1 – Powell)

**PETITIONER**

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

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The 2040 Policy Map recommends the Manufacturing and Logistics Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would align the site with the surrounding area and the
- Manufacturing and Logistics place type recommendation for the area.
- The proposed petition is more compatible than the existing office zoning and helps to achieve what is envisioned for the Manufacturing and Logistics Place type.
- The ML-1 (Manufacturing and Logistics) district will allow some manufacturing and logistics uses that are not allowed in the OFC (office) zoning.
- The ML-1 zoning district is intended to accommodate a range of warehouse/distribution and light industrial uses which aligns with the surrounding area uses.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse and Resilient Economic Opportunity

Motion/Second: Winiker / Lansdell  
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the conventional petition, noting it is more of a corrective rezoning due to translation of the legacy BP zoning district to the current OFC district. Staff noted that the request is consistent with the *2040 Policy Map* and with recent similar rezonings in the immediate area. There was no further discussion of this petition.

**PLANNER**

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