



Zoning Committee Recommendation

Rezoning Petition 2023-099

October 3, 2023

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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