

DEPARTMENT OF PLANNING & DEVELOPMENT  
DATE: 02/13/2026  
STAFF CONTACT: AARON POPLIN

## REZONING PETITION: Z 01-26/SNIA 01-26



**REZONING REQUEST:** RA to  
CBI

**SNIA REQUEST:** 15.85 acres  
of Coddle Creek Watershed  
II

**PARCEL ID:** 239 111

**LOCATION:** 1175 Wilkinson  
Rd.

**ACERAGE:** rezoning  
approximately 13 acres.  
SNIA 15.85 acres.  
Total parcel size 82.24 acres

**CURRENT LAND USE:** Drag  
strip

**OWNER:** Mooresville  
Motorsports complex; Time  
Broome

**APPLICANT:** Paddock  
Properties; Matthew Erich

## Background

Paddock Properties is petitioning to rezone an approximate 13-acre portion of parcel 239 111 from Rural Agricultural (RA) to Commercial Business Industrial (CBI). They are also requesting an SNIA permit on 15.85 acres of parcel 239 111 for the construction of 11 buildings totaling 170,000 Sq Ft. This property is located inside the Coddle Creek Watershed II area and further referenced as 1175 Wilkinson Rd.

Parcel 239 111 is an 82.24 acre parcel off Wilkinson Rd and is home to the Mooresville Dragstrip. The Mooresville Dragstrip is a legal non-conforming use since it existed prior to the Zoning Ordinance and has been in constant operation. Most of the property is zoned CBI with approximately 13 acres at the southern end of the property being zoning RA.

The SNIA request will incorporate all the rezoning area and a portion of the existing CBI area. The 15.85 acre SNIA area will be subdivided into a new lot separate from the rest of the dragstrip property. The applicant is proposing a 50,000 Sq Ft building to house a Racing School and ten (10) 12,000 Sq Ft garage suite buildings for people to store cars in. The total proposed Built-Upon Area (BUA) of the project would be 348,279 Sq Ft which is 50% of the requested SNIA area.

## Relationship with any plans and policies

This property is in the Rural Commerce and Industry future land use category of the 2025 Land Use Plan. This future land use category encourages complementary infill of commercial/industrial uses. This request falls in the Industrial Sub-Area of Mooresville Motorsports, which encourages businesses within the contracting, manufacturing, transportation, and service sectors. The Industrial Sub-Area also identify this area to promote economic development.

The SNIA land use plan generally recommends a maximum request of 2 acres for the Coddle Creek watershed. Allocations within the community and regional nodes within the watershed II area are encouraged and may exceed the general recommendation assuming the use complies with other plan recommendations. This request falls within one of the nodes.

## Consistency with the requested zoning district's purpose and intent

**Commercial Business Industrial, CBI.** This zone allows for a wide range of commercial, business and light to medium industrial activities which support both the local and/or regional economies. The CBI district is generally appropriate in areas identified by an adopted land use plan that recommend "highway business" along identified NC and US highways; community/regional/potential development nodes; commercial corridors; and existing commercial areas. Areas served by public water/sewer represent significant public investment to foster tax base growth and employment opportunities for the citizens, which could be served through CBI designation. The CBI district may also exist or be created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

## Potential impact on facilities such as roads, utilities and schools

Roads: Wilkinson Rd does not have a listed capacity. In 2022 there were 2,100 AADT on Wilkinson Rd . A NCDOT commercial driveway permit would be required for this project. The applicant has been working with NCDOT.

Utilities: None.

Schools: N/A

## Compatibility of all uses within the proposed district classification with other properties

### Compatibility of proposed use (see site plan):

The applicant is proposing 11 buildings totaling 170,000 Sq Ft. The largest building (50,000 Sq Ft) will be a racing school. The other ten (10) buildings will be 12,000 Sq Ft “garage suites.” The garage suites will be used for storage of personal cars. The intent behind storing the cars on this property, is the owners over those cars will be driving them on the neighboring track. Access to these buildings will cross over the dragstrip property to connect to Wilkinson Rd.

MAJOR GROUP	RA	CBI
Residential	Permitted	Permitted
Construction	Permitted with SR	Permitted
Manufacturing	Some Permitted with SR	Permitted
Transp., Com., Elec. / Gas, & Sanitary Svc.	Some Permitted with SR	Most permitted
Wholesale Trade	Most Permitted with SR	Most permitted
Retail Trade	Permitted with SR	Permitted
Finance, Ins., & Real Est.	Permitted with SR	Permitted
Services	Most Permitted with SR	Permitted
Public Admin.	Not Permitted	Permitted

Generalized Groupings:

Source: Section 21-113 Table of Uses

Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-0%

### Conditions within the vicinity (see attached GIS map):

The area around the rezoning is a mixture of CBI, Industrial (IND), and RA zoned properties. There are two existing and one planned business parks heading north along Wilkinson Rd before reaching W NC 152 HWY. The other properties in the vicinity are mostly residential and agricultural. There is approximately 160 acres of CBI property along Wilkinson Rd that is undeveloped outside the business parks.

Directly east of the property is a 66 lot business park, the Mooresville Motorsports center. To the west of the property are two residences on CBI zoned property and agricultural uses on RA zoned property. South of the property consists mostly of large wooded lots that access off Deal Rd. north of the property across the street are a few single family dwellings.

## SNIA Calculations

- Current total built upon area: **0 sf**
- Proposed structure size: **170,000 sf**
- Proposed other improvements: **178,279 sf**
- Total coverage after development: **348,279 sf (50%)**
- Allowable coverage by right: **82,851 sf (12%)**
- Coddle Creek Watershed Acreage: **11,947 ac (10% = 1,194.7 ac)**
- Acres approved for SNIA: **245.55 ac (2.06% of 10%)**
- Percentage removed from 10% allocation total: **20.55% of 100%**

## Decision making and procedures

Decision Making: In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board / Board of Commissioners in a rezoning decision is “whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance.” Additionally, the boards “shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.”

Procedures: The Planning Board must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest [sec. 21-362 (j)]. A statement analyzing the reasonableness of the decision is also necessary. See enclosed checklist as a guide in developing these statements.

A statement of reasonableness is necessary to substantiate a small-scale zoning decision and ensure the decision is “reasonable”. While spot zoning in North Carolina is considered legal, it must be determined as reasonable based on a number of factors including the following established by the courts:

- Size and nature of the tract;
- Compatibility with existing plans;
- The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community; and
- The relationship between the newly allowed uses in a spot rezoning and the previously allowed uses.

## Staff comments

- This request utilizes area currently on the same property as the Mooresville Dragstrip. The request as presented does not increase any of the non-conformities of the dragstrip.
- The requested SNIA area will need to be subdivided from the rest of the dragstrip property. This division is greater than 10 acres and would be considered an exception to the subdivision ordinance.
- The access drive for this request will go through the dragstrip property after the lots have been split. The drive as shown on the site plan will not increase the non-conformity of the dragstrip property. The drive will impact the total BUA of the dragstrip, but it will not place the dragstrip over its allowed 12% BUA.
- The applicant has plans for a condition district rezoning of the dragstrip portion of the property to utilize the new Motorsports Racing Complex Provision. While these uses may be related, the decision on this request should not consider the potential future use of the dragstrip.
- The rezoning portion of this request is for a general CBI district. The applicant is proposing a racing school and storage of vehicle, however any use allowed in the CBI district could be permitted.
- The site plan shown is conceptual in nature and can have some alterations after approval. A substantial change in the amount of BUA utilization may require an amendment to the request.

## Attachments

- Site Plan
- GIS Map
- Statement worksheet



<b>ZONING CODE SUMMARY</b>	
NAME: <b>MOTORSPORTS PARK GARAGE SUITES</b>	
PADDOCK PROPERTY GROUP, LLC	
PHONE # <b>317-435-9781</b>	
REPAID BY: <b>WOODBINE DESIGN, P.C.</b>	
PHONE # <b>704-315-8367</b>	
DEL ID: <b>239 111</b>	LOT SIZE: <b>82.95--AC</b>
ZONING: <b>CBI &amp; RA</b>	NEW LOT#: <b>157-85-AC</b>
D ZONING: <b>CB</b>	JURISDICTION: <b>ROWAN COUNTY</b>
USE: <b>VACANT/DRAG STRIP</b>	PROPOSED USE: <b>GARAGE SUITES/DRIVING SCHOOL</b>
COVERAGE: <b>158.00--SF</b>	NUMBER OF STOREYS: <b>40-FT</b>
<b>REQUIREMENTS:</b>	
CF (FRONT): <b>50</b> FT.	SIDE YARD (L): <b>10</b> FT.
FR YARD: <b>30</b> FT.	SIDE YARD (R): <b>10</b> FT.
YARD: <b>10</b> FT.	
<b>YARD REQUIREMENTS:</b>	
RS REQUIRED	
<b>TRASH NOTES</b>	
COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ONSITE DUMPSTERS	
<b>IMPERVIOUS AREA DATA</b>	
NEW LOT--18 15.85--ACRES	
ALLOWABLE IMPERVIOUS: <b>SNA 705 207-1800-1585-0000</b>	SOILED IMPERVIOUS: <b>0</b>
PROVIOUS COVERAGE: <b>0</b>	SO. FT./ACRES <b>0</b>
PROVIOUS REMOVED: <b>0</b>	SO. FT./ACRES <b>0</b>
ED BUILDING: <b>170.000--SF</b>	SO. FT./ACRES <b>50</b>
ED CONCRETE: <b>178.278--SF</b>	SO. FT./ACRES <b>50</b>
ED OTHER: <b>0</b>	SO. FT./ACRES <b>0</b>
EW IMPERVIOUS: <b>346.279--SF</b>	SO. FT./ACRES <b>50</b>
IMPERVIOUS: <b>348.279 / 890.428 = 50%</b>	
WATERSHED: WS-II BALANCE OF WATERSHED -- COODLE CREEK	
PROJECT DOES LIE WITHIN ZONE AE, PER FIRM PANEL 3710468600K, DATED 16/2009	



Project Name: MOORESVILLE MOTORSPORTS PARK  
Address: 1175 WILKINSON RD, MOORESTILLE, NC, 28115  
County: ROWAN COUNTY

Site Title: SITE PLAN

DEVELOPER/OWNER  
PADDOCK PROPERTY  
GROUP, LLC  
19037 CHANDLERS  
LANDING DR.,  
CORNELIUS, NC 28031

Designed By

WOODBINE  
Drawn By WOODBINE  
Date 1/5/26  
Revisions 2/2/26 STAFF REVIEW

2/3/26-STAFF REVIEW

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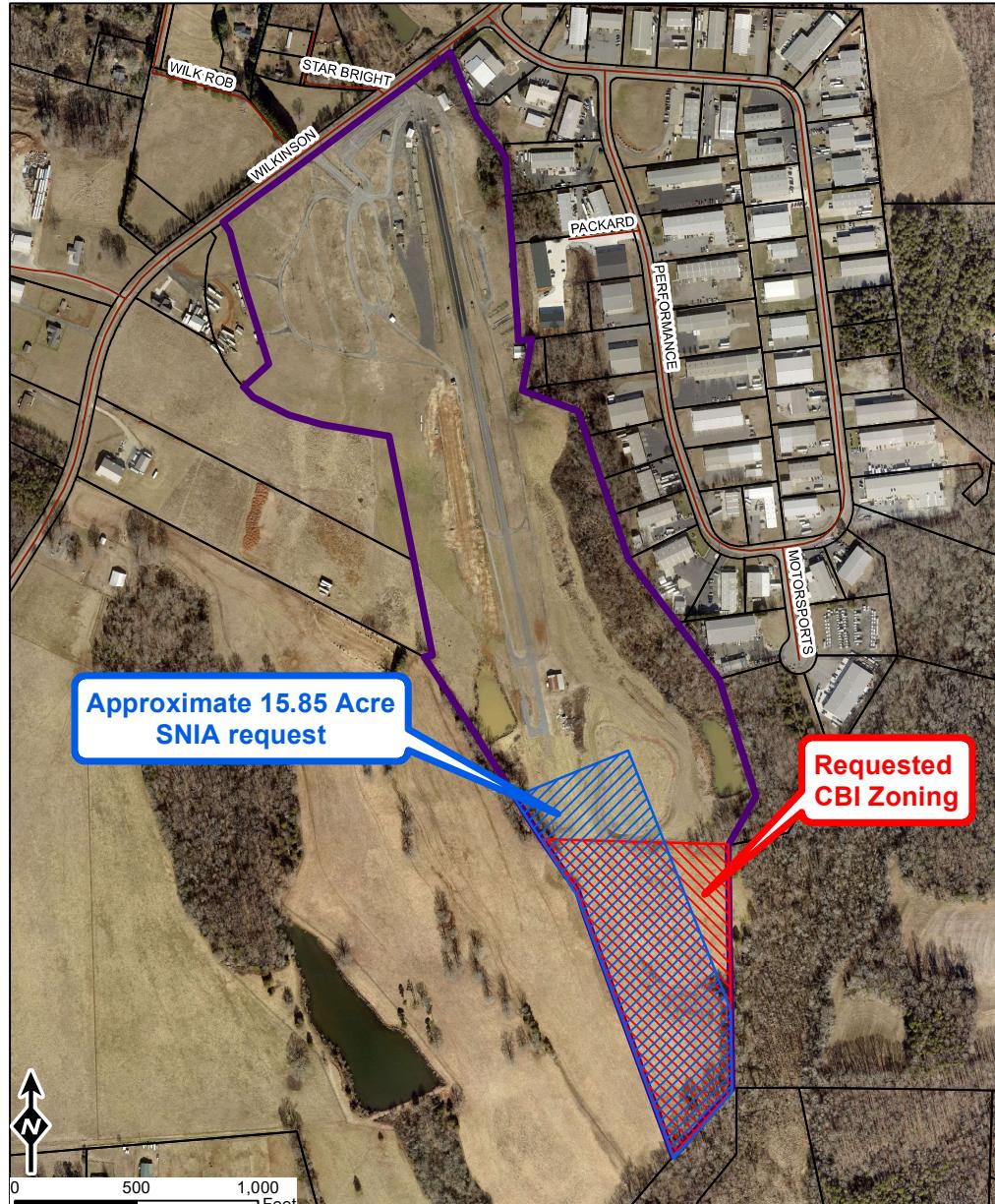
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Sheet: C1 of 1

Project Number: 25036

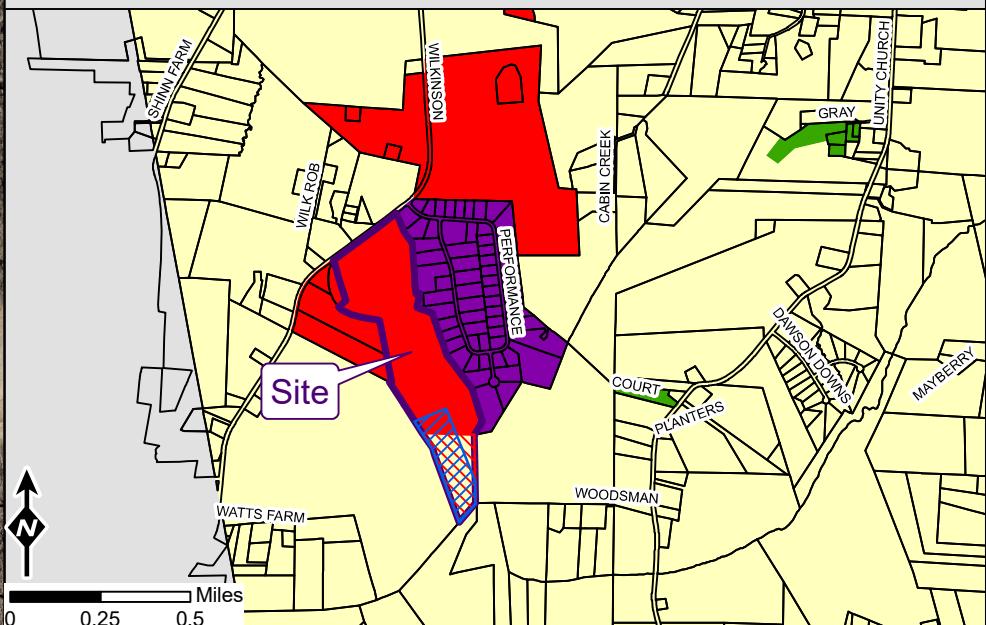


## Z 01-26 SNIA 01-26 Site Map



### Legend

- RA
- MHP
- CBI
- IND
- SNIA Request
- Rezoning Request
- Site
- Parcels



## CONSISTENCY & REASONABILITY WORKSHEET

### CONSISTENCY

*"Is the proposed amendment consistent with any adopted plan."*

#### QUESTION

Consider the future land use map and text recommendations, if applicable

YES      NO

Is the request consistent with applicable plans?

YES      NO

Is the request consistent with any other adopted plans?

### REASONABILITY

*"Is there a reasonable basis for the change in zoning."*

#### QUESTION

The statement is designed to address potential spot zoning claims.

YES      NO

**Size, physical conditions and other attributes of the area to be rezoned**

Single or multiple tracts / property owners; special site characteristics such as topography or infrastructure.

YES      NO

**Benefits and detriments to landowners, neighbors, and community**

Is there a benefit to the owner at the expense of the neighbors or community

YES      NO

**Relationship between current and future uses**

Degree of difference between existing and proposed list of allowable uses.

YES      NO

**Action taken is in the public interest**

Does the request advance the public health, safety and general welfare and spirit and intent of the ordinance?

YES      NO

**Are there any changed conditions that warrant the amendment?**

Change in land use, infrastructure, land use plans, etc.

### STATEMENT

After considering all of the criteria, one of the following three (3) statements

### DEVELOPMENT

shall be adopted:

- 1 "Z \_\_\_\_\_ is consistent with the \_\_\_\_\_ Land Use Plan(s) and reasonable / appropriate based on the following...".
- 2 "Z \_\_\_\_\_ is not consistent with the \_\_\_\_\_ Land Use Plan(s) or reasonable / appropriate based on the following...".
- 3 "Z \_\_\_\_\_ is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the \_\_\_\_\_ Land Use Plans (s) based on the following..." "Furthermore, this adoption is deemed an amendment to the \_\_\_\_\_ Land Use Plan(s)."