

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:

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

Source: Section 21-113 Table of Uses

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.

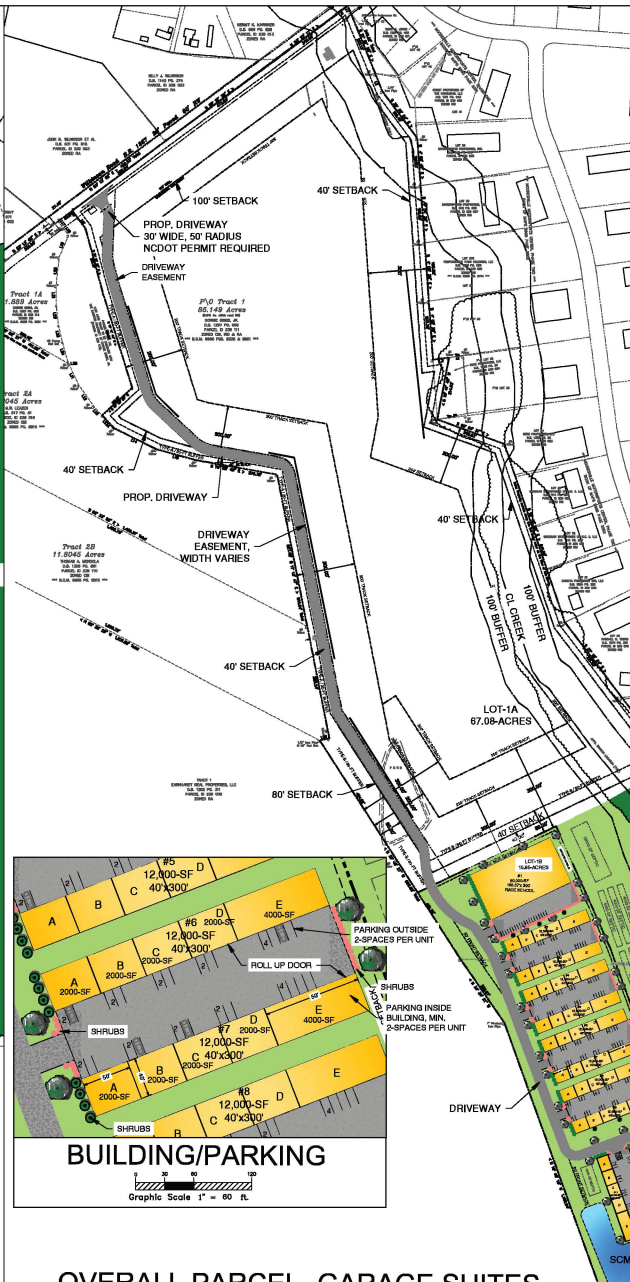
Attachments

- Site Plan
- GIS Map
- Statement worksheet



NEW PARCEL - GARAGE SUITES

Graphic Scale 1" = 100 ft.



OVERALL PARCEL -GARAGE SUITES

Graphic Scale 1" = 200 ft.

ZONING CODE SUMMARY

PROJECT NAME: MOTORSPORTS PARK GARAGE SUITES
 OWNER: PADDOCK PROPERTY GROUP, LLC PHONE # 317-435-8781
 PLANS PREPARED BY: WOODBINE DESIGN, P.C. PHONE # 704-315-5587
 TAX PARCEL ID: 239 111 LOT SIZE: 82.95-AC NEW LOT-15.85-AC
 EXISTING ZONING: C88 & RA JURISDICTION: ROWAN COUNTY
 EXISTING USE: VACANT/DRAG STRIP PROPOSED USE: GARAGE SUITES/DRIVING SCHOOL
 BUILDING COVERAGE: 158,000 SF NUMBER OF STORES: 40-FT
 YARD REQUIREMENTS:
 SETBACK (FRONT): 50 FT. SIDE YARD (L): 15 FT.
 CORNER YARD: 30 FT. SIDE YARD (R): 15 FT.
 REAR YARD: 10 FT.
 BUFFER YARD REQUIREMENTS:
 NO BUFFERS REQUIRED

TRASH NOTES

TRASH COLLECTION SHALL BE PRIVATE. TRASH PICKUP WILL CONSIST OF ON-SITE DUMPSTERS

IMPERVIOUS AREA DATA

NEW LOT-15 = 15.85-ACRES
 MAX. ALLOWABLE IMPERVIOUS: 584,708 LOT-15=463,298-SF ALLOWED 90 FT./ACRES
 EX. IMPERVIOUS COVERAGE: 0 90 FT./ACRES
 EX. IMPERVIOUS REMOVED: 0 90 FT./ACRES
 PROPOSED BUILDING: 170,000-SF 90 FT./ACRES
 PROPOSED CONCRETE: 178,278-SF 90 FT./ACRES
 PROPOSED OTHER: 90 FT./ACRES
 TOTAL NEW IMPERVIOUS: 348,278-SF 90 FT./ACRES
 PERCENT IMPERVIOUS: 348,278 / 690,428 = 50%
 NOTES:
 1) THIS PROJECT DOES LIE WITHIN ZONE AE, PER FIRM PANEL 3710468800M, DATED 06/16/2009

PARKING DATA

PARKING REQUIREMENTS PER ROWAN ZONING ORDINANCE SECTION NO. 10.3
 PARKING REQUIRED: AUTO PARKING = 1-SPACE PER SUITE + 1 PER ELS = 2-SPACES
 NUMBER OF UNITS: 85 MAX (1 GARAGE SPACES & 1 DRIVEWAY SPACE EACH)
 SPACES REQUIRED: 170-SPACES
 PROVIDED: 280-SPACES
 NOTE: DRIVING SCHOOL PARKING IS BASED ON ACTUAL REQUIREMENTS FOR OTHER EXISTING FACILITIES OF THE SAME TYPE USE

LANDSCAPE NOTES

1) ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ROWAN COUNTY DEVELOPMENT ORDINANCE

LIGHTING NOTES

1. ALL LIGHTING AND UTILITIES SHALL BE IN ACCORDANCE WITH ROWAN COUNTY LAND DEVELOPMENT ORDINANCE AND STANDARDS.

FIRE

1. SITE LAYOUT HAS BEEN DISCUSSED WITH FIRE STAFF. ALL ACCESS ROADS AND BUILDINGS WILL BE COORDINATED WITH THE FIRE MARSHAL'S OFFICE

SEPTIC

1. ON-SITE SEALS HAVE BEEN EVALUATED BY A LICENSED SOIL SCIENTIST AND FOUND TO BE SUITABLE FOR THE PROPOSED USE. SEPTIC PERMITS SHALL BE COORDINATED WITH THE HEALTH DEPARTMENT.
 2. DOWN FIELD DRAINAGE SHALL BE PROVIDED FOR ANY OFFSITE SEPTIC FIELDS.

Woodbine Design P.C.
 Land planning civil engineering
 1175 WILKINSON AVE., SUITE 200
 CORNELIUS, NC 28031
 704-315-5587
 317-435-8781

Riley D. Burgess, Jr., PE
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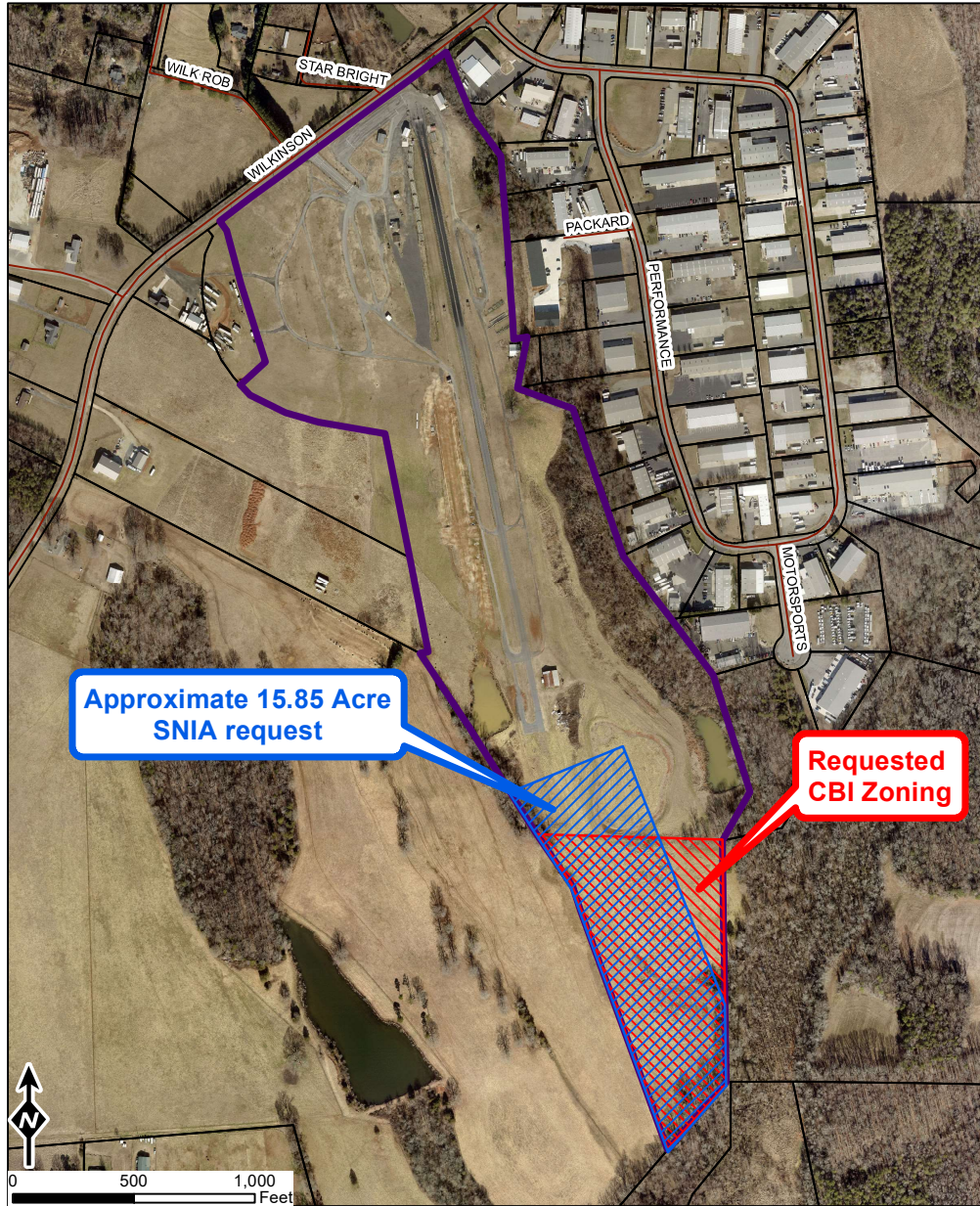


SITE PLAN
 Project: MOORESVILLE MOTORSPORTS PARK
 Location: MOORESVILLE, NC 28115
 1175 WILKINSON AVE., SUITE 200
 CORNELIUS, NC 28031
 Sheet Title: SITE PLAN

DEVELOPER/OWNER
 PADDOCK PROPERTY GROUP, LLC
 1807 CHANDLER LANDING DR.
 CORNELIUS, NC 28031

Designed By: WOODBINE
 Drawn By: WOODBINE
 Date: 1/5/26
 Revisions: 2/3/26-STAFF REVIEW









Sheet: C1 of 1
 Project Number: 25030

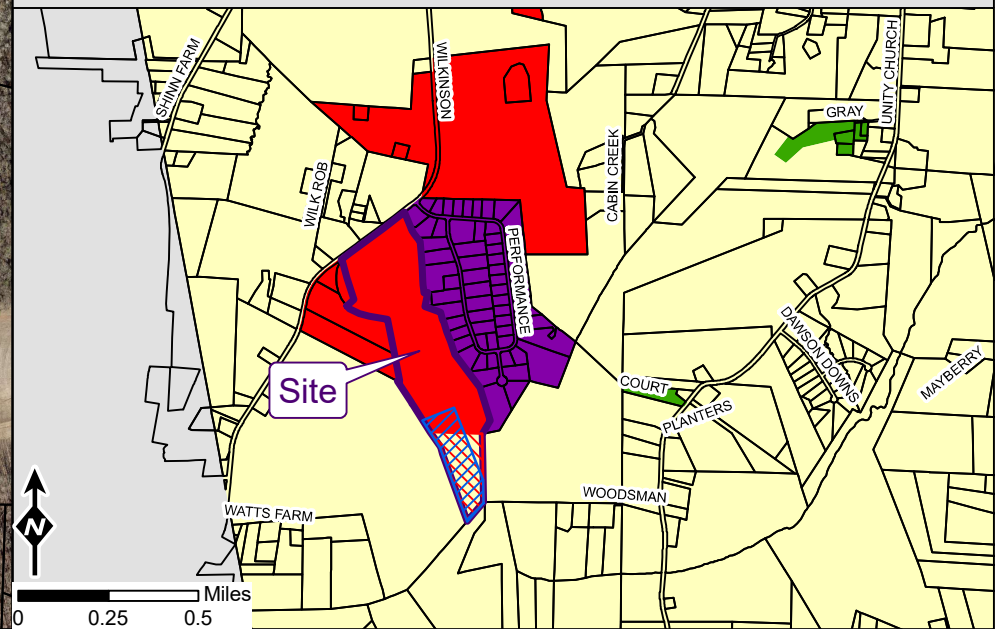


Z 01-26 SNIA 01-26 Site Map



Legend

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



CONSISTENCY & REASONABLENESS WORKSHEET

CONSISTENCY QUESTION

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

REASONABLENESS QUESTION

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

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