



HISTORY, CHARM, AND SOUTHERN HOSPITALITY

January 12, 2022

Moore County Board of Commissioners
P.O. Box 905
Carthage, NC 28327

Dear Chairman Quis and Members of the Moore County Board of Commissioners:

The Village of Pinehurst respectfully requests that you reject the proposed UDO text amendment to the Highway Corridor Overlay District (Urban Transition Land Uses) that would remove **High Impact Outdoor Recreation** as a prohibited use in Urban Transition areas. While the applicant's proposal does not change High Impact Outdoor Recreation to a permitted use, it does provide an easier avenue to allow such uses.

The Village's concern is twofold. First, areas zoned as Urban Transition generally abut high concentrations of residential population that would be adversely impacted by these high impact uses. Second, these transition zones are often critical gateway corridors. The visual impacts of many such high impact outdoor uses would be highly detrimental. Two of Moore County's Urban Transition corridor zones are at gateways to Pinehurst. Both are in close proximity to significant residential development.

The County's definition of High Impact Outdoor Recreation includes an acknowledgement that such activities have a "high potential for nuisance to abutting property owners." Included in this definition are activities like motorcross tracks, racetracks, arenas, drive-in theatres, and amusement parks amongst others. All these uses have the potential to create nuisances to directly abutting residential neighborhoods. Some of them would create noise nuisance problems for neighborhoods much farther away. Uses such as racetracks create significant noise levels that can easily migrate hundreds of yards. In addition, many of these uses employ extensive lighting and serve large numbers of customers. Both of these factors generate further nuisance concerns.

High Impact Outdoor Recreation land uses have places within Moore County but they are not acceptable in our Urban Transition Corridors. Moore County's Commissioners and staff put a lot of great work into developing the corridor overlay ordinance. Particularly in

ADMINISTRATION

395 Magnolia Road • Pinehurst, NC 28374 • Telephone (910) 295-1900 • Fax (910) 295-4434 • www.vopnc.org

this case, The Village of Pinehurst feels very strongly that you got it right. Please disapprove the requested text amendment.

Respectfully,



John C. Strickland
395 Magnolia Rd.
Pinehurst, NC 28374

Mayor on behalf of the Pinehurst Village Council

Patrick Pizzella, Mayor Pro Tem
Jane Hogeman, Councilmember
Jeff Morgan, Councilmember
Lydia Boesch, Councilmember



Jeffrey M. Sanborn
395 Magnolia Rd.
Pinehurst, NC 28374

Manager, Village of Pinehurst