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1121 N. Lake Park Boulevard
Carolina Beach, North Carolina 28428
910 458 8492

VIOLATION COMPLAINT FORM

In accordance with Section 19.6 of the Carolina Beach Zoning Ordinance the following information is required from all complainants who request the Town to investigate and resolve issues associated with potential zoning violations. Furthermore, by completing and signing this form you acknowledge that the information provided becomes public record and may be distributed to any individual requesting this information.

Complainant's Name Oceana Owners Association, Inc.

Contact Information: Address 440 Oceana Way
Carolina Bch, N.C. 28428
Telephone Number 704-572-2666
Email Address OlintFurr@yahoo.com

Location and/or Address of alleged violation:
Street Address 401 Marina St.
Name of Violator (if known) Town of Carolina Bch + CBPC, LLC

If the above is unknown, please describe the location or draw the location on the back of this form with street or road names and any other identifiable feature.

Below, please describe the nature of the alleged violation as you have witnessed it.
Jeremy + CBPC have violated sec 40-71 (Water Oriented Businesses)
MUST HAVE approval of Town Council. Town Council Has never Approved
Freedom Boat Club to operate inside of CBPC. Also violates 40-150(a)1,2
40-150(d), 40-2 (a) 40-6 (b) 40-70 (b)(2) SEE Attached Response

Oceana Owners Association, Inc

Olint Furr
Signature of Complainant

12/21/23
Date



12/21/23

Violation Complaint against Town of Carolina Beach and CBYC, LLC. Jeremy Hardison has allowed CBYC, LLC to violate Zoning Sec. 40-71 Table of Permitted Uses (Water Oriented Businesses). While CBYC is allowed to rent its designated slips to boat owners, it in no way gives them a license to allow additional water oriented businesses without Town Council's Approval as it says in the ordinance.

Freedom Boat Club is a Boat Time Share Program operating inside of CBYC. The traffic and activity generated from this water oriented business is tremendous. They boast over 350 customers and set up appointments for half or full day excursions. Each customer pays an up front fee to join the Time-Share then pays a monthly fee for unlimited access to 38 boats. They also are planning on expanding the business. Many customers come in multiple cars and makes parking a much larger problem. This business is not approved by Council. Prior to Freedom Boat club opening their business in Carolina beach we never had traffic issues. This is a business that is much larger than CBYC.

In Sec. 40-150 Off Street Parking (a) the purpose is to (1) provide standards to alleviate traffic congestion in the streets and promote safe and unrestricted traffic flow. (2) Provide for the efficient storage of vehicles while minimizing the detrimental effects of off-

street parking on adjacent properties.

In Sec. 40-150 (d) Off Street Parking Schedule under "Commercial Marina" you must have 1 parking space per wet slip, 1 space per 2 employees plus required for all other on site uses. Freedom Boat Club Is another on site use. From a zoning perspective 1 parking space per wet slip is limited access for each slip.

Please read and review Sec. 40-2 (a), Sec.40-6 (b), and Sec.40-70 (b) (1) & (2).

Jeremy this is why there is a huge traffic problem here at peak boating season, spring summer and fall and it is one you and your staff are allowing to get much worse. Zoning Ordinances are around for guidelines and protections and im afraid our residential community is not getting it.