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1.11.24

Olin Furr
440 Oceana Way
Carolina Beach NC 28428

Dear Mr. Furr,

I am in receipt of your violation complaint dated December 21, 2024. The purpose of this letter is to provide my determination regarding your complaints. Below are the sections of the ordinance that you referenced in your complaint. I have addressed each one below.

Sec 40-71

Sec. 40-71. - Table of permissible uses.

Response: Commercial Marinas are approved under conditional zoning and include water oriented businesses including but not limited to commercial charter activities such as fishing, touring, diving, etc. Once a commercial marina is approved water oriented businesses are allowed to operate without further approval from the Town Council. A water-oriented business located outside a commercial marina is subject to the conditional zoning requirements.

40-150 (a) 1,2

Purpose. The purpose of this section is to:

- (1) Provide off-street parking standards which will 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;

Response: Parking at Carolina Beach Yacht Club is in compliance with the Town's Ordinance for commercial marinas.

40-150 (d)

Sec. 40-150. - Off-street parking standards.

(d) Off-street parking space schedule.

Response: Carolina Beach Yacht Club and the water oriented businesses in operation on premises are required to have one parking space per boat storage space and are in compliance with the Town's Ordinance for commercial marinas.

Sec. 40-150. - Off-street parking standards states for types of uses not listed, the Planning Director shall have the authority to determine the appropriate number of required parking spaces based upon the maximum anticipated use.

40-2 (a)

Sec. 40-2. - Purpose and vision policy.

(a) Purpose. The zoning regulations and districts as set forth herein are designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue congestion of population; facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. They have been designed with consideration given to the character of each district and its suitability for various uses, with a view toward conserving the value of buildings and property, and for encouraging the most appropriate use of land throughout the community.

Response: Carolina Beach Yacht Club and the water oriented businesses in operation on premises are required to have one parking space per boat storage space and are in compliance with the Town's Ordinance for commercial marinas.

40-6 (b)

Sec. 40-6. - Relationship among Town ordinances.

(b) Zoning provisions. When inconsistencies are identified within this chapter, the more restrictive zoning language shall apply.

Response: I agree that 40-6 requires the most restrictive zoning interpretation when there is inconsistency. No inconsistencies exist.

40-70 (b) (2)

Sec. 40-70. - Zoning districts described.

(b) R-1B, Residential District (Single-Family Dwellings).

(2) Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.

Response: Carolina Beach Yacht Club is zoned Marina Business. Sec. 40-70(b) is not applicable.

Sincerely,

Jeremy Hardison

Jeremy Hardison
Planning & Development Director
Town of Carolina Beach