

ANTHONY S. MINA
75 E. DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949
chestercountylawnc@yahoo.com

August 30, 2026

**APPLICANT'S NOTICE THAT DARE COUNTY'S MAGISTRATE AND/OR DISTRICT
ATTORNEY WILL BE ASKED TO PROSECUTE ALL SOUTHERN SHORES
EMPLOYEES, BOARD MEMBERS AND ATTORNEYS OPPOSING THE 75 E.
DOGWOOD TRAIL LOT SUBDIVISION PURSUANT TO TOWN CODE 22-1(9)-
DISORDERLY CONDUCT**

I, Applicant Anthony S. Mina hereby file this document to provide Notice to all Southern Shores employees, board members and attorneys opposing the 75 E Dogwood Trail lot subdivision that they are in violation of Southern Shores Town's Disorderly Conduct offense and in support thereof I aver the following:

1. Southern Shores Town Code 22-1(9) provides: Any person who shall do or engage in any of the following shall be guilty of disorderly conduct: Assemble with another or others and engage in any fraudulent scheme, device or trick, to obtain any valuable thing in any place or from any person, or attempt to do so.
2. According to Black's Law Dictionary, fraud is defined as an intentional perversion of the truth to induce another to part with something of value or surrender a legal right. It is a positive, intentional act of deceit meant to gain an unfair advantage or cause injury to another.
3. On July 15, 2026 Wes Haskett and Cliff Ogburn were provided Applicant's Variance Application, Motion To Preclude Variance Hearing Due To Fraud And Notice of Federal Victim Tampering Law.
4. On July 24, 2026 Cliff Ogburn and Wes Haskett scheduled Southern Shores Planning Board, Attorneys and Town Staff to assemble in Southern Shores Town Hall on September 2, 2026 at 1:00 P.M. after Cliff Ogburn and Wes Haskett reviewed and deemed Applicant's filings to be complete.
5. Paragraph 14 of Applicant's Motion To Preclude states: "This approval is in the best interests of the town because Wes Haskett did not notify property owners of his March 31, 2023 lot width amendment with posted notice at their property or mailed notice pursuant to Town Code 36-362(b) prior to the May 15, 2023 Planning Board/Board of Adjustments hearing regulating land use."

6. Town Code 36-362(b) provides: (b) *Notices*. Notice of hearings conducted pursuant to this article shall be mailed to: (i) the person or entity whose appeal, application, or request is the subject of the hearing; (ii) to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; (iii) to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and (iv) to any other persons entitled to receive notice as provided by this chapter. In the absence of evidence to the contrary, the town may rely on the Dare County tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.
7. Town Code 36-365(a) provides in part: “The board shall hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development that provides for the board to hear such matters.”
8. On May 15, 2023 The board passed a recommendation to approve the March 31, 2023 lot width amendment to Town Council after a hearing.
9. On October 30, 2024 Wes Haskett responded to a public records request for notification records pursuant to 36-362(b) for the May 15, 2023 hearing and Wes Haskett claimed there was not a hearing on May 15, 2023 and there was not mailed or posted notice because they weren’t required. A true and correct copy of Wes Haskett’s false claims are on Exhibit 1, page 5.
10. On June 1, 2023 Wes Haskett emailed Applicant and stated “The planning board recommended approval of the attached amendments on May 15th and the Town Council will be holding a public hearing on June 6th. A true and correct copy of the email proving Wes Haskett was aware that a recommendation was passed to Town Council on May 15, 2023 is on Exhibit 1, Page 5.
11. Paragraph 15 of Applicant’s Motion to Preclude states: “This approval is in the best interests of the town because Wes Haskett did not notify property owners of his March 31, 2023 lot width amendment with posted notice at their property pursuant to Town Code 36-414(b) prior to the June 6, 2023 Town Council hearing regulating land use.
12. Town Code 36-414 provides: **Sec. 36-414. - Motion to amend.**

(a)The town council may, on its own motion or upon motion or upon petition by any person within any zoning jurisdiction of the town, after public notice and hearing, amend, supplement, change, modify or repeal the regulations herein established or the maps which are part of this chapter, subject to the rules prescribed in this article. No regulation or map shall be amended, supplemented, changed, modified or repealed until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Prior to adopting or rejecting any zoning amendment, the planning board shall adopt a statement describing whether its action is consistent with the adopted town comprehensive land use plan and explaining why the planning board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review. A notice of such hearing shall

be given one a week for two successive calendar weeks in a newspaper of general circulation in the town, said notice to be published the first time not less than ten days nor more than 25 days prior to the date fixed for the hearing.

(b) In addition and where a zoning map amendment is proposed, the town shall cause to be placed a sign on the subject property announcing the date, time, and place of the public hearing for the purpose of notifying persons of the proposed rezoning.

13. The English language taught in North Carolina schools indicates that Town Code 36-414(b) means that the town shall place a sign on the subject property prior to the hearing in addition to the strictures of Town Code 36-414(a)
14. For Town Code 36-414(b) to mean that only map amendments required a sign at the property prior to the hearing the English language taught in North Carolina public schools must state: "In addition, **IF** a zoning map amendment is proposed, the town shall cause to be placed a sign on the subject property announcing the date, time, and place of the public hearing for the purpose of notifying persons of the proposed rezoning.
15. On November 3, 2025 Cliff Ogburn provided Applicant an email stating that "There are no public records with item request 2-Copies of all documents/notifications to Southern Shores property owners explaining the meaning of Town Code 36-414(b) and Town Code 36-362(b) and Town Code 36-365(a) is different than the English language interpretation found in dictionaries and taught in North Carolina public schools." A true and correct copy of the public records response is marked Exhibit 2.
16. On or about August 27, 2026 Wes Haskett filed a staff report for Variance VA-2026-01 that states "The Applicant makes false allegations that Town Staff illegally adopted zoning requirements and was helping a real estate scam which are not related to the property's size, location or topography".
17. On August 27, 2026 Wes Haskett and Cliff Ogburn received an email titled "Prosecutable Corruption Angle Against Wes Haskett, Cliff Ogburn And Their Attorneys (Terrorism And/Or Abuse of Property Owners Under Jeff Cruden) which documents Wes Haskett and Cliff Ogburn refusing to explain "Where is the Town Code Permitting Town Code 36-362(b) To Be Ignored?" A question they refused to answer on August 20, 2026, August 15, 2026, May 13, 2025 and May 11, 2025. A true and correct copy of the emails are found in Exhibit 1 page 1, page 9 and page 10.
18. Wes Haskett has been aware that Applicant wanted proof of the notification records for the March 31, 2023 lot width amendment since June 7, 2023 and responded on June 12, 2023 that "At this point, you should direct your questions to the Town Attorney, Philip Hornthal". A true and correct copy of these emails are found on Exhibit 1, Page 7-8.
19. On May 21, 2024 Wes Haskett sent an email to Applicant, Chief Kole, Mayor Morey and Philip Hornthal claiming he had a legal authority to change lot width on June 6, 2023 but what Wes Haskett did was delete Town Code 36-414(b) which required posted notice

from his response. A true and correct copy of the email is attached hereto and marked Exhibit 3.

20. **§ 14-225. False reports to law enforcement agencies or officers provides:** (a) Except as provided in subsection (b) of this section, any person who shall willfully make or cause to be made to a law enforcement agency or officer any false, deliberately misleading or unfounded report, for the purpose of interfering with the operation of a law enforcement agency, or to hinder or obstruct any law enforcement officer in the performance of his duty, shall be guilty of a Class 2 misdemeanor.
21. Wes Haskett is guilty of making false statements to law enforcement.
22. Southern Shores has spent \$86,261.65 on legal bills from May 1, 2023 to date associated with Applicant and every last legal problem is a result of the illegal adoption of the March 31, 2023 lot width amendment which Wes Haskett hid from Applicant. A true and correct copy of a public records request documenting the legal fees is attached at Exhibit 4.
23. Applicant asked Wes Haskett on May 1, 2023 "Could you please tell me anything that would prevent me from subdividing the 75 E. Dogwood Trail lot so I could build another house. I do not own the property but have made an offer on the property." A true and correct copy of the email is attached hereto and marked Exhibit 5.
24. Wes Haskett did not admit that there was a March 31, 2023 proposed lot width amendment to Applicant until June 1, 2023 after sending emails to Applicant on May 30, 2023, May 23, 2023, May 18, 2023, May 17, 2023 and May 1, 2023 discussing lot subdivisions and lot requirements. A true and correct copy of the June 1, 2023 email is attached hereto as Exhibit 6.
25. In North Carolina, a civil claim of fraud has **five essential elements**:
 - A) A false representation or concealment of material fact;
 - B) Reasonably calculated to deceive;
 - C) Made with the intent to deceive;
 - D) Which does in fact deceive; and
 - E) Resulting in damages to the party deceived.
26. Wes Haskett is attempting to deceive Applicant and the Planning Board/Board of Adjustments with his false statements since May 1, 2023 through the filing of his Staff Report.
27. North Carolina attorneys are explicitly prohibited from aiding, abetting, or assisting in any fraudulent or criminal conduct under **North Carolina Rule of Professional Conduct 1.2(d) and Rule 8.4.**
28. In North Carolina, embezzlement is a statutory felony governed by **North Carolina General Statutes § 14-90** that occurs when a person fraudulently converts or misapplies property or funds they lawfully possess by virtue of their office, employment, or fiduciary position.

29. Wes Haskett's use of Southern Shores money to aid and abet his fraud violates embezzlement laws.
30. The only thing North Carolina law permits at this point is Wes Haskett to revise his June 16, 2024 lot subdivision denial to permit the lot subdivision and cancel the September 2, 2026 Variance Hearing because the June 6, 2023 lot width amendment is a product of fraud (assuming revising a lot subdivision denial like Wes Haskett did when Applicant filed a building permit to remove 1' of his house is permitted under law).

WHEREFORE, Applicant Anthony S Mina hereby notifies all Southern Shores employees, board members and attorneys that their opposition to Applicant's lot subdivision substantiates crimes including, but not limited to Disorderly Conduct and Criminal Conspiracy and Applicant will be active in the community seeking prosecution of Southern Shores corruption.

Respectfully Submitted,

Anthony S. Mina

Prosecutable Corruption Angle Against Wes Haskett, Cliff Ogburn And Their Attorneys (Terrorism And/Or Abuse Of Property Owners Under Jeff Cruden)

From: Anthony Mina (chestercountylawn@yahoo.com)

To: whaskett@southernshores-nc.gov; cogburn@southernshores-nc.gov; jeffrey.j.cruden@nccourts.org; lwomble@hrem.com

Cc: philadelphia.complaints@ic.fbi.gov; ncago@ncdoj.gov; andrea.powell@nccourts.org; olivia.s.hines@nccourts.org; jay@whelesslawfirm.com; planningboard@southernshores-nc.gov; council@southernshores-nc.gov; lawomble@hrem.com; grievancestatus@ncbar.gov; complaints@ncbar.gov

Date: Thursday, August 27, 2026 at 07:06 PM EDT

Dear Mr. Haskett & Mr. Ogburn & Mr. Cruden

I did not receive a response from Wes Haskett or Cliff Ogburn to my question stating "Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?". As such, the Dare County District Attorney's Office has yet another prosecutable angle against Southern Shores.

I have attached a public records request to this email (the public records request is Exhibit 4 of my Variance Application) proving Wes Haskett tried lying about the May 15, 2023 hearing on lot width amendments to prevent lot sub-divisions. The lot width amendment regulating land use required notification to property owners pursuant to 36-362(b).

I have also attached Exhibit M of my Motion To Preclude which proves Southern Shores could not provide me proof of notification of March 31, 2023 lot width amendment to property owners on June 12, 2023 and required me to communicate with the Town Attorney, who also could not provide me proof of compliance with notification requirements. Exhibit H of my Fraud Complaint in Dare County Superior Court proves Cliff Ogburn and Mayor Morey were also aware of Wes Haskett's refusal to provide proof of notification on June 8, 2023. So, long story short, Wes Haskett, Cliff Ogburn, Mayor Morey and Philip Hornthal are all the kind of white collar criminals that don't correct crimes that could have arguably been neglect and retaliate with victim intimidation schemes against the victims. Attorneys are prohibited from aiding and abetting fraud so their attorneys should also be losing their licenses to practice law (Exhibit I of my Motion To Preclude proves Wes Haskett hid his March 31, 2023 lot width amendment from me when I asked for "Anything" that would prevent the lot sub-division)

Additionally, all Southern Shores employees, personnel, attorneys and board members opposing my lot sub-division Variance must be charged with Disorderly Conduct pursuant to Southern Shores Town Code

Sec. 22-1. - Disorderly conduct.

Any person who shall do or engage in any of the following shall be guilty of disorderly conduct:

- (8) Frequent any public place and obtain money from another by an illegal and fraudulent scheme, trick, artifice or device, or attempt to do so.
- (9) Assemble with another or others and engage in any fraudulent scheme, device or trick, to obtain any valuable thing in any place or from any person, or attempt to do so.

Please arrest and prosecute everyone opposing my lot subdivision. Copies of my filings are available at [Save Southern Shores](#)

Save Southern Shores

COMING SOON-VOTE ON WHETHER TOWN EMPLOYEES SHOULD
BE ARRESTED FOR ABUSING PROPERTY OWNERS

(The website will be completed prior to the Variance Hearing)

EXHIBIT 1
Page 1

Thank you,
Anthony S Mina

*****Exhibit 4 of Variance*****

----- Forwarded Message -----

From: Phillip Hornthal <phornthal@hrem.com>
To: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Monday, November 4, 2024 at 09:05:08 AM EST
Subject: RE: Public Records Request Proving Wes Haskett's Corruption With False Statements Regarding Notification Requirments

Mr. Mina:

I have forwarded your public records request to my client.

Sincerely,

Phil Hornthal

L. Phillip Hornthal, III
Attorney at Law
Direct: 252.698.0214
Office: 252.335.0871
Fax: 252.335.4223 Attn: P. Hornthal
Email: phornthal@hrem.com

301 East Main Street
Elizabeth City, NC 27909

www.hrem.com

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Legal Notices & Privacy Policy](#)

-----Original Message-----

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Sunday, November 3, 2024 6:16 PM
To: Phillip Hornthal <PHornthal@hrem.com>; Norwood Blanchard <norwood@cmclawfirm.com>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>; ncago@ncdoj.gov; ncago@ncdoj.gov; olivia.s.hines@nccourts.org; olivia.s.hines@nccourts.org; Andrea C. Powell <andrea.powell@nccourts.org>
Subject: Public Records Request Proving Wes Haskett's Corruption With False Statements Regarding Notification Requirments

>>Warning! The source of this email is from outside of the firm.<<

Dear Mr. Hornthal,

Please provide this email to Southern Shores, Southern Shores Police Chief, Southern Shores Town Council and Southern Shores Planning Board.

Please have Southern Shores provide me the following information pursuant to N.C.G.S. ss 132-1:

- 1) Proof of letters mailed to 75 E. Dogwood Trail and/or Linda Lauby prior to the July 6, 2021 town council meeting and July 19, 2021 Planning Board Meeting.
- 2) Proof of posted notice at 75 E. Dogwood Trail prior to the July 6, 2021 town council meeting and July 19, 2021 Planning Board Meeting.

EXHIBIT 1
Page 2

3) All records, including digital records of the May 15, 2023 Planning Board Meeting being deleted from the Southern Shores website. Staff login name and identity of staff is needed.

The attached response to my October 24, 2024 Public Records Request violates North Carolina law. Wes Haskett claims a hearing was not held for the TCA-21-06 amendment to Town Code Section 30-96 on July 19, 2021 but the meeting minutes indicate the amendment was heard and the motion to remove easement access passed unanimously.

Wes Haskett also claimed no hearing was required on lot width requirements at the May 15, 2023 Planning Board Meeting. Wes Haskett emailed me on June 1, 2023 and stated the Planning Board recommended approval at the May 15, 2023 Planning Board meeting. A copy of Wes Haskett's June 1, 2023 email is at the very end of this email. The June 6, 2023 town council minutes also reference the hearing on Wes Haskett's 3/31/2023 lot width amendment on May 15, 2023.

Please arrest Wes Haskett, he will not stop lying to me and other Southern Shores staff, Planning Board and Town council members. Wes Haskett also will not correct his illegally adopted zoning codes by doing the only thing law permits him to do... immediately vacate the zoning codes and properly notify property owners before any new zoning amendments are made. Wes Haskett's false statements in response to my public records requests require him to be fired, immediately.

Thank you,
Anthony S Mina

----- Forwarded Message -----

From: Phillip Hornthal <phornthal@hrem.com>
To: Anthony Mina <chestercountylawn@yahoo.com>
Cc: Sheila Kane <skane@southernshores-nc.gov>
Sent: Wednesday, October 30, 2024 at 02:57:50 PM EDT
Subject: FW: Public Records Request For Proof Of Notification Pursuant To Sec. 36-362(b) For Wes Haskett's Amendments

Mr. Mina:

Please find attached and below the Town's response to your earlier, above referenced, Public Records Request.

Thank you.

Phil Hornthal

L. Phillip Hornthal, III
Attorney at Law

Direct:252.698.0214

Office:252.335.0871

Fax:252.335.4223 Attn: P. Hornthal

Email:phornthal@hrem.com

301 East Main Street

Elizabeth City, NC 27909

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.hrem.com&d=DwIFaQ&c=euGZstcaTDIlvimEN8b7jXrwqOf-v5A_CdpqnVfiMM&r=zBENyS0zSsu3R4FL3liqGIIYhkWuaaF3YYSF9Tw9LzU&m=Z_0SvKHv3iXVLTQXLhzHQ3q5jISFA03rKw37aBPqj-MMqv-T_p6h_feSLxqcc4zU&s=A8VpWX7iX-A9oU4rRxDPFS52GkZAQF-5vdaPNS64sk&e=

EXHIBIT 1
Page 3

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Legal Notices & Privacy Policy

From: Sheila Kane <skane@southernshores-nc.gov>
Sent: Wednesday, October 30, 2024 2:09 PM
To: Phillip Hornthal <PHornthal@hrem.com>
Subject: FW: Public Records Request For Proof Of Notification Pursuant To Sec. 36-362(b) For Wes Haskett's Amendments

>>Warning! The source of this email is from outside of the firm.<<

Phillip:

On October 24, 2024, Mr. Mina filed a Request for Public Records from the Town of Southern Shores, specifically requesting:

- All notification records including paid receipts of posted notice and postal records (including letters sent) pursuant to Section 36-362(b) for the May 15, 2023 Planning Board/Board of Adjustments hearing on Wes Haskett's 3/31/2023 zoning amendment application and the zoning amendment (including Planning Board/Board of Adjustments meeting notification) notifications for the 8/3/2021 zoning amendment.

Please find all records that pertain to this request attached. Also, a response from Wes Haskett can be seen in the email below, explaining the notice requirements.

Sheila Kane, CMC, NCCMC

Town Clerk

Town of Southern Shores

5375 N Virginia Dare Trail

Southern Shores, NC 27949

(252) 261-2394 phone

(252) 255-0876 fax

skane@southernshores-nc.gov

From: Wes Haskett <whaskett@southernshores-nc.gov>
Sent: Wednesday, October 30, 2024 10:37 AM
To: Sheila Kane <skane@southernshores-nc.gov>
Cc: Cliff Ogburn <cogburn@southernshores-nc.gov>
Subject: FW: Public Records Request For Proof Of Notification Pursuant To Sec. 36-362(b) For Wes Haskett's Amendments

EXHIBIT 1
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See attached documents to be included with the response to Mr. Mina's request below. The Planning Board did not hold a hearing for TCA-21-06 on July 19, 2021 or ZTA-23-03 on May 15, 2023 because no hearings were required (hearings were subsequently required and held by the Town Council). There also were no posted or mailed notices for the Planning Board's consideration of TCA-21-06 on July 19, 2021 and ZTA-23-03 on May 15, 2023 because they weren't required.

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

(252) 255-0876 (fx)

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----- Forwarded Message -----

From: Wes Haskett <whaskett@southernshores-nc.gov>
To: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Thursday, June 1, 2023 at 09:44:07 AM EDT
Subject: RE: 75 E Dogwood Trail Subdivision

Good morning. The main issue is the setback encroachment. The lot widths as shown may be ok per our current lot width requirements but I can't confirm that without seeing them on a plat prepared by a surveyor. However, we have been discussing amending our current lot width requirements. The Town Planning Board recommended approval of the attached amendments on May 15th and the Town Council will be holding a public hearing on June 6th. If the proposed amendments are adopted, I can say that the lots as drawn would not be in compliance. Let me know if you have any additional questions.

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

(252) 255-0876 (fx)

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image001

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Wednesday, May 31, 2023 7:58 AM
To: Wes Haskett <whaskett@southernshores-nc.gov>
Subject: Re: 75 E Dogwood Trail Subdivision

Good Morning,

EXHIBIT 1
Page 5

The attached drawing shows lot B with a 100' front set back.

The attached drawing is not drawn exactly to scale. I anticipate wanting to keep the street frontage of lot B only wide enough to install a driveway with walls on each side of the driveway so I can landscape the driveway entrance myself. I expect the street frontage of Lot B to be under 35'.

Thank you for your help,

Anthony S Mina

On Tuesday, May 30, 2023 at 04:41:19 PM EDT, Wes Haskett <whaskett@southernshores-nc.gov> wrote:

Good afternoon. Thank you for sending the drawing. How much frontage would Lot B have and at what point is it 100 ft. wide?

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

(252) 255-0876 (fx)

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.southernshores-2Dnc.gov&d=DwlFaQ&c=euGZstcaTDllvimEN8b7iXrwqOf-v5A_CdpqnVfiMM&r=zBENyS0zSsu3R4FL3liqGIIYhkWuaaF3YYSF9Tw9LzU&m=Z_0SvKHv3iXVLTQXLhzHQ3q5iISFA03rKw37aBPqi-MMqv-T_p6h_feSLxgcc4zU&s=31P0dwE_N0kz3IAc0-rJRYtUYZ2N2K6K6STq8AxFJDM&e=

*****Exhibit M of Motion To Preclude*****

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>

To: Wes Haskett <whaskett@southernshores-nc.gov>

Cc: Elizabeth Morey <emorey@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>

Sent: Monday, June 12, 2023 at 12:35:52 PM EDT

Subject: Re: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

Thank you for the email. Anthony S Mina

On Monday, June 12, 2023 at 12:21:14 PM EDT, Wes Haskett <whaskett@southernshores-nc.gov> wrote:

My apologies, his number is 252-335-0871.

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

EXHIBIT 1
Page 6

(252) 255-0876 (fx)

www.southernshores-nc.gov

From: Wes Haskett
Sent: Monday, June 12, 2023 12:18 PM
To: Anthony Mina <chestercountylawn@yahoo.com>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>
Subject: RE: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

Good afternoon, Mr. Mina. At this point, you should direct your questions to our Town Attorney, Phillip Hornthal. He can be reached at 252-335-0878.

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

(252) 255-0876 (fx)

www.southernshores-nc.gov

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Thursday, June 8, 2023 9:17 AM
To: Wes Haskett <whaskett@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>
Subject: Fw: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

Hello,

When you respond to my email, could you please tell me I am understanding you correctly when you say the zoning code is to prevent future sub-divisions and higher densities. My understanding is you are saying the zoning code has been adopted to prevent the population from increasing per square mile by additional homes being built.

If I am correct, I believe that the legal way to achieve this goal is through eminent domain.
§ 40A-2.

(3) "Eminent domain" means the power to divest right, title or interest from the owner of property and vest it in the possessor of the power against the will of the owner upon the payment of just compensation for the right, title or interest divested.

EXHIBIT 1
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How does Southern Shores possibly believe that taking a property right with the new zoning amendment from a tax payer is legal? I am having a hard time understanding how Linda Lauby and/or me have not been stolen from by Southern Shores.

Thank you,
Anthony S Mina

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>

To: Wes Haskett <whaskett@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>

Sent: Wednesday, June 7, 2023 at 03:22:04 PM EDT

Subject: Re: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

Hello,

Thank you for the email.

Could you please tell me how Southern Shores residents and home owners were notified of the proposed amendment to the zoning code dated 3/31/2023 (the zoning code adopted last night). I asked my realtor Alan Creech and Southern Shores questions about Southern Shores zoning code prior to providing a \$5000 due diligence fee and June 1, 2023 is the first time I was informed about the proposed amendment (75 E. Dogwood Trail was listed for sale as being potentially sub-dividable).

Could you please explain how and when Southern Shores "will be submitting another text amendment in the near future that may allow pie-shaped or other irregularly-shaped lots". How will this next amendment reverse the fact that the amendment passed last night literally steals land value from Southern Shores residents that have been paying property taxes on enough square footage to sub-divide (In the world of finance, land is considered an asset and owning enough property to sub-divide is a financial plan that is taxed at a higher rate than owning not enough square footage to sub divide)?

Thank you for your help,
Anthony S Mina

On Wednesday, June 7, 2023 at 09:10:34 AM EDT, Wes Haskett <whaskett@southernshores-nc.gov> wrote:

Good morning, Mr. Mina. The Town Council voted 3-2 to approve the text amendment. That means that at this time, all new lot must be 100 ft. wide measured from the front lot line to the rear lot line. The meeting video recording will soon be available on YouTube here: <https://www.southernshores-nc.gov/meetings>. As I told the Town Council during the public hearing, we realize that these requirements are more strict than what has been in place, but we believe that they're unambiguous and will prevent future subdivisions and recombinations with higher densities. Town Staff will be submitting another text amendment in the near future that may allow pie-shaped or other irregularly-shaped lots.

Wes Haskett
Deputy Town Manager/Planning Director
Town of Southern Shores
(252) 261-2394 (ph)
(252) 255-0876 (fx)
www.southernshores-nc.gov

-----Original Message-----

From: Anthony Mina <chestercountylawn@yahoo.com>

Sent: Wednesday, June 7, 2023 8:35 AM

To: Wes Haskett <whaskett@southernshores-nc.gov>

Subject: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

Good Morning,

EXHIBIT 1
Page 8

Could you please provide me the results to the vote to increase the street frontage zoning requirement to 100' per lot.

Thank you,
Anthony S Mina

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://us1.proofpointessentials.com/index01.php?mod_id=11&mod_option=logitem&mail_id=1686141324-FWeUsGXDoMzC&r_address=whaskett%40southernshores-nc.gov&report=1

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>
To: whaskett@southernshores-nc.gov <whaskett@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>; ncago@ncdoj.gov <ncago@ncdoj.gov>; andrea.powell@nccourts.org <andrea.powell@nccourts.org>; olivia.s.hines@nccourts.org <olivia.s.hines@nccourts.org>; jeffrey.j.cruden@nccourts.org <jeffrey.j.cruden@nccourts.org>; jay@whelesslawfirm.com <jay@whelesslawfirm.com>; planningboard@southernshores-nc.gov <planningboard@southernshores-nc.gov>
Sent: Thursday, August 20, 2026 at 10:19:27 AM EDT
Subject: Fw: Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?

Dear Mr. Haskett & Mr. Ogburn,

Please respond to the question I have asked "Are you saying the hearing on Wes Haskett's March 31, 2023 lot width amendment on May 15, 2023 did not regulate land use as the board of adjustments hears all matters on pursuant to town code 36-365(a)?"

There is not a response in my email to the question.

I am providing the Board of Adjustments documentation that Wes Haskett and Cliff Ogburn knowing and intentionally continue to defraud me and my fiance. Fraud is defined as a knowing misrepresentation of the truth or concealment of a material fact to induce another to act to his or her detriment.

I need an answer to the question because at this point it also appears that Wes Haskett and Cliff Ogburn are trying to deceive the Board of Adjustments.

Thank you,
Anthony S Mina

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>
To: whaskett@southernshores-nc.gov <whaskett@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>; ncago@ncdoj.gov <ncago@ncdoj.gov>; andrea.powell@nccourts.org <andrea.powell@nccourts.org>; olivia.s.hines@nccourts.org <olivia.s.hines@nccourts.org>; jeffrey.j.cruden@nccourts.org <jeffrey.j.cruden@nccourts.org>
Sent: Saturday, August 15, 2026 at 06:11:09 PM EDT
Subject: Fw: Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?

Dear Mr. Haskett & Mr. Ogburn,

Could you please resend your answer to my question in the May 13, 2025 email I sent at 1:21PM. I apologize I can not find the answer to my question in my email. Please also email me the Southern Shores staff report for my Variance hearing scheduled in September of 2026.

Thank you,
Anthony S. Mina

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>
To: Phillip Hornthal <phornthal@hrem.com>; Cliff Ogburn <cogburn@southernshores-nc.gov>
Cc: FBI <philadelphia.complaints@ic.fbi.gov>; olivia.s.hines@nccourts.org <olivia.s.hines@nccourts.org>; Andrea C. Powell <andrea.powell@nccourts.org>; ncago@ncdoj.gov <ncago@ncdoj.gov>
Sent: Tuesday, May 13, 2025 at 01:21:34 PM EDT

EXHIBIT 1
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Subject: Re: Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?

Are you saying the hearing on Wes Haskett's March 31, 2023 lot width amendment on May 15, 2023 did not regulate land use as the board of adjustments hears all matters on pursuant to town code 36-365(a)?

On Tuesday, May 13, 2025 at 01:06:39 PM EDT, Cliff Ogburn <cogburn@southernshores-nc.gov> wrote:

There was no hearing held pursuant to Chapter 36 article 12 on May 15, 2023.

From: Anthony Mina <chestercountylawn@yahoo.com>

Sent: Tuesday, May 13, 2025 12:39 PM

To: Cliff Ogburn <cogburn@southernshores-nc.gov>; Phillip Hornthal <phornthal@hrem.com>

Cc: FBI <philadelphia.complaints@ic.fbi.gov>; olivia.s.hines@nccourts.org; Andrea C. Powell <andrea.powell@nccourts.org>; ncago@ncdoj.gov

Subject: Fw: Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?

Hello Mr. Ogburn,

Could you please tell me what zoning code permitted Town Code 36-362(b) to be ignored for the May 15, 2023 hearing on Wes Haskett's lot width amendment filed March 31, 2023. When Wes Haskett was asked for proof of mailed notification of the May 15, 2023 hearing he claimed that the lot width amendment was not heard on May 15, 2023 but public records indicate the amendment was heard and passed.

I am filing a zoning text amendment and need to know your position. Southern Shores has denied my sub-division applications like the Town Code 36-362(b) pre-requisite to effectuating a zoning amendment at 75 E Dogwood Trail was complied with.

Thank you,

Anthony S Mina

----- Forwarded Message -----

From: Anthony Mina <chestercountylawn@yahoo.com>

To: Cliff Ogburn <cogburn@southernshores-nc.gov>; Phillip Hornthal <phornthal@hrem.com>

Cc: FBI <philadelphia.complaints@ic.fbi.gov>; olivia.s.hines@nccourts.org <olivia.s.hines@nccourts.org>; Andrea C. Powell <andrea.powell@nccourts.org>; ncago@ncdoj.gov <ncago@ncdoj.gov>

Sent: Sunday, May 11, 2025 at 05:40:05 PM EDT

Subject: Where Is The Code Permitting Town Code 36-362(b) To Be Ignored?

EXHIBIT 1
Page 10

Mr. Ogburn,

I am preparing a Zoning Text Amendment to provide Southern Shores Property owners (and property owners under contract to purchase the property) effected by the June 6, 2023 lot width amendment 90 days to file an application to be governed under the lot width ordinance prior to the amendment if they did not receive mailed notice of the May 15, 2023 Hearing on the lot width amendment application pursuant to Sec. 36-360, Sec. 36-362(b) and Sec. 365(a).

Could you please tell me why Southern Shores is claiming the June 6, 2023 lot width amendment applies to 75 E Dogwood Trail but did not comply with Town Code 36-362(b).

I understand Southern Shores position that posted notice was not placed at 75 E Dogwood Trail pursuant to Town Code 36-414(b) because Southern Shores is claiming the words "and where" mean "if" in Town Code 36-414(b) and my Town Code 36-414(c) could not be passed because of the language at 1:25 of the April 21, 2025 hearing, but I am not understanding why my sub division applications are being denied when Town Code 36-362(b) did not effectuate the June 6, 2023 lot width amendment at 75 E Dogwood Trail.

Sec. 36-360. - Planning board to act as board of adjustment.

By the adoption of this article, the town abolishes the previously established board of adjustment and designates the town planning board established under chapter 24, article II to perform the duties of a board of adjustment as provided in this article. The term "board" when used in this article shall be construed to mean the planning board while performing the duties of board of adjustment under this article. The planning board may perform the duties of a board of adjustment under this article at meetings contemporaneously with other duties or it may hold separate meetings solely for the purpose of performing the duties of a board of adjustment.

Sec. 36-362. - Meetings of the board of adjustment.

(b) Notices. Notice of hearings conducted pursuant to this article shall be mailed to: (i) the person or entity whose appeal, application, or request is the subject of the hearing; **(ii) to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing;** (iii) to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and (iv) to any other persons entitled to receive notice as provided by this chapter. In the absence of evidence to the contrary, the town may rely on the Dare County tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.

Sec. 36-365. - Powers and duties of the board of adjustment.

(a) Hearings authorized. The board shall hear and decide requests for variances of the provisions of this chapter and appeals of decisions of administrative officials charged with enforcement of this chapter. The board shall follow quasi-judicial procedures when deciding appeals and requests for variances. **The board shall hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development that provides for the board to hear such matters.**

Thank you,

EXHIBIT 1
Page 11

Anthony S Mina

PS. I have attached a copy of the December 18, 2024 Order requiring Southern Shores to provide the Superior Court a complete copy of the Variance records from October 21, 2024, which Southern Shores is in Contempt of. All the information I have indicates Southern Shores intentionally hid the lot width amendment from property owners and is expecting law enforcement to turn a blind eye to corruption pretending words in notification requirements have meanings not actually used in the English language.

EXHIBIT 1
Page 12

FW: PRR October 12, 2025

From: Cliff Ogburn (cogburn@southernshores-nc.gov)

To: chestercountylawn@yahoo.com

Date: Monday, November 3, 2025 at 08:35 AM EST

From: Sheila Kane <skane@southernshores-nc.gov>

Sent: Wednesday, October 29, 2025 3:43 PM

To: Cliff Ogburn <cogburn@southernshores-nc.gov>

Subject: PRR October 12, 2025

Cliff-please forward this records request to Mr. Mina.

Mr. Mina,

On October 12, 2025 you filed a Request for Public Records from the Town of Southern Shores, specifically requesting:

- 1) legal bills associated with case no. 25CV000423-270 and no. 24CV001667-270 (Dare County Superior Court cases)
- 2) Copies of all documents /notifications to Southern Shores property owners explaining the meaning of Town Code 36-414(b), Town Code 36-362(b) and Town Code 36-365(a) is different than the English language interpretation found in dictionaries and taught in North Carolina public schools.
- 3) Copies of all documents/notifications to Southern Shores property owners explaining Elizabeth Morey is seeking re-election with unsettled litigation including the refusal to comply with the December 18, 2024 Order and refusal to stop Wes Haskett's fraudulent scheme.

The approximate cost of legal bills associated with the above-mentioned court cases and received by the Town of Southern Shores totals \$13,135.00. There are no public records associated with item request number two or three.

Sheila Kane, CMC, NCCMC
Town Clerk
Town of Southern Shores
5375 N Virginia Dare Trail
Southern Shores, NC 27949
(252) 261-2394 phone
(252) 255-0876 fax
skane@southernshores-nc.gov

EXHIBIT 2

RE: Questions Regarding Wes Haskett's Denial Of 75 E. Dogwood Trail Lot Sub-Division

From: Wes Haskett (whaskett@southernshores-nc.gov)

To: chestercountylawn@yahoo.com

Cc: dkole@southernshores-nc.gov; emorey@southernshores-nc.gov; PHornthal@hrem.com;
cogburn@southernshores-nc.gov

Date: Tuesday, May 21, 2024 at 02:27 PM EDT

Good afternoon, Mr. Mina. My responses to your questions are as follows:

1. The Town of Southern Shores Town Code states:

Sec. 1-10. - Amendments to Code.

(a) Amendments to any of the provisions of this Code shall be made by amending such provisions by specific reference to the section number of this Code. Such amendments may be in the following language: "That section _____ of the Code of Ordinances, Town of Southern Shores, North Carolina (or Southern Shores Town Code), is hereby amended to read as follows:" The new provisions may then be set out in full as desired.

Sec. 36-414. Motion to amend.

(a) The town council may, on its own motion or upon motion or upon petition by any person within any zoning jurisdiction of the town, after public notice and hearing, amend, supplement, change, modify or repeal the regulations herein established or the maps which are part of this chapter, subject to the rules prescribed in this article. No regulation or map shall be amended, supplemented, changed, modified or repealed until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Prior to adopting or rejecting any zoning amendment, the planning board shall adopt a statement describing whether its action is consistent with the adopted town comprehensive land use plan and explaining why the planning board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review. A notice of such hearing shall be given one a week for two successive calendar weeks in a newspaper of general circulation in the town, said notice to be published the first time not less than ten days nor more than 25 days prior to the date fixed for the hearing.

Sec. 36-415. Planning board action.

(a) Every proposed amendment, supplement, change, modification, or repeal to this chapter shall be referred to the planning board for its recommendation and report. If no written report is received from the planning board within 30 days of referral of the amendment to that board, the town council may proceed in its consideration of the amendment without the planning board report. The town council is not bound by the recommendations, if any of the planning board.

Attached you will find documentation showing that the Town of Southern Shores legally amended the Town Code on June 6, 2023. The attachments included are:

- Zoning Text Amendment application ZTA-23-03.
- The advertised Planning Board agenda for May 15, 2023 when ZTA-23-03 was heard by the Planning Board.
- Screenshot of the required public notice for the May 15, 2023 Planning Board meeting from the May 10, 2023 edition of the Coastland Times newspaper.
- Screenshots of the required public notices for the June 6, 2023 public hearing for ZTA-23-03 from the May 24, 2023 and May 31, 2023 editions of the Coastland Times newspaper.
- The advertised Town Council agenda for June 6, 2023, when the public hearing was held.
- The minutes from the June 6, 2023 Town Council meeting.
- Ordinance 2023-06-03 enacted with the Mayor's signature.

I've also attached the applicable North Carolina General Statutes that establish authority for municipalities to adopt and amend development regulations.

2. It appears that 172 and 174 S. Dogwood Trl. were created through a recombination of previously platted lots in 1999. At that time, there was only one structure which is currently situated on 174 S. Dogwood Trl. and the applicable

EXHIBIT 3

side yard (setback) was 10 ft. The structure that is currently situated on 172 S. Dogwood Trl. was permitted in 2000 when the side yard (setback) requirement was still 10 ft. Other than removing the encroaching portion of the structure at 75 E. Dogwood Trl., documents required to make the encroachment conforming include a Zoning Text Amendment application (attached), \$200.00 fee, and proposed language to amend the current side yard (setback) requirement or create an exemption for such situations. The application would have to follow the process noted above and it would have to be approved by the Town Council.

The Southern Shores Town Council has been and will always be the body that adopts and amends the Town's zoning requirements, not Town Staff such as myself. The Town Council directs Town Staff to draft amendments to the Town Code, such as ZTA-23-03 to amend the Town's lot width requirements, which they adopted.

Wes Haskett
Deputy Town Manager/Planning Director
Town of Southern Shores
(252) 261-2394 (ph)
(252) 255-0876 (fx)
www.southernshores-nc.gov

-----Original Message-----

From: Anthony Mina <chestercountyawn@yahoo.com>

Sent: Monday, May 20, 2024 12:12 PM

To: Wes Haskett <whaskett@southernshores-nc.gov>; Phillip Hornthal <phornthal@hrem.com>

Cc: David Kole <dkole@southernshores-nc.gov>; David Kole <dkole@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>; Phillip Hornthal <phornthal@hrem.com>; Cliff Ogburn <cogburn@southernshores-nc.gov>; Jonathan Slegel <jslegel@southernshores-nc.gov>; Matt Cooke <mcooke@southernshores-nc.gov>; Eric Brinkley <ebrinkley@southernshores-nc.gov>; Darrell Brickhouse <dbrickhouse@southernshores-nc.gov>; Tracy Mann <tmann@southernshores-nc.gov>; Chris Simpson <csimpson@southernshores-nc.gov>; Richard Deaner <rdeaner@southernshores-nc.gov>; Thomas Long <tlong@southernshores-nc.gov>; Jason Thompson <JThompson@southernshores-nc.gov>; Andrew Spottswood <jspottswood@southernshores-nc.gov>; Jennifer Couture <jcouture@southernshores-nc.gov>; FBI <philadelphia.complaints@ic.fbi.gov>; olivia.s.hines@nccourts.org; olivia.s.hines@nccourts.org; Andrea C. Powell <andrea.powell@nccourts.org>; Elizabeth Morey <emorey@southernshores-nc.gov>; Jasper Rogers <jrogers@kittyhawktown.net>; cgarriss@kittyhawktown.net; cgarriss@kittyhawktown.net; Casey Varnell <varnell@ncobxlaw.com>; Mike Talley <mike.talley@kittyhawktown.net>; mike.palkovics@kittyhawktown.net; mike.palkovics@kittyhawktown.net; chambers_of_chief_judge_sanchez@paed.uscourts.gov; chambers_of_judge_edward_g_smith@paed.uscourts.gov; chambers_of_judge_pappert@paed.uscourts.gov; chambers_of_judge_mitchell_s_goldberg@paed.uscourts.gov; chambers_of_judge_timothy_j_savage@paed.uscourts.gov; Dryan <dryan@chesco.org>; cccommissioners@chesco.org; cccommissioners@chesco.org; jmaxwell@chesco.org; jmaxwell@chesco.org; Marian Moskowitz <mmoskowitz@chesco.org>; mkichline@chesco.org; mkichline@chesco.org
Subject: Questions Regarding Wes Haskett's Denial Of 75 E. Dogwood Trail Lot Sub-Division

Dear Wes Haskett,

I am writing you in response to the denial of my lot subdivision application which states "Feel free to contact me at (252) 261-2394 or whaskett@southernshores-nc.gov if you have any questions or concerns".

My questions are:

1) How does Southern Shores believe taking a property right with a zoning amendment from a tax payer is legal? As paragraph 6 and Exhibit I of my subdivision application states, it is Applicant's position that an eminent domain transaction is required to change land use. Wes Haskett and Philip Hornthal have repeatedly refused to answer the aforesaid question. I have no evidence indicating Southern Shores is not intentionally violating eminent domain laws and stealing land value. It is not legal to use an illegally adopted zoning amendment (paragraph 1 of the denial-Town Code Section 36-202(d)) as a reason to deny my lot sub-division.

2) What zoning code permits the set back distance between 174 S. Dogwood Trail (the house with the white Crosstour) and 172 S. Dogwood Trail? It appears to me if Southern Shores wants to claim 75 E. Dogwood Trail encroaches in the required side set back (although I disagree with paragraph 2 of Wes Haskett's denial of lot sub-division) I should be filing my lot subdivision plan the same way 172 and 174 S. Dogwood Trail were permitted to build the homes so close to each other. What zoning code and/or documents need to be used to get 75 E. Dogwood Trail to be accepted as conforming to side set back requirements like 172 and 174 S. Dogwood Trail?

EXHIBIT 3

FW: Public Records Request -Legal costs to date

From: Cliff Ogburn (cogburn@southernshores-nc.gov)

To: chestercountylawn@yahoo.com

Date: Tuesday, July 28, 2026 at 09:00 AM EDT

Please see below.

From: Sheila Kane <skane@southernshores-nc.gov>

Sent: Monday, July 27, 2026 3:32 PM

To: Cliff Ogburn <cogburn@southernshores-nc.gov>

Subject: Public Records Request -Legal costs to date

Cliff-please forward to Mr. Mina.

Mr. Mina,

On July 15, 2026 you filed a Request for Public Records from the Town of Southern Shores, specifically requesting:

- legal bills/cost associated with Anthony Mina, 75 E Dogwood, case no. 25CV000423-270, or case no, 24CV001667-270 since May 1, 2023.

The total legal bills from May 1, 2023 to date associated with Anthony Mina, 75 E Dogwood, case no. 25CV000423-270, or case no 24CV001667-270 total \$86, 261.65

Thank you,

Sheila Kane, CMC, NCCMC
Town Clerk
Town of Southern Shores
5375 N Virginia Dare Trail
Southern Shores, NC 27949
(252) 261-2394 phone
(252) 255-0876 fax
skane@southernshores-nc.gov

EXHIBIT 4

75 E. Dogwood Trail Zoning Question

From: Anthony Mina (chestercountylawn@yahoo.com)

To: chestercountylawn@yahoo.com

Date: Sunday, August 30, 2026 at 08:40 PM EDT

-----Original Message-----

From: Anthony Mina <chestercountylawn@yahoo.com>

Sent: Monday, May 1, 2023 12:50 PM

To: Kevin Clark <kclark@southernshores-nc.gov>; Kevin Clark <kclark@southernshores-nc.gov>; Marcey Baum <mbaum@southernshores-nc.gov>; Wes Haskett <whaskett@southernshores-nc.gov>

Subject: 75 E. Dogwood Trail Zoning Question

Hello,

I hope you are doing good.

I have attached a survey with a sketch of a proposed subdivision for 75 E. Dogwood Trail and wanted to make sure I am correct to believe that the lot can be subdivided as a right to the homeowner because the lot is larger than one acre. The only thing I noticed that did not meet the current zoning code requirements is a 14' setback from the existing home to the property line on the left side (I believe there should be 15').

Could you please tell me anything that would prevent me from subdividing the 75 E. Dogwood Trail lot so I could build another house. I do not own the property but have made an offer on the property.

Thank you,
Anthony S Mina

CC Ashton Harrell, MM & J Law Firm

EXHIBIT 5

RE: 75 E Dogwood Trail Subdivision

From: Wes Haskett (whaskett@southernshores-nc.gov)

To: chestercountylawn@yahoo.com

Date: Thursday, June 1, 2023 at 09:44 AM EDT

Good morning. The main issue is the setback encroachment. The lot widths as shown may be ok per our current lot width requirements but I can't confirm that without seeing them on a plat prepared by a surveyor. However, we have been discussing amending our current lot width requirements. The Town Planning Board recommended approval of the attached amendments on May 15th and the Town Council will be holding a public hearing on June 6th. If the proposed amendments are adopted, I can say that the lots as drawn would not be in compliance. Let me know if you have any additional questions.

Wes Haskett
Deputy Town Manager/Planning Director
Town of Southern Shores
(252) 261-2394 (ph)
(252) 255-0876 (fx)
www.southernshores-nc.gov

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Wednesday, May 31, 2023 7:58 AM
To: Wes Haskett <whaskett@southernshores-nc.gov>
Subject: Re: 75 E Dogwood Trail Subdivision

Good Morning,

The attached drawing shows lot B with a 100' front set back.

The attached drawing is not drawn exactly to scale. I anticipate wanting to keep the street frontage of lot B only wide enough to install a driveway with walls on each side of the driveway so I can landscape the driveway entrance myself. I expect the street frontage of Lot B to be under 35'.

Thank you for your help,

EXHIBIT 6

Anthony S Mina

On Tuesday, May 30, 2023 at 04:41:19 PM EDT, Wes Haskett <whaskett@southernshores-nc.gov> wrote:

Good afternoon. Thank you for sending the drawing. How much frontage would Lot B have and at what point is it 100 ft. wide?

Wes Haskett

Deputy Town Manager/Planning Director

Town of Southern Shores

(252) 261-2394 (ph)

(252) 255-0876 (fx)

www.southernshores-nc.gov

From: Anthony Mina <chestercountyjawn@yahoo.com>

Sent: Friday, May 26, 2023 12:21 PM

To: Wes Haskett <whaskett@southernshores-nc.gov>

Subject: 75 E Dogwood Trail Subdivision

Hello,

I've attached a subdivision plan I sketched to give you an idea of one idea I had that I believe meets Southern Shores zoning requirements (I am still deciding whether I would remove 1' of the existing 75 E Dogwood Trail structure, purchase 1' of property from 73 E Dogwood Trail or request a variance).

I really only want enough street frontage to build some walls at the beginning of the driveway like in the attached picture. I'll be able to give you a much more accurate subdivision plan after I purchase 75 E Dogwood Trail and get some legal advice about all my possible subdivision plans. But I am thinking that I may want both lots sharing one driveway opening that I own, if zoning code allows a subdivision plan like this (if not Lot A could use the existing driveway).

EXHIBIT 6

Lot A has 20,000 sq. ft and lot B has 28,853 sq. ft.
Both lots will have 100 ft width at the front set back.

Thank you for your help.

Anthony S Mina



5-16-23 ZTA-23-03 Lot Width.pdf
2.2 MB

EXHIBIT 6