



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

info@southernshores-nc.gov

www.southernshores-nc.gov

PLANNING BOARD GENERAL APPLICATION FORM TOWN OF SOUTHERN SHORES, NC 27949

Date: 9/17/2026 Filing Fee: \$200 Receipt No. _____ Application No. _____

NOTE: The Planning Board will follow the specific provisions of the Zoning Ordinance Chapter 36. Article X Administration and Enforcement, Section 36-299.

Please check the applicable Chapter/Article:

- ☐ Chapter 30. Subdivisions-Town Code
- ☐ Chapter 36. Article VII. Schedule of District Regulations. Section 36-207 C-General Commercial District
- ☐ Chapter 36. Article IX. Planned Unit Development (PUD)
- ☐ Chapter 36. Article X. Administration and Enforcement, Section 36-299 (b) Application for Building Permits and Site Plan Review other than one and two family dwelling units *
- ☐ Chapter 36. Article X. Section 36-300-Application for Permit for Conditional Use
- ☐ Chapter 36. Article X. Section 36-303 Fees
- ☐ Chapter 36. Article X. Section 36-304-Vested Rights
- ☒ Chapter 36. Article XIV. Changes and Amendments

Certification and Standing: As applicant of standing for project to be reviewed I certify that the information on this application is complete and accurate.

Applicant

Name Anthony S. Mina
Address: 75 E. Dogwood Trail
Southern Shores, NC 27949
Phone 610-842-3905 Email chestercountylaw@yahoo.com

Applicant's Representative (if any)

Name _____
Agent, Contractor, Other (Circle one)
Address _____
Phone _____ Email _____

Property Involved: ☐ Southern Shores ☐ Martin's Point (Commercial only)

Address: _____ Zoning district _____

Section _____ Block _____ Lot _____ Lot size (sq.ft.) _____

Request: ☐ Site Plan Review ☐ Final Site Plan Review ☐ Conditional Use ☐ Permitted Use
☐ PUD (Planned Unit Development) ☐ Subdivision Ordinance ☐ Vested Right ☐ Variance

Change To: ☐ Zoning Map ☒ Zoning Ordinance

Signature Anthony S. Mina

Date 9/17/2026

* Attach supporting documentation.



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ZTA-26-XX

September 18, 2026

Ordinance 2026-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

ARTICLE I. Purpose(s) and Authority.

WHEREAS, pursuant to N.C.G.S. § 160D-701, the Town of Southern Shores (the "Town") may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures, and land. Pursuant to this authority and the additional authority granted by N.C.G.S. § 160D-702, the Town has adopted a comprehensive zoning ordinance (the "Town's Zoning Ordinance") and has codified the same as Chapter 36 of the Town's Code of Ordinances (the "Town Code"); and

WHEREAS, in accordance with the finding above, the amendment of the Town's Zoning Ordinance and Town Code Ordinances as stated below will serve a public purpose and advances the public health, safety and general welfare.

WHEREAS, this amendment is in the best interests of the town because Wes Haskett did not notify property owners of his March 31, 2023 text amendment to change lot width requirements with Notice in a newspaper of general circulation as required by North Carolina Law (Wes Haskett claimed the purpose of the hearing was to "clarify" lot width requirements). Please see Exhibit 1 of the ZTA Application for newspaper notifications of a hearing to clarify lot width requirements.

WHEREAS, this amendment 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 or prior to the May 15, 2023 hearing pursuant to Town Code 36-362(b).

WHEREAS, this amendment 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 the emailed Town Newsletter until June 2, 2023 (4 days prior to the Town Council Hearing) despite a Town Newsletter being emailed on April 6, 2023, April 21, 2023, May 5, 2023, May 19, 2023 and May 25, 2023. Please see Exhibit 2 of the ZTA Application for the public records request response.

1 **WHEREAS**, this amendment is in the best interests of the town because Wes
2 Haskett did not notify Anthony Mina of the proposed lot width amendment in 4 emails
3 during the month of May, 2023 after being specifically asked "Could you please tell me
4 ANYTHING that would prevent me from subdividing the 75 E Dogwood Trail lot so I
5 could build another house. I do not own the property but have made an offer on the
6 property". The dates of the emails discussing lot width requirements and subdivision
7 zoning codes are May 1, 2023, May 17, 2023, May 18, 2023 and May 23, 2023. Please
8 see Exhibit 3 of the ZTA Application.

9
10 **WHEREAS**, this amendment is in the best interests of the town because Wes
11 Haskett did not include a ZTA to change lot width requirements in the May 15, 2023
12 Planning Board Agenda (Wes Haskett only publicized a hearing to clarify lot width
13 requirements). Please see Exhibit 4 of the ZTA Application.

14
15
16 **WHEREAS**, this amendment is in the best interests of the town because Wes
17 Haskett did not include a ZTA to change lot width requirements in the June 6, 2023 Town
18 Council Public Notice (Wes Haskett only publicized a hearing to clarify lot width
19 requirements). Please see Exhibit 5 of the ZTA Application.

20
21
22 **WHEREAS**, this amendment is in the best interests of the town because Wes
23 Haskett did not include a ZTA to change lot width requirements in the June 2, 2023 Town
24 News (Wes Haskett only publicized a hearing to clarify lot width requirements). Please
25 see Exhibit 6 of the ZTA Application.

26
27
28 **WHEREAS**, this amendment is in the best interests of the town because Wes
29 Haskett was asked on June 7, 2023 how Southern Shores residents and homeowners were
30 notified of the proposed amendment to the zoning code dated March 31, 2023 and Wes
31 Haskett refused to answer the question. Please see exhibit 7 of the ZTA Application.

32
33
34 **WHEREAS**, this amendment is in the best interests of the town because Wes
35 Haskett has not publicized any information indicating Town Code Notification
36 Requirements 36-414(b) and 36-362(b) have meanings different than the English language
37 meaning found in dictionaries and taught in North Carolina Schools. Please see Exhibit 8
38 of the ZTA Application.

39
40
41 **WHEREAS**, this amendment is in the best interests of the town because **THE**
42 **WORD "CLARIFY" HAS A COMPLETELY DIFFERENT MEANING THEN THE**
43 **WORD "CHANGE" SO A ZONING CODE CAN NOT BE CHANGED WHEN THE**
44 **PUBLIC IS NOTIFIED THAT THE ZONING CODE WILL BE CLARIFIED.**

45
46 **CLARIFY:-TO MAKE SOMETHING EASY TO UNDERSTAND**

1
2 **WHEREAS**, this amendment is in the best interests of the town because **FRAUD**
3 **IS THE INTENTIONAL ACT OF DECEIVING SOMEONE TO GAIN MONEY,**
4 **PROPERTY OR AN UNFAIR ADVANTAGE BY MISREPRESENTATION**
5 **FRAUDULENT CONCEALMENT OF INFORMATION THERE WAS A DUTY**
6 **TO DISCLOSE**
7

8
9
10 **WHEREAS**, this amendment is in the best interests of the town because Wes
11 Haskett changed the 100' lot width requirement from the front building set back line to a
12 new requirement that the entire lot must be 100' on June 6, 2023 without notifying the
13 public and hiding the proposed lot width amendment for the entire month of May, 2023
14 from at least one Southern Shores Property owner, Anthony S Mina.
15

16
17 **WHEREAS**, the amendment of the Town's Zoning Ordinance and Town Code
18 Ordinances as stated below is based on reasonable consideration, among other things, as to
19 the character of the district, suitability for uses in the area, conserving value of buildings
20 and encouraging the most appropriate use of land throughout the Town.
21

22 **WHEREAS**, the Town's currently adopted Land Use Plan contains Policies and
23 Action Items that are applicable to the amendments, including but not limited to the
24 following:
25

26 **Policy:** Southern Shores Town Code of Ethics
27

28 **Policy:** Town Code 36-414, Town Code 36-262(b) and Town Code 22-
29 1(6),(8),(9)
30

31 **Policy:** North Carolina General Statutes 14-225 (false report to police), 20-112
32 (false sworn testimony) (Wes Haskett continues to claim he legally adopted the
33 100' lot width amendment).
34

35 **ARTICLE II. Construction.**

36

37 For purposes of this ordinance amendment, underlined words (underline) shall be
38 considered as additions to existing Town Code language and strikethrough words
39 (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the
40 adopted Town Code which are not repeated herein but are instead replaced by an ellipses
41 ("...") shall remain as they currently exist within the Town Code.
42

43 **ARTICLE III. Amendment of Zoning Ordinance.**

44

45 **NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of
46 Southern Shores, North Carolina, that the Town Code shall be amended as follows:

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9
10 **PART I. That Town Code Sec. 36-414 Motion To Amend or Nullify Amendments**

11
12 Be amended as follows:

13
14 **Sec. 36-414. - Motion to amend.**

15 (a)The town council may, on its own motion or upon motion or upon petition by any
16 person within any zoning jurisdiction of the town, after public notice and hearing,
17 amend, supplement, change, modify or repeal the regulations herein established or
18 the maps which are part of this chapter, subject to the rules prescribed in this article.

19 No regulation or map shall be amended, supplemented, changed, modified or
20 repealed until after a public hearing in relation thereto, at which parties in interest and
21 citizens shall have an opportunity to be heard. Prior to adopting or rejecting any
22 zoning amendment, the planning board shall adopt a statement describing whether its
23 action is consistent with the adopted town comprehensive land use plan and
24 explaining why the planning board considers the action taken to be reasonable and in
25 the public interest. That statement is not subject to judicial review. A notice of such
26 hearing shall be given one a week for two successive calendar weeks in a newspaper
27 of general circulation in the town, said notice to be published the first time not less
28 than ten days nor more than 25 days prior to the date fixed for the hearing.

29 (1) For all proposed regulation amendments, an application shall be submitted that
30 includes the name(s) and address(es) of the applicant(s), accompanied by the actual
31 text of the proposed amendment in a format provided by the town, and the applicable
32 fee in accordance with the town's adopted fee schedule.

33 **(2) When a property owner or individual under contract to purchase property**
34 **has a zoning code changed on their property without the proposed Amendment**
35 **being publicized in the newspaper of general circulation, the adopted zoning**
36 **code must be nullified when the property owner submits an application which**
37 **the zoning amendment would govern if notification requirements were**
38 **complied with.**

The Town's adoption of this ordinance amendment is consistent with the Town's adopted comprehensive zoning ordinance, land use plan and any other officially adopted plan that is applicable. For all of the above-stated reasons and any additional reasons supporting the Town's adoption of this ordinance amendment, the Town considers the adoption of this ordinance amendment to be reasonable and in the public interest.

All Town ordinances or parts of ordinances in conflict with this ordinance amendment are hereby repealed. Should a court of competent jurisdiction declare this ordinance amendment or any part thereof to be invalid, such decision shall not affect the remaining provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the Town of Southern Shores, North Carolina which shall remain in full force and effect.

This ordinance amendment shall be in full force and effect from and after the ____ day of _____, 2026.

ATTEST:

APPROVED AS TO FORM:

Date adopted:

Motion seconded by Councilmember:

Public Notices

inate the restriction that an accessory dwelling unit shall only be served by the same driveway serving the primary residence.

During the public meeting, all interested persons will be given the opportunity to comment on the above referenced matter. The Town Council may thereafter make a decision regarding the proposed application, which action may include approval, denial, approval with conditions, or deferral of action until a subsequent meeting.

For more information about this application, please contact the Planning & Inspections Department at (252) 261-3552.

A-24-31-



PUBLIC NOTICE

Notice is hereby given that the Southern Shores Town Council will hold three public hearings in the Pitts Center located at 5377 N. Virginia Dare Trail, Southern Shores, on Tuesday, June 6, 2023. The meeting will begin at 5:30 p.m. The purpose of the first hearing is to receive input from citizens wishing to comment on ZTA-23-08, a Zoning Text Amendment application submitted by Casey Varnell on behalf of Pledger Palace, LLC, to amend Town Code Sections 36-57 and 36-207 to allow Shared Space Occupancy - Overlays in the Commercial zoning district. The purpose of the second hearing is to receive input from citizens wishing to comment on ZTA-23-04, a Zoning Text Amendment application submitted by Matthew Hestard to amend Town Code Sections 36-207(c), 36-207(d)(1), 36-207(d)(2), 36-207(d)(3), 36-207(d)(4), 36-207(d)(5), and 36-207(d)(6) to establish a 50 ft. setback requirement for restaurants, both planned unit developments, a 50 ft. setback requirement for drive-through facilities or establishments (small-format planned unit developments), a 50 ft. setback requirement for mixed-use, group developments from planned unit developments and residential districts, and a 20 ft. setback requirement for commercial buildings and facilities from planned unit developments. A 20 ft. buffer requirement where a mixed-use group development abuts a residential district or planned unit development. The purpose of the third public hearing is to receive input from citizens wishing to comment on ZTA-23-03, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to clarify the Town's current lot width requirements. For additional information or questions, please contact Town Hall at (252) 267-2394 or email whaskett@southernshores.nc.gov.

A-24-31-

Public Notices

36-207(d)(7), and 36-207(d)(8) to establish a 50 ft. setback requirement for restaurants, both planned unit developments, a 50 ft. setback requirement for drive-through facilities or establishments (small-format planned unit developments), a 50 ft. setback requirement for mixed-use, group developments from planned unit developments and residential districts, and a 20 ft. setback requirement for commercial buildings and facilities from planned unit developments. A 20 ft. buffer requirement where a mixed-use group development abuts a residential district or planned unit development. The purpose of the third public hearing is to receive input from citizens wishing to comment on ZTA-23-03, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to clarify the Town's current lot width requirements. For additional information or questions, please contact Town Hall at (252) 267-2394 or email whaskett@southernshores.nc.gov.

Look
for it in
Classifieds

EXHIBIT 1



PUBLIC NOTICE

Notice is hereby given that the Southern Shores Planning Board will meet on May 1st, 2023 at 5:00 p.m. in the Pitts Center located at 5475 N. Virginia Drive Rd. The purpose of the meeting is for the Board to consider ZTA-22-08, a Zoning Text Amendment application submitted by Casey Camell for a retail at Pineda Palace CO-OP, Inc. to amend Town Code Sections 30-57 and 30-207(b) to allow shared space development. The Board will also consider ZTA-22-04, a Zoning Text Amendment application submitted by Matthew Hubert to amend Town Code Sections 30-207(d)(1), 30-207(d)(5), 30-207(d)(11), 30-207(d)(14), 30-207(d)(7), and 30-207(d)(8) to establish a 10' setback requirement for residential planned unit developments, a 50' ft setback requirement for drive through facilities, restaurants, small food prepared and food operations, a 50' ft setback requirement for mixed use group developments from planned unit developments in residential districts, a 50' ft setback requirement for commercial buildings and facilities from planned unit developments, a 20' ft buffer requirement where a mixed use group development abuts a residential district, a planned unit development, and a 20' ft buffer requirement where a residential district abuts a residential district or planned unit development. The Board may also consider ZTA-23-01, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 30-57, 30-207(d)(1), 30-207(d)(2), 30-207(d)(5), 30-207(d)(11), 30-207(d)(14), 30-207(d)(7), and 30-207(d)(8) to clarify the Town's current buffer requirements. The Board may also consider TCA-23-01, a Town Code Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 14-17(a)(2)(1), and 14-16(b) to relinquish extrajurisdictional jurisdiction over the Marine Park Commercial area (Tract No. 1). For additional information or questions, please contact Town Hall at 252-261-2344 or email info@southernshoresnc.gov.

5-1-23

EXHIBIT 1

FW: Public Records Request_55

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

To: chestercountylawn@yahoo.com

Date: Friday, April 11, 2025 at 05:04 PM EDT

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

Sent: Friday, April 11, 2025 4:37 PM

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

Subject: Public Records Request_55

Dear Mr. Mina:

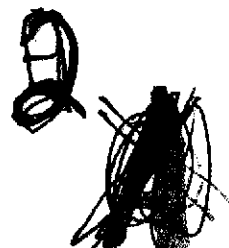
On April 7, 2025 you filed a Request for Public Records from the Town of Southern Shores, specifically requesting:

- 1) An email of each Town Newsletter referencing Anthony Mina and/or 75 E Dogwood Trail.
 - October 18, 2024
 - March 7, 2025
- 2) An email of each Town Newsletter referencing the March 31, 2023 lot width amendment.
 - June 2, 2023
- 3) All Town Newsletters between March 30, 2023 and June 6, 2023.
 - April 6, 2023
 - April 21, 2023
 - May 5, 2023
 - May 19, 2023
 - May 25, 2023
 - June 2, 2023
- 4) The total amount of recipients of each town newsletter referencing Anthony Mina and/or 75 E Dogwood Trail.
 - There are no records pertaining to the criteria that you provided.

Please find all records that pertain to your request attached.

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



RE: 75 E. Dogwood Trail Subdivision

Wes Haskett (whaskett@southernshores-nc.gov)

chestercountylawn@yahoo.com

Tuesday, May 23, 2023 at 02:13 PM EDT

Good afternoon. I had a good weekend and I hope the same for you. Purchasing land from the adjacent property owner (both properties and structures meet all requirements) or removing a portion of the building would resolve the setback issue. Can you please explain or show on a drawing how the Town's 100 ft. lot width requirement would be satisfied for both 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 < >
Sent: Monday, May 22, 2023 12:41 PM
To: Wes Haskett < >
Subject: 75 E. Dogwood Trail Subdivision

Hello,

I hope you had a good weekend.

I am writing you again about 75 E. Dogwood Trail. I apologize if I am asking a lot of questions. My last job in Pennsylvania was building an addition onto a house on a non-conforming lot and I feel like the job went smoothly because I asked the building inspector lots of questions before I even started getting my building plans (and as of right now, I still don't even live at 75 E Dogwood Trail).

Can I ask you how you would suggest I go about subdividing 75 E. Dogwood Trail if it was your property and you wanted to make it two properties (or how you think the smartest way to get Southern Shores approval would be)?

I believe my options are (assuming the house is 14' from the 73 E. Dogwood Trail property line):

- Remove one foot of the existing home (the back left corner of the home) and make the lot farthest from the street similar to a "flag lot". 193 N. Dogwood Trail is the closest home with a small amount of public road frontage.

- Apply for a variance and make the lot farthest from the street similar to a "flag lot". 193 N. Dogwood Trail is the closest home with a small amount of public road frontage.

- Purchase a few square feet of property from 73 E. Dogwood Trail so the property line angles around the house of 75 E Dogwood Trail so there is at least 15' between the house and property line. Some examples of property lines literally wrapping around houses like I am describing are at 233 N Dogwood Trail and 378 Sea Oats Trail. Then the lot would then again be subdivided with a "flag lot" in the back.

Thank you for your help.
Anthony S Mina

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EXHIBIT ~~1000~~ 3

Re: 75 E. Dogwood Trail Zoning Question

Anthony Mina (chestercountylawn@yahoo.com)

whaskett@southernshores-nc.gov

Thursday, May 18, 2023 at 02:54 PM EDT

Thank you for your help. I am not going to ask to meet with you next Tuesday to review my proposed subdivision for 75 E. Dogwood Trail, but I hope to provide you the drawing of the subdivision before then. I will talk to you soon. Anthony S Mina

On Thursday, May 18, 2023, 01:51:04 PM EDT, Wes Haskett <whaskett@southernshores-nc.gov> wrote:

Good afternoon. See my responses below.

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

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Wednesday, May 17, 2023 12:18 PM
To: Wes Haskett <whaskett@southernshores-nc.gov>
Subject: Re: 75 E. Dogwood Trail Zoning Question

Hello,

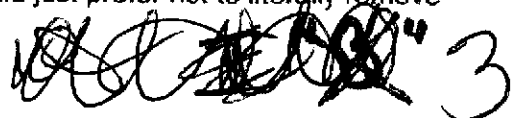
Thank you for your help.

-Could you please tell me which ordinance I need to read to understand the zoning requirements for subdividing a lot that has an existing structure that could possibly be 14' from the property line. See Town Code Section 30-97(2):

<http://sullivanpublicworks.com/southern-shores-codes/code-of-ordinances/>
ARTICLE III. ZONING, CHURCH, ARTIST, MISTDEGE, 500-97(2)EST.

-Could you also please tell me about Southern Shores' procedure for asking Southern Shores to make an exception to their local code. For example, if I hired an attorney to file my applications and ask Town Council or Dare County to approve the subdivision. An exception would be in the form of a Variance. Our Town Planning Board considers Variances which are only granted if the applicant can demonstrate that there is a hardship involved if a Variance is not granted. See attached application which includes questions that address the criteria for granting a Variance.

75 E. Dogwood Trail can be divided so each property has street frontage and a 100' lot width at the front of the building (by making the existing lot similar to a "flag lot"). I would just prefer not to literally remove



1' of the existing home if the home was really built 14' from a property line that required 15'. Please submit a drawing showing what you have in mind including the existing structure and measurements from existing and proposed property lines.

If you would like, I am available to meet with you to make sure I am creating a subdivision plan consistent with other approved subdivisions and existing zoning requirements. I am available to meet next Tuesday at 10:30 or 2:00 if you'd like to meet to discuss and review your drawing.

Thank you.
Anthony S Mina

On Wednesday, May 17, 2023, 11:31:21 AM EDT, Wes Haskett <whaskett@southernshoresnc.gov> wrote:

Good morning, Anthony. I'm doing well and I hope the same for you. I don't believe that creating two lots that front E. Dogwood Trl. would work either, unfortunately. This is due to our minimum lot width requirement which is 100 ft. so both lots would have to be 100 ft. wide and front E. Dogwood Trl. However, I'd be glad to take a look at a sketch if you'd like to draw what you have in mind. The other issue is the existing structure not being at least 15 ft. from the side property line. Our ordinance requires compliance with all zoning requirements whenever new lots are created.

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

From: Anthony Mina <aminasouthernshoresnc@gmail.com>
Sent: Tuesday, May 16, 2023 11:51 AM
To: Wes Haskett <whaskett@southernshoresnc.gov>
Subject: Re: 75 E. Dogwood Trail Zoning Question

Good Morning,

I hope you are doing good. I'm a little confused about the Southern Shores local codes governing subdivision plans. Can you tell me why 75 E. Dogwood Trail could not be divided so each of the (2) new lots has street frontage. There is about 155' of street frontage and it does not matter to me if the lots shared the driveway or each had their own driveway. I believe that a second house could be built at 75 E Dogwood Trail and positioned so each lot has at least a 75' width at the side of the house closest to Dogwood Trail.

Thank you for your help,
Anthony S Mina

On Monday, May 1, 2023, 01:54:54 PM EDT, Wes Haskett <whaskett@southernshoresnc.gov> wrote:

Good afternoon. I'm doing well and I hope the same for you. I don't think a subdivision of 75 E. Dogwood Trl. would be allowed per Town Code Section 30-96(f) in our Subdivision Ordinance which states: All lots shall front upon a public road. 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)

ashton@mmjlaw.com

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

From: Anthony Mina <ashton@mmjlaw.com>

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

To: Kevin Clark <kclark@co.thomson.com>; Kevin Clark <kclark@co.thomson.com>; Marcey Baum <mbaum@co.thomson.com>; Wes Haskett <whaskett@co.thomson.com>

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.

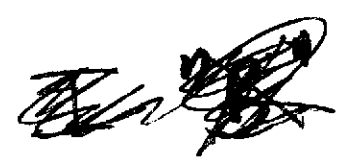
Thank you,
Anthony S Mina

CC Ashton Harrell, MM & J Law Firm

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EXHIBIT 3





**Southern Shores Planning Board Meeting
May 15, 2023 at 5:00 PM
Pitts Center, Southern Shores Town Hall Complex**

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Agenda**
- IV. Approval of Minutes – February 22, 2023**
- V. Public Comment**
- VI. Old Business**
 - A. ZTA-22-08, a Zoning Text Amendment application submitted by Casey Varnell on behalf of Pledger Palace, CDEC, Inc. to amend Town Code Sections 36-57 and 36-207(b) to allow Shared space-Occupancy Dwellings in the C, General Commercial zoning district
 - B. ZTA-23-03 PB 01, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to clarify the Town's current lot width requirements
- VII. New Business**
 - A. ZTA-23-04, a Zoning Text Amendment application submitted by Matthew Huband to amend Town Code Sections 36-207(c)(1)b., 36-207(c)(1.5)b., 36-207(c)(11)j., 36-207(c)(11)k., 36-207(d)(7), and 36-207(d)(8) to establish a 50 ft. setback requirement for restaurants from planned unit developments, a 50 ft. setback requirement for drive-through facilities or establishments (small) from planned unit developments, a 50 ft. setback requirement for mixed use group developments from planned unit developments and residential districts, a 50 ft. setback requirement for commercial buildings and facilities from planned unit developments, a 20 ft. buffer requirement where a mixed use group development abuts a residential district or planned unit development, and a 20 ft. buffer requirement where a commercial use or zone abuts a residential district or planned unit development
- VIII. Public Comment**
- IX. Planning Board Member Comments**
- X. Announcements**
- XI. Adjourn**

EXHIBIT 4



Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

Phone 252-261-2394 / Fax 252-255-0876

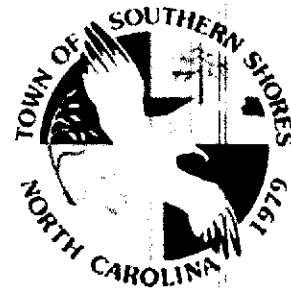
info@southernshores-nc.gov

www.southernshores-nc.gov

PUBLIC NOTICE

Notice is hereby given that the Southern Shores Town Council will hold three public hearings in the Pitts Center located at 5377 N. Virginia Dare Trail, Southern Shores, on Tuesday, June 6, 2023. The meeting will begin at 5:30 p.m. The purpose of the first hearing is to receive input from citizens wishing to comment on ZTA-22-08, a Zoning Text Amendment application submitted by Casey Varnell on behalf of Pledger Palace, CDEC, Inc. to amend Town Code Sections 36-57 and 36-207(b) to allow Shared space-Occupancy Dwellings in the Commercial zoning district. The purpose of the second hearing is to receive input from citizens wishing to comment on ZTA-23-04, a Zoning Text Amendment application submitted by Matthew Huband to amend Town Code Sections 36-207(c)(1)b., 36-207(c)(1.5)b., 36-207(c)(11)j., 36-207(c)(11)k., 36-207(d)(7), and 36-207(d)(8) to establish a 50 ft. setback requirement for restaurants from planned unit developments, a 50 ft. setback requirement for drive-through facilities or establishments (small) from planned unit developments, a 50 ft. setback requirement for mixed use group developments from planned unit developments and residential districts, a 50 ft. setback requirement for commercial buildings and facilities from planned unit developments, a 20 ft. buffer requirement where a mixed use group development abuts a residential district or planned unit development, and a 20 ft. buffer requirement where a commercial use or zone abuts a residential district or planned unit development. The purpose of the third public hearing is to receive input from citizens wishing to comment on ZTA-23-03, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to clarify the Town's current lot width requirements. For additional information or questions, please contact Town Hall at (252) 261-2394 or email whaskett@southernshores-nc.gov.

EXHIBIT 5



June 2, 2023

THIS MONTH

Southern Shores News



Announcements

- Notice is hereby given that the Southern Shores Town Council will hold a regular meeting on Tuesday, June 6, 2023 at 5:30 P.M. in the Pitts Center located at 5377 N Virginia Dare Trail.
- Notice is hereby given that a public hearing will be held in the Pitts Center located at 5377 N. Virginia Dare Trail, Southern Shores, on Tuesday, June 6, 2023, beginning at 5:30 p.m., for the purpose of receiving input from citizens wishing to comment on the proposed budget for FY2023-2024

EXHIBIT 6

- Notice is hereby given that the Southern Shores Town Council will hold three public hearings in the Pitts Center located at 5377 N. Virginia Dare Trail, Southern Shores, on Tuesday, June 6, 2023. The meeting will begin at 5:30 p.m. The purpose of the first hearing is to receive input from citizens wishing to comment on ZTA-22-08, a Zoning Text Amendment application submitted by Casey Varnell on behalf of Pledger Palace, CDEC, Inc. to amend Town Code Sections 36-57 and 36-207(b) to allow Shared space-Occupancy Dwellings in the Commercial zoning district. The purpose of the second hearing is to receive input from citizens wishing to comment on ZTA-23-04, a Zoning Text Amendment application submitted by Matthew Huband to amend Town Code Sections 36-207(c)(1)b., 36-207(c)(1.5)b., 36-207(c)(11)j., 36-207(c)(11)k., 36-207(d)(7), and 36-207(d)(8) to establish a 50 ft. setback requirement for restaurants from planned unit developments, a 50 ft. setback requirement for drive-through facilities or establishments (small) from planned unit developments, a 50 ft. setback requirement for mixed use group developments from planned unit developments and residential districts, a 50 ft. setback requirement for commercial buildings and facilities from planned unit developments, a 20 ft. buffer requirement where a mixed use group development abuts a residential district or planned unit development, and a 20 ft. buffer requirement where a commercial use or zone abuts a residential district or planned unit development. The purpose of the third public hearing is to receive input from citizens wishing to comment on ZTA-23-03, a Zoning Text Amendment application submitted by the Town of Southern Shores to amend Town Code Sections 36-57, 36-202(d)(2), 36-203(d)(2), 36-204(d)(2), 36-205(d)(2), and 36-206(d)(2) to clarify the Town's current lot width requirements. For additional information or questions, please contact Town Hall at (252) 261-2394 or email whaskett@southernshores-nc.gov.

Watch Live Meetings <https://www.youtube.com/@SouthernShores/streams>

Take me to the website

Employment Opportunities

We are Hiring

EXHIBIT 6

The Town of Southern Shores is hiring! We have an opening in both the Police Department & the Public Works Department.

More Info

Application

In-Season Schedule

Trash & Recycle Schedule

Trash will be collected on Monday and Friday. Recycle will be collected on Friday only. Place cans out the evening before and please make an effort to roll cans back after collection.

Trash-Monday & Friday | Recycle-Friday

- Roll your collection cans out the night before – collection begins at 3:00 a.m. Receptacles should be placed in the street right-of-way not sooner than 24 hours prior to collection and should be moved out of the street right-of-way prior to midnight following each collection.
- Trash or recycling placed outside of or on top of the cans will not be collected.
- Residential receptacles shall have fully functional lids that cover the entire receptacle.
- Residential receptacles shall have fully functional wheels.
- Every residential receptacle should be labeled with a Town issued informational sticker (stickers can be obtained at Town Hall at no charge).

more info

kindness is in your blood

Blood Drive

- American Red Cross
- Friday, June 23, 2023 9:30-2:30
- Pitts Center -5377 N. Virginia Dare Trail

EXHIBIT 6

- Appointments are needed. Schedule online (sponsor code TownofSS) or call 1-800-RED CROSS.

appointment

Dare County Animal Shelter

OBX SPCA

- Thank you for considering adoption! Please click the links below to see animals currently available for adoption

adoptions

Limb/Branch Chipping Program

**guidelines &
schedule**

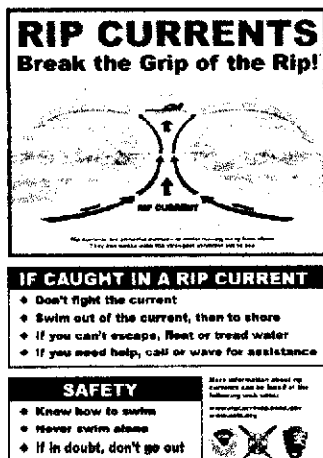


EXHIBIT 6

Rip Currents

Lifeguard Services &
Stand Locations

Marine Animal
Stranding Info

SSCA presents

Yoga on the Beach
A community event for all ages
and abilities. Join us for a
relaxing and rejuvenating
experience on the beach.

Yoga

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Instructors:

Diane, certified meditation and yoga instructor

Toni Greene RYT 200 and Les Mills certified

Mary Bollwage RYT 500 and Lisa Minerich OTR/L



DETAILS:

coordinator@sscaobx.org

Bring water, mat or towel

Free - Bring a guest!

At Pitts Center



Town Hall at (252) 261-2394 or info@southernshores-nc.gov

EXHIBIT 6

Cliff Ogburn

From: Cliff Ogburn
Sent: Thursday, June 8, 2023 12:11 PM
To: Elizabeth Morey
Cc: Wes Haskett
Subject: Re: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

We did. Awaiting his response.

On Jun 8, 2023, at 12:08 PM, Elizabeth Morey <emorey@southernshores-nc.gov> wrote:

Is it appropriate to involve our attorney at this point?

On Jun 8, 2023, at 9:17 AM, Anthony Mina <chestercountylawn@yahoo.com> wrote:

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.

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.

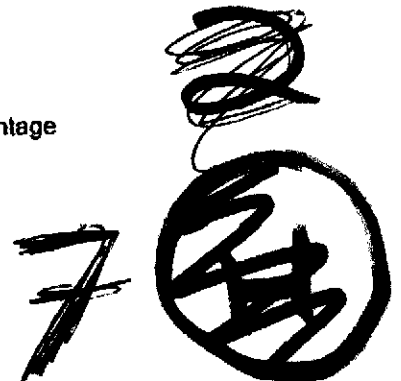
Wes Haskett
Deputy Town Manager/Planning Director
Town of Southern Shores
(252) 261-2394 (ph)
(252) 255-0876 (fx)
www.southernshores-nc.gov

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

From: Anthony Mina <chestercounty.gov@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,

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



W: 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

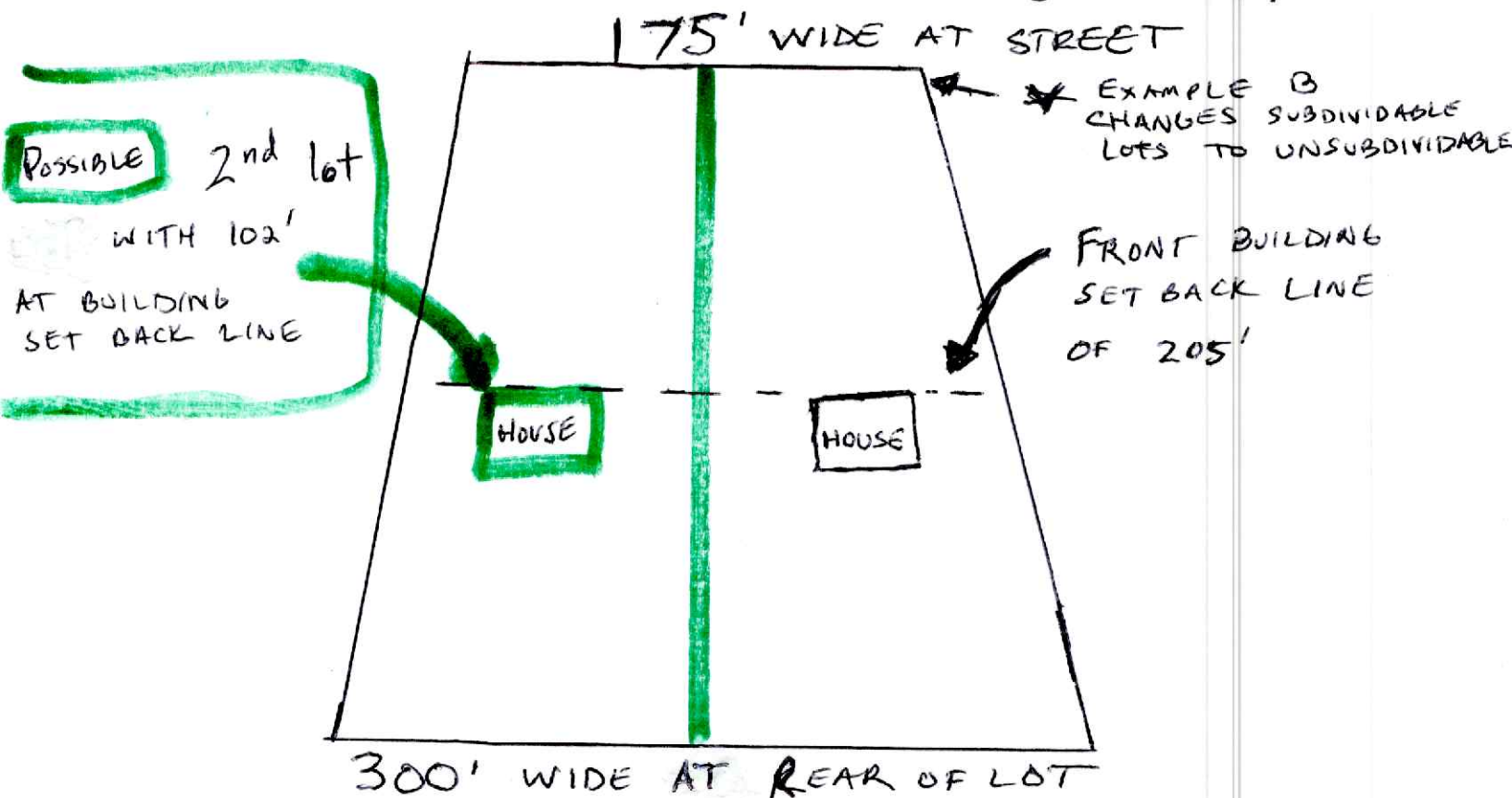
EXHIBIT 8

CLARIFY: To Make Easy To Understand

CHANGE: To Make Or Become Different, Or To Replace One Thing With Another

Proposed Zoning Code To Be Clarified At May 15, 2023 Planning Board Hearing & June 6, 2023 Town Council Hearing:

Section 36-202(d)(2): Minimum lot width for lots created after XX-XX-XXXX: 100 feet (measured at the building set back line)



"Example A" CLARIFYING Lot Width: Minimum lot width for lots created after XX-XX-XXXX: 100 feet (measured at the building set back line, which is the measurement of the width of the lot where the front of the house is located. The front of the house is the side closest to the street.)

"Example B" CHANGING Lot Width: Minimum lot width for lots created after XX-XX-XXXX: 100 feet measured from the front line at right angles to the rear lot line

A-

(NOT DRAWN TO SCALE)

ANTHONY S MINA
75 E DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949

October 4, 2026

NOTICE OF EXTORTION CRIMINAL LAW VIOLATION AND ABUSE OF PROCESS VIOLATION BY WES HASKETT & CLIFF OGBURN WITH SCHEDULING AND/OR OPPOSITION OF ZONING TEXT AMENDMENT TO SOUTHERN SHORES TOWN COUNCIL, PLANNING BOARD/BOARD OF ADJUSTMENTS & JEFFREY CRUDEN'S DISTRICT ATTORNEY'S OFFICE

I, Applicant Anthony S Mina hereby file this notification of pre-meditated law violations Wes Haskett & Cliff Ogburn are planning so all Board members and attorneys are aware that their participation with the opposition violates criminal conspiracy laws.

The attached Public Records Request proving Southern Shores never complied with North Carolina Law requiring Southern Shores to publicize a Zoning Text Amendment to CHANGE lot width requirements prior to the June 6, 2023 Town Council hearing and May 15, 2023 Planning Board/Board of Adjustments hearing proves Wes Haskett & Cliff Ogburn's scheduling and opposition of Applicant's ZTA to nullify amendments made without publicized Notice violates Extortion and Abuse of Process Laws as Wes Haskett & Cliff Ogburn are legally obligated to request the nullification of the June 6, 2023 lot width amendment prior to Applicant's hearing due to their proven refusal to follow North Carolina and Southern Shores notification requirements to amend zoning code.

Under North Carolina law § 14-118.4. **Extortion** provides:

Any person who threatens or communicates a threat or threats to another with the intention thereby wrongfully to obtain anything of value or any acquittance, advantage, or immunity is guilty of extortion and such person shall be punished as a Class F felon.

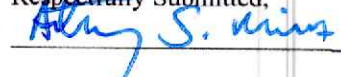
Under North Carolina law Abuse of process in North Carolina is a civil tort involving the willful misuse or perversion of a court's legal process *after* it has already been issued, in order to accomplish an improper collateral purpose.

Cliff Ogburn & Wes Haskett's publicized ridicule of Applicant using false claims that the June 6, 2023 lot width amendment was legally adopted violates extortion and abuse of process laws as the attached public records request proves they never complied with North Carolina notification law to inform property owners of a lot width CHANGE. Wes Haskett & Cliff Ogburn's continued refusal to nullify the June 6, 2023 lot width amendment they are using to prohibit the 75 E Dogwood Trail lot subdivision substantiates a pre-meditated count of Extortion at each of the town meetings they oppose Applicants proposed Zoning Text Amendment to Nullify Amendments made without newspaper notification requirements being complied with .

As such, Applicant Anthony S Mina hereby notifies Town Council, The Planning Board/Board of Adjustments, Southern Shores' attorneys and Jeffrey Crudens District Attorney's Office of the filing of a criminal complaint requesting criminal charges filed after the hearings.

October 4, 2026

Respectfully Submitted,


Anthony S. Mina

Fw: Proof of Southern Shores Fraud Against All Property Owners (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; info@southernshores-nc.gov

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

Date: Friday, September 25, 2026 at 09:49 AM EDT

Dear Southern Shores,

Please provide me the response to the attached Public Records Request for all notification records for a Zoning Text Amendment dated March 31, 2023 to CHANGE LOT WIDTH (as opposed to clarifying the lot width requirements).

I can not find the response in my emails.

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>; jeffrey.j.cruden@nccourts.org <jeffrey.j.cruden@nccourts.org>; Southernshores Nc Info <info@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>; jay@whelesslawfirm.com <jay@whelesslawfirm.com>; planningboard@southernshores-nc.gov <planningboard@southernshores-nc.gov>; lawomble@hrem.com <lawomble@hrem.com>; council@southernshores-nc.gov <council@southernshores-nc.gov>; phornthal@hrem.com <phornthal@hrem.com>; theresa.schneider@thecoastlandtimes.com <theresa.schneider@thecoastlandtimes.com>; danielle.puleo@thecoastlandtimes.com <danielle.puleo@thecoastlandtimes.com>; hannah.russ@thecoastlandtimes.com <hannah.russ@thecoastlandtimes.com>; maryhelen.goodloemurphy@thecoastlandtimes.com <maryhelen.goodloemurphy@thecoastlandtimes.com>; philip.ruckle@thecoastlandtimes.com <philip.ruckle@thecoastlandtimes.com>; summer.stevens@thecoastlandtimes.com <summer.stevens@thecoastlandtimes.com>; greg.clark@thecoastlandtimes.com <greg.clark@thecoastlandtimes.com>; annsj@earthlink.net <annsj@earthlink.net>; ssbeaconeditor@gmail.com <ssbeaconeditor@gmail.com>; opengov@ncdoj.gov <opengov@ncdoj.gov>

Sent: Wednesday, September 16, 2026 at 10:30:55 PM EDT

Subject: Proof of Southern Shores Fraud Against All Property Owners (Terrorism And/Or Abuse of Property Owners Under Jeff Cruden)

Dear Southern Shores and District Attorney Jeff Cruden:

Please provide me all notification records of the March 31, 2023 zoning text amendment being publicized as a lot width amendment (as opposed to an amendment to clarify current lot width requirements). Please also provide me all filed documents stating there was a lot width change proposed (as opposed to a hearing to clarify lot width).

I have not received proof that Southern Shores publicized a lot width amendment to change the lot width requirements. I have proof that Southern Shores publicized a May 15, 2023 hearing to "clarify lot width requirements" in the Coastland Times. I also have proof that Southern Shores May 15, 2023 Planning Board Agenda publicized a hearing to clarify lot width amendments. The ZTA 5-16-2023 was obviously not created prior to the May 15, 2023 Planning Board meeting.

I received a public records response indicating that the town sent a newsletter on June 2, 2023 announcing the June 6, 2023 public Town Council hearing but the town did not notify the public in the April 6, 2023, April 21, 2023, May 5, 2023, May 19, 2023 and May 25, 2023 of the proposed lot width amendment.

I also received the email dated May 21, 2024 from Wes Haskett which violates North Carolina false reports to law enforcement laws because Wes Haskett deleted Town Code 36-414(b) which requires posted notice in addition to the strictures of 36-414(a), according to the English language taught in North Carolina Schools. The email also proves Southern Shores never had the authority to change lot width requirements because they publicized that they were going to clarify current lot width requirements (changing lot width requirements and clarifying are two completely different things). Meaning that changing the lot width requirement from being 100' only at the front of the building to a new requirement of 100' for the entire length of the property is not permitted, because the public was only notified that lot width was being clarified.

Please also note that the Southern Shores Beacon publicized a defaming article about my October 21, 2024 Variance hearing stating that Wes Haskett could not hide the zoning codes from me because they are on the town website. I still do not have any proof that there was an amendment publicized to change lot width requirements. I only have proof that Wes Haskett was asked to provide me "ANYTHING" that would prevent the 75 E Dogwood Trail lot from being subdivided on May 1, 2023 and he hid the proposed lot width amendment from me until June 1, 2023 after exchanging 4 emails about sub-divisions and lot width requirements.

In law, **fraud** is the intentional use of deceit, trickery, or dishonest representation to deprive a victim of money, property, or a legal right, or to gain an unfair advantage. The Town of Southern Shores is caught defrauding property owners with their illegally adopted June 6, 2023 lot width amendment and still spending Town money ILLEGALLY to attorneys to aid and abet their fraud.

Wes Haskett hiding the lot width amendment from me caused me to pay an additional \$75,000 for a lot that I was clearly buying to subdivide and Wes Haskett then claimed on June 7, 2023 a new zoning text amendment was being filed in the near future that may allow pie shaped or irregularly shaped lots (but public records requests prove that on June 7, 2023 there was no documentation of a plan to file another zoning text amendment).

Please arrest Wes Haskett, Cliff Ogburn, Philip Hornthal, Lauren Womble and all Planning Board members for defrauding the property owners.

Thank you,
Anthony S Mina

PS. I sincerely apologize for not yet completing the savesouthernshores.com website. After the September 2, 2026 Variance hearing I understood I need to give Jeff Cruden's office some more time to process all the additional evidence of corruption occurring on September 2, 2026. I think I'll probably try completing the website after the Planning Board signs an Order denying my September 2, 2026 Variance.

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

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

To: Anthony Mina <chestercountylawn@yahoo.com>

Cc: David Kole <dkole@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>; Phillip Hornthal <PHornthal@hrem.com>; Cliff Ogburn <cogburn@southernshores-nc.gov>

Sent: Tuesday, May 21, 2024 at 02:27:31 PM EDT

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

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 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



5-10-23 PB Meeting Notice.JPG
59.2



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



5-15-23 PB Meeting Agenda.pdf
114.2



6-6-23 TC Meeting Agenda.pdf
374



6-6-23 TC Meeting Minutes.pdf

5.5



ADOPTED 5-16-23 ZTA-23-03 Lot Width.pdf

801.8



N.C.G.S. 160-D Article 6.pdf

108.3



N.C.G.S. 160D-702.pdf

94.1



5-24-23 Notice1 .JPG

35



5-24-23 Notice2.JPG

32.7



5-31-23 Notice.JPG

81



REVISEDZoningTextAmendmentApp .pdf

186.5



IMG_0252.jpeg

3.2

ANTHONY S. MINA
75 E. DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949
610 842 3905
chestercountylawn@yahoo.com

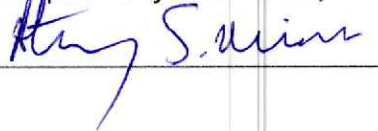
June 18, 2026

NOTICE TO TOWN COUNCIL AND THE PLANNING BOARD OF
FEDERAL VICTIM TAMPERING LAW 18 U.S. Code § 1512
BEING VIOLATED BY SOUTHERN SHORES, SPECIFICALLY
WES HASKETT AND CLIFF OGBURN

I, Applicant Anthony S. Mina hereby certify that I have requested a Federal investigation of corruption in Southern Shores and any interference with the proceedings I have initiated with the Variance Application and my right to present all relevant testimony and evidence will be construed as a violation of Federal Victim Tampering laws. Wes Haskett's fraud documented in his emails prove his involvement in a false pre-tense real estate scam. Cliff Ogburn's false claims to Town Council that Anthony Mina has an "interaction" prove Cliff Ogburn's involvement in the conspiracy against Applicant. The attached Notarized statements made under penalty of law prove Applicant and his fiancé have not given any Southern Shores employees, lawyers or board members to involve Applicant and his fiancé in Southern Shores misconduct.

June 18, 2026

Respectfully Submitted,



JENNIFER FRANZ
75 E. DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949

May 5, 2026

**SWORN NOTARIZED STATEMENT MADE UNDER PENALTY OF ALL APPLICABLE STATE AND FEDERAL
LAWS PERTAINING TO SWORN AND UNSWORN STATEMENTS**

I, Jennifer Franz hereby swear under penalty of state and federal laws pertaining to sworn and unsworn statements that the following facts are true and correct:

1. I have not authorized anyone with the last name "Mina", "Franz", "Ohanian" or "DiTrollo" to make legal decisions for me in North Carolina or to use me in any of their work (including legal work or police work), politically related work, special interests or relationships involving licensed realtors. This statement includes all people that are married to someone with the last name "Mina", "Franz", "Ohanian" or "DiTrollo" or have the maiden name "Mina", "Franz", "Ohanian" or "DiTrollo". This paragraph excludes Anthony S. Mina, who I own 75 E Dogwood Trail with and am a partner with in home ownership (our 75 E Dogwood Trail property is the subject of litigation and town decisions stemming from a lot sub division).
2. I have no knowledge of an "interaction" Anthony S. Mina supposedly has as claimed by town manager Cliff Ogburn in his June 2, 2023 email to Southern Shores Town Council.
3. I have not authorized law enforcement (including Pennsylvania's law enforcement) or anyone in Kitty Hawk, NC or Southern Shores, NC (including all civilians and town employees, town lawyers, town board members) to use me in any town related agendas, including police work, town ops and politically motivated schemes in North Carolina.
4. I have not authorized anyone to involve me with any schemes involving Mike Meredith's house fire at 4805 Vista Lane, Kitty Hawk, NC 27949. Mike Meredith's house fire which was intentionally permitted to destroy about 15 trees on my 4809 Vista Lane, Kitty Hawk, NC 27949 property caused my family emotional and financial damages that I have not been compensated for.
5. I have not permitted any licensed realtors in North Carolina or Pennsylvania to involve me in real estate transactions that are not of public record.
6. I do not have secret agreements not documented in public records with Outer Banks Realty Group (and any of their realtors), the "Mann, McGibney & Jordan Law Firm", the "Casey & Robbins Law Firm", Linda Lauby and Linda Lauby's "Dick White House LLC"/"Dick White LLC". The Law Firms referenced in this statement only have attorney/client privileged information involving me that pertains to the purchases of 75 E Dogwood Trail, Southern Shores, NC 27949 and/or 4809 Vista Lane, Kitty Hawk, NC 27949 which were standard real estate purchases the public/civilians make everyday that did not contain any secret agreements associated with the purchases.

Respectfully Submitted,

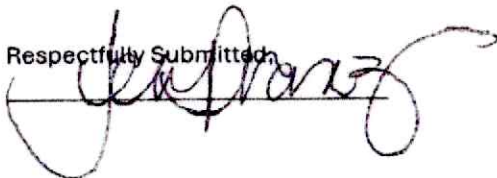


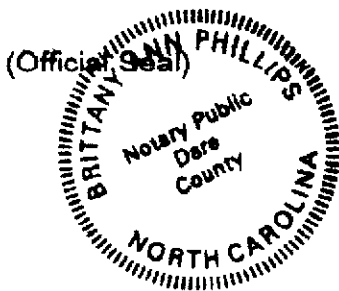
EXHIBIT A

Page 2 of Statement for Notary

Dare County, North Carolina

Signed and sworn before me this day by Jennifer Franz

Date: 5/14/26



Official Signature of Notary

Brittany Ann Phillips

Notary's printed name

Brittany Ann Phillips

My Commission expires: 5/4/31

EXHIBIT A

ANTHONY S MINA
75 E. DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949

chestercountylawm@yahoo.com

January 19, 2026

RE: Southern Shores Town Real Estate Scam Under Cliff Ogburn

To Whom It May Concern:

I, Anthony S Mina, hereby state under penalty of law pertaining to unsworn statements made to authorities in the state of North Carolina the following:

- 1) I do not have any agreements with the Town of Southern Shores (or any of their employees, board members and attorneys) that are not of public record.
- 2) I do not have an "interaction" as Cliff Ogburn claimed to Southern Shores Town Council in his June 2, 2023 email.
- 3) I do not have secret agreements not documented in public records with Outer Banks Realty Group (and any of their realtors), the "Mann, McGibney & Jordan Law Firm", the "Casey & Robbins Law Firm", Linda Lauby and Linda Lauby's "Dick White LLC Company". The Law Firms referenced in this statement only have attorney/client privileged information involving me that pertains to the purchases of 75 E Dogwood Trail, Southern Shores, NC 27949 and/or 4809 Vista Lane, Kitty Hawk, NC 27949 which were standard real estate purchases the public/civilians make everyday that did not contain any secret agreements associated the purchases.
- 4) I do not have any agreements with Ann Sjoerdsma and/or the Southern Shores Beacon that permit the publication of false facts about me as found in the publication of the October 21, 2024 Variance Hearing.

These statements are made under penalty of law on January 19, 2026

Signed

Anthony S. Mina

Date

1/19/2026

Notarized

Jennifer D. Housand

JENNIFER D HOUSAND
Notary Public - North Carolina
Dare County
My Commission Expires Sep 27, 2028

EXHIBIT A

ANTHONY STOCKER MINA
75 E. DOGWOOD TRAIL
SOUTHERN SHORES, NC 27949
610 842 3905

oneslermountainlawn@yahoo.com

April 21, 2026

**SWORN NOTARIZED STATEMENT MADE UNDER PENALTY OF ALL APPLICABLE STATE AND
FEDERAL LAWS PERTAINING TO SWORN AND UNSWORN STATEMENTS**

I, Anthony Stocker Mina hereby swear under penalty of state and federal laws pertaining to sworn and unsworn statements that the following facts are true and correct:

1. I have not authorized anyone with the last name "Mina", "Franz", "Ohanian" or "DiTrollo" to make legal decisions for me in North Carolina or to use me in any of their work (including legal work or police work), politically related work, special interests or relationships involving licensed realtors. This statement includes all people that are married to someone with the last name "Mina", "Franz", "Ohanian" or "DiTrollo" or have the maiden name "Mina", "Franz", "Ohanian" or "DiTrollo".
2. I have not authorized law enforcement (including Pennsylvania's law enforcement) or anyone in Kitty Hawk, NC or Southern Shores, NC (including all civilians and town employees, town lawyers, town board members) to use me in any town related agendas, including police work, town ops and politically motivated schemes in North Carolina.
3. I have not authorized anyone to involve me with any schemes involving Mike Meredith's house fire at 4805 Vista Lane, Kitty Hawk, NC 27949. Mike Meredith's house fire which was intentionally permitted to destroy about 15 trees on my 4809 Vista Lane, Kitty Hawk, NC 27949 amounts to nothing but terrorism. The Town of Kitty Hawk was provided pictures of some of the bullets that shot from the direction of the fire at my family, including my children and Kitty Hawk did not even respond to the communication.
4. I have not permitted any licensed realtors in North Carolina or Pennsylvania to involve me in real estate transactions that are not of public record.

Respectfully Submitted,

Anthony Stocker Mina

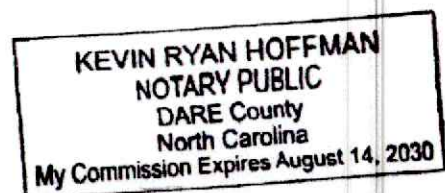


EXHIBIT A

NORTH CAROLINA NOTARIAL CERTIFICATE

(OATH OR AFFIRMATION)

State of North Carolina

County of Dare

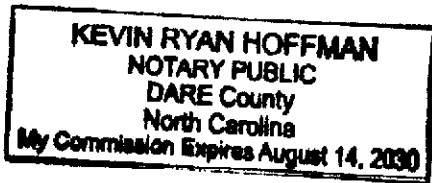
Sworn to (or affirmed) and subscribed before me this day by

Atty Stocker vinn

[Name of Principal]

Date: 4/21/2026

(Official Seal)



Kevin Ryan Hoffman

Official Signature of Notary

Kevin Ryan Hoffman

Notary's Printed or Typed Name

My Commission Expires: August 14th, 2030

Notary Public

EXHIBIT A

Cliff Ogburn

From: Cliff Ogburn
Sent: Friday, June 2, 2023 12:03 PM
To: council@southernshores-nc.gov
Subject: FW: Unduly Prejudicial Zoning Amendment Scheduled For Council Review On June 6, 2023
Attachments: 5-16-23 ZTA-23-03 Lot Width.pdf

We don't want to get in a back and forth with Mr. Mina, but I do want to share a couple of points. I see these as two separate issues. If he removes his interaction with Wes, he still has an issue with the ZTA. As far as his interaction with Wes, as Mr. Mina says, May 1 was his first communication with Wes. His email included a drawing of what he was proposing at that time. Mr. Mina brought up the fact that the existing house encroached into the setback, and he acknowledged that as a problem. Wes replied the same day that what was proposed would not be approved as both lots didn't front a street. Mr. Mina replied and only thanked Wes for his reply. Mr. Mina started his due diligence process May 8. Their next interaction was May 16 and they went back and forth until May 31. Mr. Mina produced a new drawing in an email on May 31. With Wes then having the answers to his questions and being able to determine that what was proposed would be impacted by the proposed ZTA he shared that with Mr. Mina.

This is an example of a time where we should have just said "submit an application".

Thank you.

Cliff

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Friday, June 2, 2023 9:41 AM
To: Elizabeth Morey <emorey@southernshores-nc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>; Matt Neal <mneal@southernshores-nc.gov>; Matt Neal <mneal@southernshores-nc.gov>; Leo Holland <lholland@southernshores-nc.gov>; Leo Holland <lholland@southernshores-nc.gov>; Paula Sherlock <psherlock@southernshores-nc.gov>; Paula Sherlock <psherlock@southernshores-nc.gov>; Mark Batenic <mbatenic@southernshores-nc.gov>; Mark Batenic <mbatenic@southernshores-nc.gov>; Sheila Kane <skane@southernshores-nc.gov>; Sheila Kane <skane@southernshores-nc.gov>; info@southernshores-nc.gov; info@southernshores-nc.gov; Cliff Ogburn <cogburn@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>; Wes Haskett <whaskett@southernshores-nc.gov>; Wes Haskett <whaskett@southernshores-nc.gov>; Bonnie Swain <bswain@southernshores-nc.gov>; Cynthia Mills <cmills@southernshores-nc.gov>; Cynthia Mills <cmills@southernshores-nc.gov>; Marcey Baum <mbaum@southernshores-nc.gov>; Marcey Baum <mbaum@southernshores-nc.gov>; Kevin Clark <kclark@southernshores-nc.gov>; Kevin Clark <kclark@southernshores-nc.gov>; lburek@southernshores-nc.gov; jcollins@southernshores-nc.gov; tbernardo@southernshores-nc.gov; jflnelli@southernshores-nc.gov; dfink@southernshores-nc.gov; elawler@southernshores-nc.gov; lmccleendon@southernshores-nc.gov; award@southernshores-nc.gov
Cc: Alan outerbanksrealttygroup.com <alan@outerbanksrealttygroup.com>; Alan & Lauren Creech

A

