

Toni Woodward

From: Cliff Ogburn <cogburn@southernshores-nc.gov>
Sent: Monday, July 22, 2024 11:31 AM
To: Wes Haskett; Phillip Hornthal
Subject: FW: Southern Shores Property Tax Fraud Scheme Involving The Deception Of Southern Shores Police Chief
Attachments: IMG_1806.jpeg

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

fyi

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

From: Anthony Mina <chestercountylawn@yahoo.com>
Sent: Monday, July 22, 2024 11:28 AM
To: summer.stevens@thecoastlandtimes.com; summer.stevens@thecoastlandtimes.com; theresa.schneider@thecoastlandtimes.com; theresa.schneider@thecoastlandtimes.com; danielle.puleo@thecoastlandtimes.com; danielle.puleo@thecoastlandtimes.com; greg.clark@thecoastlandtimes.com; greg.clark@thecoastlandtimes.com; Hannah Russ <Cc: Wes Haskett <whaskett@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>; info@southernshores-nc.gov; davec@darenc.gov; davec@darenc.gov; Elizabeth Morey <emorey@southernshores-nc.gov>; David Kole <dkole@southernshores-nc.gov>; FBI <Subject: Southern Shores Property Tax Fraud Scheme Involving The Deception Of Southern Shores Police Chief

Dear Dare County News Source,

I am writing you to make sure you are aware of a property tax fraud scheme Southern Shores government is committing against Southern Shores property owners.

The facts, which are supported by emails attached below are:

1) Southern Shores Deputy Town Manager Wes Haskett had Southern Shores town council approve a lot width requirement change on June 6, 2023 to "prevent future subdivisions" (as Wes Haskett indicated in his email attached below dated June 7, 2023).

2) Changing 2 single home lots (by right) to 1 single home lots (without the right to subdivide) is "downsizing", requires the property owners Notice and a reduction of property taxes due to the significant loss of land value.

3) Wes Haskett did not notify the property owners with posted notice on the effected properties as required by Town Code 36-414(b). What Wes Haskett did was delete town code 36-414(b) from the Notice Requirements and send an email to me, Southern Shores Police Chief David Kole and Southern Shores Mayor claiming the June 6, 2023 property width requirement change was properly adopted after properly notifying property residents (Wes Haskett's email had town code 36-414(b) deleted).

4) Wes Haskett also did not comply with notification requirements for an AMENDMENT OF ZONING CODE at: -NC Art. 6 ss160D-601-requiring notice to US Army Bases within 5 miles such as the Duck Facility -NC Art. 6 ss160D-602-requiring mailed notice to each effected property owner or 1/2 page sized advertising in the Coastland Times (Wes Haskett claims NC Art. 6 ss160D-601 governing AMENDMENTS TO DEVELOPMENT REGULATIONS GOVERNS HIS AMENDMENT TO ZONING CODE)

5) The undeceptive way to prevent lot subdivisions is to adopt a zoning code prohibiting lot subdivisions after complying with all notification requirements. Wes Haskett intentionally tried preventing lot subdivisions with a lot width requirement change as he concealed the upcoming zoning amendment from me (I was asking Wes Haskett questions about Southern Shores zoning code from May 1, 2023 through May and on June 2, 2023 Wes Haskett told me the lot width on the property I entered into an agreement to purchase as a sub-dividable lot on May 7, 2023 wasn't going to be sub-dividable after June 6, 2023... During the month of May 2023 the old property owner negotiated an additional \$75,000 from me for the sale price).

6) Dare County's tax department has not responded to my emails pertaining to the property value reduction in Southern Shores, but they received their first email from me last Friday and have yet to intentionally contribute to Southern Shores tax fraud scheme, to my knowledge.

Feel free to contact me with any questions, Anthony S Mina

PS The Public Records Request below will prove whether or not Dare County's Tax Department has knowledge of Southern Shores scheme to steal property value and collect taxes on property value that does not exist due to the illegally adopted zoning code.

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

From: Anthony Mina <chestercountylawn@yahoo.com>

To: Wes Haskett <whaskett@southernshores-nc.gov>; Cliff Ogburn <cogburn@southernshores-nc.gov>; Southernshores Nc Info <info@southernshores-nc.gov>

Cc: "davec@darenc.gov" <davec@darenc.gov>; "davec@darenc.gov" <davec@darenc.gov>; Elizabeth Morey <emorey@southernshores-nc.gov>; David Kole <dkole@southernshores-nc.gov>; FBI

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"ncago@ncdoj.gov" <ncago@ncdoj.gov>; "ncago@ncdoj.gov" <ncago@ncdoj.gov>; Andrea C. Powell <andrea.powell@nccourts.org>; "olivia.s.hines@nccourts.org" <olivia.s.hines@nccourts.org>;

"olivia.s.hines@nccourts.org" <olivia.s.hines@nccourts.org>; Mark Batenic <mbatenic@southernshores-nc.gov>; Matt Neal <mneal@southernshores-nc.gov>; Paula Sherlock <psherlock@southernshores-nc.gov>; Robert Neilson <rnelson@southernshores-nc.gov>; "jeffrey.cruden@nccourts.org" <https://urldefense.proofpoint.com/v2/url?u=http-3A__jeffrey.cruden-40nccourts.org&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=kxiW9k3O_YLZFWzhAJtHSWjPjs5Yz_vHnRIRngWmwjQ&m=CrrwkXdmXqUYtaAIPHqQgnahMogM_I5L26XkOHFg_44UUc2JHMYIWmrHp5NZZv2d&s=8sD0TW5w8W-vQDGjYU1lw8dmN13fOlozTwX3PrvYX1k&e=>>

"jeffrey.cruden@nccourts.org" <https://urldefense.proofpoint.com/v2/url?u=http-3A__jeffrey.cruden-40nccourts.org&d=DwIFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=kxiW9k3O_YLZFWzhAJtHSWjPjs5Yz_vHnRIRngWmwjQ&m=CrrwkXdmXqUYtaAIPHqQgnahMogM_I5L26XkOHFg_44UUc2JHMYIWmrHp5NZZv2d&s=8sD0TW5w8W-vQDGjYU1lw8dmN13fOlozTwX3PrvYX1k&e=>>

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Sent: Monday, July 22, 2024 at 08:58:00 AM EDT
Subject: Public Records Request Regarding Southern Shores Property Tax Fraud Scheme

Dear Southern Shores,

Please provide me:

1) A list of all properties reported to Dare County Tax Department for a property tax decrease due to the June 6, 2023 zoning amendment intended to prevent future lot subdivisions ("downsizing" 2 single family home lots-with a subdivision by right, to 1 single family home lots without the right to subdivide).

2) Proof that Southern Shores informed Dare County of the proposed amendment made without properly notifying effected residents as per:

-Town Code 36-414(b)- requiring posted notice at effected properties -NC Art. 6 ss160D-601-requiring notice to US Army Bases within 5 miles such as the Duck Facility -NC Art. 6 ss160D-602- requiring mailed notice to each effected property owner or 1/2 page sized advertising in the Coastland Times

(Proof is needed to document Dare County's knowledge of the Southern Shores tax fraud conspiracy scheme Wes Haskett and Cliff Ogburn are running from the town office which benefits Dare County's tax department)

Thank you,
Anthony S Mina

PS Please immediately provide me my property tax credit for reducing the value of the land at 75 E. Dogwood Trail more than \$100,000 without my permission or the previous owner's permission.

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

From: Wes Haskett <whaskett@southernshores-nc.gov>
To: Anthony Mina <chestercountylawn@yahoo.com>
Cc: Cliff Ogburn <cogburn@southernshores-nc.gov>
Sent: Wednesday, June 7, 2023 at 09:10:34 AM EDT
Subject: RE: Zoning Amendment To Require 100' Street Frontage For Each Southern Shores Lot

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://urldefense.proofpoint.com/v2/url?u=https-3A__www.southernshores-2Dnc.gov_meetings&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=kxiW9k3O_YLZFwzhAJtHSWjPjs5Yz_vHnRIRngWmwjQ&m=CrrwkXdmXqUYtaAIPHqQgnahMogM_I5L26XkOHFg_44Uuc2JHMYIWmrHp5NZZv2d&s=2UyD0DNz4SIS3hfIO8Z7NuAFMGpXHCKXZIKAVmLq66E&e=. 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)

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-----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,

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

-----Separate Email With Proof Wes Haskett Is Falsifying Records To Police Chief Kole and Mayor Morey-----

----- 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)

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

From: Anthony Mina <chestercountylawn@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 <[Dear Wes Haskett,](https://urldefense.proofpoint.com/v2/url?u=http-3A__philadelphia.complaints-40ic.fbi.gov&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=kxiW9k3O_YLZFwzhAJtHSWjPjs5Yz_vHnRIRngWmwjQ&m=CrrwkXdmXqUYtaAlPHqQgnahMogM_I5L26XkOHFg_44UUc2JHMYIWmrHp5NZZv2d&s=bJv8WVENTJJURhSNSj7EjpfyPpgYI5Hf_D2Vlg8SkfA&e=>3A__philadelphia.complaints-40ic.fbi.gov&d=DwlFaQ&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_Cdp gnVfiiMM&r=kxiW9k3O_YLZFwzhAJtHSWjPjs5Yz_vHnRIRngWmwjQ&m=CrrwkXdmXqUYtaAlPHqQgnahMogM_I5L26XkOHFg_44UUc2JHMYIWmrHp5NZZv2d&s=bJv8WVENTJJURhSNSj7EjpfyPpgYI5Hf_D2Vlg8SkfA&e=>; 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</p></div><div data-bbox=)

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?