

**NOTICE OF A SPECIAL MEETING BEFORE THE  
TOWN OF SOUTHERN PINES BOARD OF ADJUSTMENT**

Notice is hereby given that a special meeting of the Town of Southern Pines Board of Adjustment will be held on Wednesday, July 12, 2023, at 5:30 PM in the C. Michael Haney Community Room at the Town of Southern Pines Police Department, 450 West Pennsylvania Avenue, Southern Pines, North Carolina. A public hearing on the following matter will be held during the meeting:

**A-01-23: Variance for 280 Shaw Avenue; Applicant: Vineland Properties, LLC (Mr. Paul Trevarrow)**

Vineland Properties, LLC, represented by Mr. Paul Trevarrow, is requesting a variance from the Town of Southern Pines Board of Adjustment per the variance process set forth in Unified Development Ordinance (UDO) §2.22. The applicant requests a variance from several Highway Corridor Overlay standards, including the 40-foot landscaping buffer, the 75-foot building setback, and the 60-foot parking setback in the highway yard. The applicant is requesting a variance on the grounds of unnecessary hardship caused by the strict application of the UDO due to the location and size of the lot.

The purpose of the request, applicant justification, and applicant response to variance criteria established in UDO §2.22.6 are further described in the complete application on file. All interested citizens are invited to attend. The complete application may be reviewed at the Town of Southern Pines Planning office, 801 SE Service Road, Southern Pines, NC or online at [www.southernpines.net](http://www.southernpines.net). Please call the Planning Department at 910-692-4003 if you encounter any difficulties.

The variance process is a “quasi-judicial” process, meaning a process similar to court. In quasi-judicial hearings related to variances, the Board of Adjustment must follow legal due process. In other words, the Board of Adjustment must follow guiding standards, provide notice, be impartial, and decide based on the evidence on record. The standards for variances can be found in North Carolina General Statute §160D-705 and UDO §2.22. To learn more about the quasi-judicial process, visit Coates’ Canons NC Local Government Law blog, titled “Making Quasi-Judicial Decisions” by Jim Joyce. For additional information on variance standards, visit Coates’ Canons NC Local Government Law blog, titled “Variance Standards: What is hardship? And when is it unnecessary?” by Adam Lovelady.