



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: August 20, 2026
 Department: Planning and Development Services
 Agenda Section: Public hearing items
 Public hearing: Yes
 Date of public hearing: August 20, 2026

PRESENTER/INFORMATION CONTACT

Molly Boyle, Senior Planner

ITEM TO BE CONSIDERED

Subject: Annexation and rezoning requests for 2101 and 2109 NC 86 S (applicant-initiated)

Attachments:

1. Submitted annexation and rezoning applications and supporting documents
2. Vicinity, Zoning, and Future Land Use maps

Summary:

Request Summary	
Parcel ID Numbers (PINs)	9873-68-3437 and 9873-68-4399
Addresses	2101 & 2109 NC 86 S
Location	Intersection of NC 86 S and Old NC 10, abutting Home Depot
Property owners	Charles and Cora Scurlock
Applicant	TriCorp Investments LLC (represented by Ben Harris)
Acreage	+/- 2.54 acres total
Current zoning	Rural Residential (R1) in Orange County
Future Land Use category	Retail Services
Applicant request	• Annex parcels to the Town of Hillsborough (properties are contiguous to existing town limits) and • Rezone the properties from Rural Residential (R1) in Orange County to High Intensity Commercial (HIC) in the Town of Hillsborough

Comprehensive Sustainability Plan goals:

- Land Use and Development Goal 1:
Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.
- Strategy:
Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.

- **Action:**
Coordinate all plans, including land use, zoning, utility and infrastructure provision, and annexation policies, to ensure that future growth and development – including infill and redevelopment – establishes and follows land use and growth preferences.

Financial impacts:

If annexed, the properties will be subject to town taxes, and the town will provide municipal services once developed. The developer would be responsible for the cost of extending water and sewer to the property.

Staff comments and recommendation:

Annexation

Staff has investigated the sufficiency of this petition and finds it compliant with the statutory requirements for contiguous annexations ([NC GS § 160A-31, Annexation by Petition](#)).

Rezoning request

Rezoning the parcel to High Intensity Commercial (HIC) would be consistent with the Unified Development Ordinance (UDO) and with the Future Land Use Map/Plan. Unified Development Ordinance Section 4.2.6 (High Intensity Commercial District), says the following about the zoning district:

“The purpose of the High Intensity Commercial district is to accommodate larger scale commercial, service, and light industrial uses and smaller supporting commercial and service uses in areas with good vehicular and/or transit access...[High Intensity Commercial] districts should be located along major transportation corridors...”

The request is also consistent with the [Future Land Use Plan](#), which envisions the property developing as “Retail Services.” The Future Land Use Plan says the following about the Retail Services category:

“These areas focus on retail and commercial uses. They should be located near residential and employment areas to provide good access to commerce and personal services...The larger-scale regional draws are more automobile-oriented and draw people from throughout the region...Smaller, accessory uses can also locate in these areas to provide convenience shopping and can include restaurants and smaller specialty retailers, with locations often on out-parcels or in smaller shopping centers.”

Water and sewer infrastructure

Water and sewer would need to be extended to these properties. The applicant is working with Home Depot on extending water and sewer from the Home Depot property to these two lots.

Staff recommendation

Annexation of this parcel is reasonable given its location and its proximity to existing water and sewer infrastructure. The proposed High Intensity Commercial (HIC) zoning is consistent with the Future Land Use Map/Plan. Staff recommends approval of the requests based on compliance with the town’s adopted ordinances and plans.

Action requested:

Hold the public hearing. Once the public hearing is closed, the Planning Board may make its recommendation if prepared to do so or wait until its next meeting on September 17, 2026.