



PLANNING BOARD STATEMENT OF PLAN CONSISTENCY AND RECOMMENDATION

Annexation and rezoning requests for 2101 & 2109 NC 86 S
August 20, 2026

WHEREAS, the Town of Hillsborough Planning Board has received and reviewed applications from TriCorp Investments LLC, signed by property owners Charles and Cora Scurlock, to annex two parcels totaling approximately 2.54 acres in area at 2101 and 2109 NC 86 S (Parcel Identification Numbers 9873-68-3437 and 9873-68-4399) and zone them as High Intensity Commercial (HIC) in the Town of Hillsborough; and

WHEREAS, North Carolina General Statute 160D-604 (Planning Board Review and Comment), paragraphs (b) (Zoning Amendments) and (d) (Plan Consistency), require that, when considering a proposed zoning map amendment, the Planning Board must advise and comment on whether the amendment is consistent with any adopted comprehensive or land-use plan, and any other applicable, officially adopted plan. The Planning Board must then provide a written recommendation to the Town Board of Commissioners addressing plan consistency and other matters deemed appropriate; and

WHEREAS, UDO Section 3.7.10 (Planning Board Recommendation) requires the written report be delivered to the Town Board of Commissioners within 30 days of the amendment's initial referral to the Planning Board; and

WHEREAS, after deliberation of the requested amendment, the Hillsborough Planning Board finds the following:

1. The proposed amendment **IS CONSISTENT** with the Town of Hillsborough Comprehensive Sustainability Plan, specifically with the following goal and strategy in the Land Use and Development chapter:

- 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.

2. The proposed annexation and map amendment **ADVANCE** identified goals and strategies found in the Comprehensive Sustainability Plan and **PROMOTE** the public health, safety, and welfare because they will allow for growth and commercial development at the intersection of NC 86 S and Old NC 10, consistent with the town's Future Land Use Plan.

WHEREFORE, upon a motion by Sherra Lawrence, seconded by Carrie Winkler, the foregoing was put to a vote of the Board, the results of which vote are as follows:

Ayes: 5 (Hooper Schultz, Sherra Lawrence, Jeanette Benjey, Kimberly Landaverde, and Carrie Winkler)

Noes: 0

Absent: 3 (Robert Iglesias, Sean Kehoe, and Megan Kimball)

NOW, THEREFORE, the Board hereby **RECOMMENDS** that the Town Board of Commissioners **APPROVE** the requested annexation and zoning map amendment and suggests that Planning staff research if there is a formal access easement across 2109 NC 86 S to the Lunsford property (2115 NC 86 S) and submit those findings to the town board.

Signature: 
David Schultz (Oct 1, 2026 11:47:26 EDT)

 Hooper Schultz, Chair
 Town of Hillsborough Planning Board

Date of signature by Chair: Oct 1, 2026