



CONSISTENCY STATEMENT

Pursuant to NC GS § 160D-605, Governing board statement

for a request to rezone 2101 & 2109 NC 86 S

October 12, 2026

The Hillsborough Board of Commissioners has reviewed a request from TriCorp Investments LLC, signed by property owners Charles and Cora Scurlock, to rezone two parcels totaling approximately 2.54 acres at 2101 and 2109 NC 86 S (Parcel Identification Numbers 9873-68-3437 and 9873-68-4399) from Rural Residential (R1) in Orange County to High Intensity Commercial (HIC) in the Town of Hillsborough.

The town board has determined the proposed action is consistent with the town's Comprehensive Sustainability Plan (CSP) because:

Section 1. The proposed amendment is **consistent** with the Comprehensive Sustainability Plan (CSP), specifically the following goal, strategy, and action in the Land Use and Development chapter of the plan:

- (a) Goal: 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.
- (b) Strategy: Develop and adopt plans that contribute to meeting preferred future land use and growth patterns.
- (c) 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.

Section 2. The proposed map amendment **advances** identified goals and strategies found in the Comprehensive Sustainability Plan and promotes the public health, safety, and welfare because it will allow for commercial growth at NC 86 S and Old NC 10 consistent with the vision of the Future Land Use Plan.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 12th day of October in the year 2026.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk