



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Oct. 12, 2026
Department: Planning and Development Services
Agenda Section: Consent
Public hearing: Yes
Date of public hearing: Aug. 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
3. Deed of easement for Lunsford property
4. Planning Board statement
5. Draft consistency statement
6. Draft annexation and rezoning ordinances

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 would be consistent with the Unified Development Ordinance 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.

Joint public hearing

The public hearing for this item was held on Aug. 20, 2026. Minutes from the hearing have not yet been reviewed and approved by the boards, so staff will summarize here.

At the hearing, Ms. Hazel Lunsford spoke. She owns and lives on the property at 2115 NC 86 S, which is between the railroad corridor and the properties proposed for annexation and rezoning. Her driveway crosses over 2109 NC 86 S, one of the parcels included in this proposal.

Ms. Lunsford said she was opposed to the annexation and rezoning requests because development of those parcels would negatively impact her life. She also said she had received permission to put in her driveway from the

previous owner of 2109 NC 86 S.

Ben Harris with TriCorp Investments LLC said his company did not intend to deny Ms. Lunsford access to NC 86 S. He said his company was designing their site plan so the development would not impact Ms. Lunsford's driveway.

The Planning Board and town board also generally discussed traffic impacts. Staff confirmed that, if the project generates more than 800 trips per day (which it is projected to do), then the applicant will have to submit a Traffic Impact Analysis per the town's Street Manual. Ben Harris confirmed that his company is already working on an analysis. Planning staff also noted that NCDOT is on the town's Technical Review Committee; if/when the applicant submits site plans and construction drawings to the Technical Review Committee, then NCDOT will review the Traffic Impact Analysis.

Planning Board recommendation

After the public hearing closed on Aug. 20, the Planning Board unanimously recommended approval of the requests. The Planning Board also suggested that Planning staff research if a legal access easement existed for the Lunsford property. The formal consistency statement from the Planning Board is attached, along with a copy of the easement granting Ms. Lunsford ingress and egress through the property at 2109 NC 86 S.

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 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:

Approve the annexation and rezoning requests by adopting the attached consistency statement and ordinances.