



TOWN OF
HILLSBOROUGH

APPLICATION
Annexation to the Town of Hillsborough

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

You must submit an Annexation Interest Letter before submitting this application. Letters are reviewed by the Hillsborough Board of Commissioners and may be submitted to staff at the email address above.

If you are requesting to annex property not zoned in town, you will also need to submit a rezoning application. Please contact staff with any questions.

SUBMITTAL REQUIREMENTS

- | | |
|--|--|
| ☒ Prior review/approval of Annexation Interest Letter | ☒ Signed Annexation Application and fee |
| ☒ Written metes and bounds description of the proposed annexation area | ☒ Map of the proposed annexation area, prepared by a professional land surveyor licensed in NC |

PROPERTY OWNER CONTACT

Name Charles & Ora Scurlock
Address 3000 Like Oak St, Round Rock TX 78681
Phone [REDACTED] Email [REDACTED]

APPLICANT CONTACT

Name TriCorp Investments, LLC - Ben Harris
Address 148 River St, Suite 205, Greenville, SC 29601
Phone [REDACTED] Email [REDACTED]

PROPERTY DETAILS

Is this property contiguous (adjacent) to current town limits? ☒ Yes ☐ No
Parcel ID numbers 9873683437 and 9873684399
Acreage to be annexed 2.8 acres
Current land uses _____
Proposed land uses High Intensity Commercial

Signature blocks on next page. Applications without signatures will not be accepted. → → →



M
aw

20171011000203270 DEED
Bk:RB6376 Pg:530
10/11/2017 04:08:48 PM 1/2

FILED Mark Chilton
Register of Deeds, Orange Co. NC
Recording Fee: \$26.00
NC Real Estate TX: \$251.00

aw

TRUSTEE'S DEED

NORTH CAROLINA

Prepared by: Hutchens Law Firm

Return To: Charles Bryant Scurlock
3000 Live Oak, Round Rock, TX 78681

ORANGE COUNTY

Firm Case No: 1200367 (FC.FAY)

REVENUE: \$251.00

TAX ID: 9873683437

NB

Not the primary residence of the Grantor herein

THIS TRUSTEE'S DEED, made this 2nd day of October, 2017, by Substitute Trustee Services, Inc., Substitute Trustee, of the County of Cumberland, and State of North Carolina, 201 South McPherson Church Road, Suite 232, Fayetteville, NC 28303, party of the first part, to Charles Bryant Scurlock, 3000 Live Oak, Round Rock, TX 78681, party of the second part;

WITNESSETH:

THAT WHEREAS, on the 21st day of December, 2006, Horace C. Grant, Sr. and Gloria Grant, executed and delivered to Craig A. Williamson, Trustee, a certain Deed of Trust, which is recorded in Book RB 4195, Page 1, in the Office of the Register of Deeds of Orange County, North Carolina; and,

WHEREAS, the undersigned, Substitute Trustee Services, Inc., having been substituted as Trustee in said Deed of Trust by an instrument duly recorded in Book 6288, Page 80, Orange County Registry; and,

WHEREAS, in Special Proceeding Number 17 SP 92, under and by virtue of the authority conferred by the said Deed of Trust, and in accordance with the terms and stipulations of the same, and after due advertisement as in said Deed of Trust prescribed and by law provided, the said Substitute Trustee did on the 11th day of September, 2017, at the Courthouse Door, in the City of Hillsborough, North Carolina, expose to public sale the lands hereinafter described, where and when, Charles Bryant Scurlock became the last and highest for the sum of One Hundred Twenty-Five Thousand Twenty Dollars and 00/100(\$125,020.00); and,

WHEREAS, said sale was duly reported to the Office of the Clerk of Superior Court, Orange County, North Carolina and no increased bid has been filed within the time allowed therefore by law;

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Twenty-Five Thousand Twenty Dollars and 00/100(\$125,020.00), paid to the said party of the first part by the said party of the second part, the receipt of which is hereby acknowledged and under and by virtue of the power and authority by said Deed of Trust conferred, the said Substitute Trustee, as aforesaid, does hereby bargain, sell and convey unto the said Charles Bryant Scurlock, his heirs and assigns, all that certain parcel, lot or tract of land lying and being in the County of Orange, State of North Carolina, and being more particularly described as follows:

All that parcel of land situated in Orange County, North Carolina, described as follows:

Beginning at an iron stake located in the Western margin of the right of way of N.C. Highway No. 86 in the Easternmost corner of the property of Kendrick Estates Management Corporation, as described in Deed Book 230, at Page 720, Orange County Registry; running thence from such beginning point South 19 deg. 32' 33" East 221.87 feet to a stake; running thence South 59 deg. 23' 30" West 210.00 feet to a stake; running thence South 47 deg. 29' 30" West 256.00 feet to a stake; running thence North 70 deg. 13' 11" West 163.41 feet to a stake; running thence North 66 deg. 22' 54" East 169.18 feet to a stake; running thence North 39 deg. 03' 14" East 254.14 feet to a stake; running thence North 38 deg. 27' 26" East 215.26 feet to the point and place of BEGINNING, containing 1.62 acres, more or less, according to the unrecorded survey of Alois Callemyn,



dated June 1980. Together with improvements located thereon; said property being located at 2101 NC Highway 86 South, Hillsborough, North Carolina.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.

TO HAVE AND TO HOLD said lands and premises and all privileges and appurtenances thereto belonging unto the said Charles Bryant Scurlock, his heirs and assigns, forever, in as full and ample a manner as the said Substitute Trustee, as aforesaid, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year first above written.

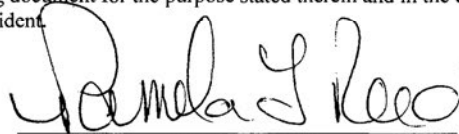
SUBSTITUTE TRUSTEE SERVICES, INC.
SUBSTITUTE TRUSTEE

BY: 
L.W. BLAKE President

NORTH CAROLINA – CUMBERLAND COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: L.W. BLAKE President

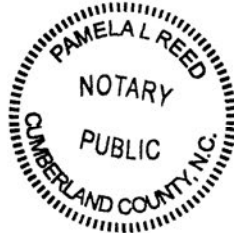
Date: October 2, 2017


Official Notary Signature

Pamela L. Reed Notary Public
Notary Public printed typed name

My Commission Expires: May 15, 2020

Official Seal



PREPARED BY: Sawyer and Loftin, Attorneys at Law, Hillsborough, N. C.

NORTH CAROLINA, ORANGE COUNTY

THIS DEED, MADE AND ENTERED INTO THIS THE 3rd DAY OF October, 1968, BY AND BETWEEN
John W. Nichols and wife, Ada B. Nichols,

PARTY OF THE FIRST PART AND

Cora Gladys Nichols (Single),

PARTY OF THE SECOND PART. WITNESSETH:

THAT THE SAID PARTY OF THE FIRST PART, IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER GOOD, VALUABLE AND SUFFICIENT CONSIDERATIONS, PAID BY THE SAID PARTY OF THE SECOND PART, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES BARGAIN, SELL AND CONVEY UNTO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND SUBJECT TO THE LIFE ESTATE HEREINAFTER RESERVED,
ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN Hillsborough TOWNSHIP ORANGE COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADJOINING N. C. Highway No. 86 on the East, Josephine Harrison on the Northwest and the Southwest, and BEGINNING at an iron stake in the West right of way line of the said highway, which beginning point is located North 46° 00' West 88.5 feet from the center of said highway at the point where the center of said highway intersects the North side of an overpass constructed over a Southern Railroad track; thence a new line North 46° 00' West 372 feet to an iron stake, a new corner; thence a new line North 54° 48' East 210 feet to an iron stake in the West right of way line of said highway, a new corner; thence with the West right of way line of said highway the following courses and distances: South 16° 23' East 215 feet to an iron stake; South 11° 30' East 177 feet to the place or point of beginning, and containing 0.92 acres, according to plat and survey of Robert A. Jones, Registered Surveyor, dated December, 1960, and entitled "PROPERTY OF JOHN WESLEY NICHOLS".

The above conveyance is made subject to Note and Deed of Trust held by the Hillsborough Savings and Loan Association, Hillsborough, N. C., recorded in Deed of Trust Book 194, Page 402, and the Grantee assumes and agrees to pay, when due, all further monthly installments on said Note.

The grantors expressly reserve unto themselves, jointly and severally, life estates for and during the terms of their joint and several lives, and no longer.

THE ABOVE DESCRIBED PROPERTY WAS CONVEYED TO GRANTEES BY DEED RECORDED IN BOOK _____, PAGE _____, life estates in said
TO HAVE AND TO HOLD THE AFORESAID TRACT OR PARCEL OF LAND AND ALL PRIVILEGES AND APPURTENANCES THEREUNTO BELONGING TO THE SAID PARTY OF THE SECOND PART AND HIS HEIRS AND ASSIGNS IN FEE SIMPLE FOREVER, EXCEPT AS SET FORTH ABOVE, AND THE SAID PARTY OF THE FIRST PART DOES COVENANT THAT HE IS SEIZED OF SAID PREMISES IN FEE SIMPLE AND HAS THE RIGHT TO CONVEY THE SAME IN FEE SIMPLE; THAT THE SAME ARE FREE FROM ENCUMBRANCES EXCEPT AS SET FORTH ABOVE, AND THAT HE WILL WARRANT AND DEFEND THE SAID TITLE TO THE SAME AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER, EXCEPT ENCUMBRANCES BY RECORD, AND WHEREVER USED HEREIN, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS, AS THE CONTEXT MAY INDICATE.
IN TESTIMONY WHEREOF THE SAID PARTY OF THE FIRST PART HAS HEREUNTO SET HIS HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
John W. Nichols (SEAL) X Ada B. Nichols (SEAL) X
John W. Nichols (Ada B. Nichols)
(SEAL) (SEAL)

STATE OF NORTH CAROLINA COUNTY OF Orange

Alma Andrews
Notary Public
ORANGE COUNTY, N. C.

I, Alma Andrews
John W. Nichols and wife, Ada B. Nichols,

A NOTARY PUBLIC OF SAID COUNTY, DO HEREBY CERTIFY THAT

GRANTOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 7th DAY OF October, 1968

MY COMMISSION EXPIRES: 1-6-70

NOTARY PUBLIC

STATE OF _____ COUNTY OF _____

I, _____ A NOTARY PUBLIC OF SAID COUNTY, DO HEREBY CERTIFY THAT

GRANTOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE _____

19

(NOTARY SEAL HERE)

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

STATE OF NORTH CAROLINA—COUNTY OF ORANGE

THE FOREGOING CERTIFICATE IS OF Alma Andrews

A NOTARY (PUBLIC) PUBLIC OF THE DESIGNATED GOVERNMENTAL UNIT IS (SEE) CERTIFIED TO BE CORRECT.

FILED FOR REGISTRATION ON THE 8 DAY OF October, 1968, AT 2:50

AND DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF THIS COUNTY IN BOOK OF DEEDS NO. 217 PAGE 764

BETTY JUNE HAYES, REGISTER OF DEEDS

BY:

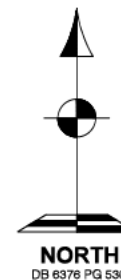
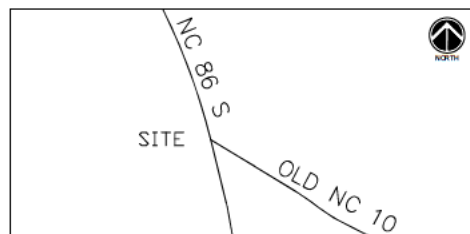
Leraldine Horner

DEPUTY

RETURN TO: Sawyer & Loftin

BOOK 217 PAGE 764

VICINITY MAP- NOT TO SCALE



PARCEL DATA

PIN 9873683437
9873684399
DEED BOOK / PAGE 1746 / 416
6376 / 530

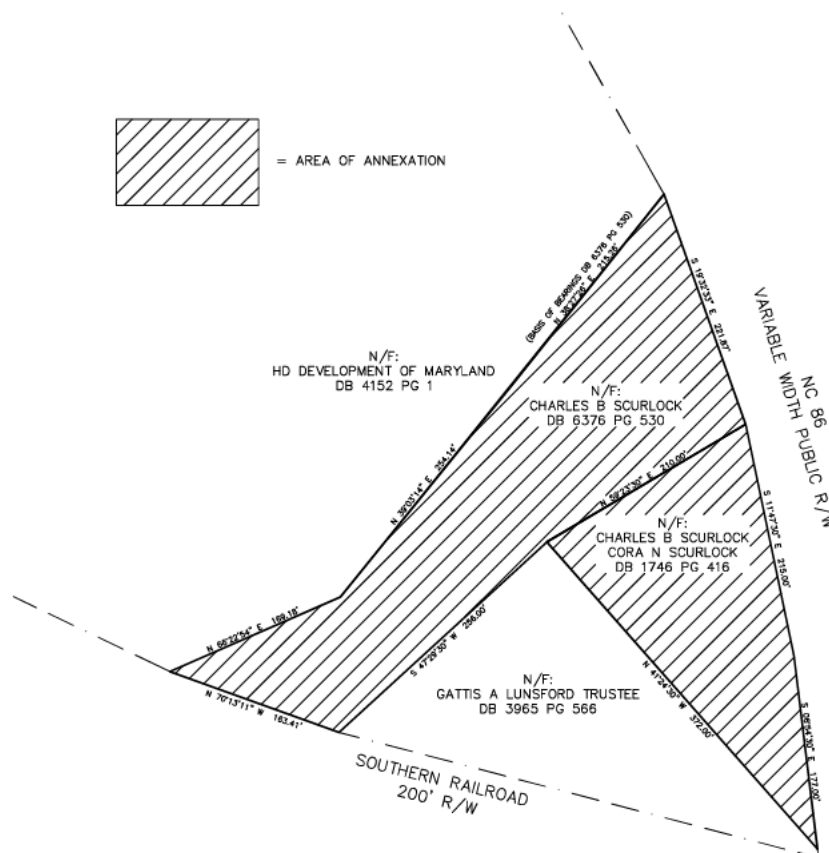
ADDRESS: 2101 NC 86 S, HILLSBOROUGH, NC
2109 NC 86 S, HILLSBOROUGH, NC

GENERAL NOTES:

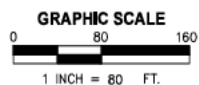
1. THIS IS AN EXHIBIT BASED ON RECORDED LEGAL DESCRIPTIONS.
2. THIS IS NOT A SURVEY.



= AREA OF ANNEXATION



SMITH SURVEYING SOLUTIONS, PLLC
FIRM NUMBER P-2276



3 KAPLAN CT
DURHAM, NC 27703
PHONE (304) 993-3376
GHSSURVEYING@GMAIL.COM



ANNEXATION EXHIBIT FOR:
BROADSTREET PARTNERS LLC



APPLICATION General Use Rezoning

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9470 | Fax: 919-644-2390
planning@hillsboroughnc.gov
www.hillsboroughnc.gov

This application is to rezone properties to General Use and/or Overlay Zoning Districts. If you want to rezone property to a Planned Development District, please use the Planned Development Rezoning Application.

SUBMITTAL REQUIREMENTS

- ☒ Complete application form, including signature ☒ Application fee per current Planning fee schedule

PROPERTY OWNER CONTACT

Name Charles & Cora Scurlock
Address 3000 Live Oak St, Round Rock TX 78681
Phone [REDACTED] Email [REDACTED]

APPLICANT CONTACT

Name Ben Hems
Address 148 River St suite 205 Greenville SC 29601
Phone [REDACTED] Email [REDACTED]

PROPERTY DETAILS

Addresses/Location 2101 & 2109 Highway 86 South Hillsborough NC
Parcel ID Numbers 9873683437 and 9873684399
Existing Land Uses/Structures residential - house & shed
Total Acreage 2.8 acres Current Zoning residential Proposed Zoning HIC

CONSISTENCY WITH THE COMPREHENSIVE SUSTAINABILITY PLAN

Please describe how your proposed amendment is consistent with the town's Comprehensive Sustainability Plan, which is available online at <https://www.hillsboroughnc.gov/about-us/departments/community-services/public-space-and-sustainability/sustainability-initiatives>. You may include additional sheets if necessary.

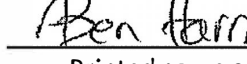
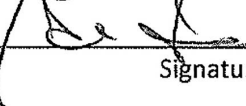
GENERAL STANDARDS CONSIDERED BY THE BOARD OF COMMISSIONERS

A rezoning request is decided legislatively, meaning the Hillsborough Board of Commissioners votes whether to approve or deny the request. When considering the request, the commissioners are to consider ten factors listed in Unified Development Ordinance Sec. 3.7.2, General Standards/Findings of Fact. You can find the Unified Development Ordinance on the town's website at <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/unified-development-ordinance>.

The ten factors are enclosed. Please describe how your proposed rezoning aligns with these factors. You may include additional sheets if necessary.

SIGNATURES

I hereby agree to conform to all applicable laws and regulations of the Town of Hillsborough, County of Orange, and State of North Carolina as may be applicable to my request, and I certify that the information presented in this application is true and accurate to the best of my knowledge.

* *			3-23-26
	CORA N. Scurlock		3-23-26
	Printed name of owner	Signature	Date
			3-23-26
	Printed name of applicant	Signature	Date

STAFF USE ONLY

Date received <u>May 8, 2026</u>	Received by <u>MOB</u>
Fee and receipt number <u>\$1,702 / 060850</u>	Tentative hearing date <u>August 20, 2026</u>

CONSISTENCY WITH THE COMPREHENSIVE SUSTAINABILITY PLAN;

The proposed annexation and future development of the subject property are consistent with the goals and objectives outlined in the Town of Hillsborough Comprehensive Sustainability Plan.

The project contemplates a small-scale retail development, anticipated to include two tenants, within an area designated for High Intensity Commercial (HIC) under the Town's future land use plan. As such, the proposed use aligns with the Town's vision for concentrating commercial activity in appropriate locations and supporting compact, efficient development patterns.

Specifically, the project is consistent with the following sustainability principles:

Efficient Land Use and Growth Management

The development supports the Town's objective of directing higher-intensity commercial uses to designated growth areas. By developing a relatively small footprint retail project within an HIC-designated area, the project promotes efficient land utilization and reduces the need for dispersed commercial development.

Economic Vitality

The proposed retail use will contribute to the local economy by providing goods and services to the surrounding community, generating employment opportunities, and expanding the Town's commercial tax base in a manner consistent with adopted planning policies.

Infrastructure Efficiency

Annexation allows the property to be served by municipal utilities and services, supporting more efficient infrastructure use and long-term service delivery consistent with the Town's sustainability goals.

Reduced Vehicle Miles and Community Connectivity

By introducing neighborhood-serving retail in proximity to existing and planned residential areas, the project has the potential to reduce reliance on longer vehicle trips and support more localized access to daily goods and services.

Environmental Responsibility

The development will comply with all applicable Town and State requirements related to stormwater management, erosion control, and environmental protection. Site design will incorporate best management practices to minimize environmental impact and support long-term site sustainability.

In summary, the proposed annexation and development are consistent with the Town's adopted sustainability framework by supporting appropriate land use patterns, strengthening the local economy, and promoting efficient and responsible growth.

GENERAL STANDARDS CONSIDERED BY THE BOARD OF COMMISSIONERS;

REZONING REQUEST- FINDINGS OF FACT NARRATIVE

The proposed rezoning request has been evaluated in accordance with the applicable standards set forth in Section 3.7.2 of the Unified Development Ordinance. The following statements address each of the required findings of fact:

1. Consistency with the Comprehensive Plan

The proposed rezoning is consistent with the Town's adopted land use policies, as the subject property is designated for High Intensity Commercial (HIC) use on the future land use map. The requested zoning classification aligns with this designation and supports the Town's long-term vision for directing higher-intensity commercial uses to appropriate locations.

2. Compatibility with Surrounding Land Uses

The proposed retail development is compatible with surrounding and planned land uses. The scale of the project—anticipated to include two tenants—represents a moderate commercial intensity appropriate for the area and is consistent with the transition of land uses envisioned by the Town.

3. Public Health, Safety, and General Welfare

The rezoning will not adversely impact public health, safety, or welfare. The development will comply with all applicable local, state, and federal regulations, including those governing stormwater, erosion control, and site access.

4. Suitability of the Property for the Proposed Use

The property is suitable for the proposed commercial use given its location, access, and designation under the future land use plan. The site's characteristics support development under the requested zoning classification.

5. Availability of Public Services and Infrastructure

Annexation and rezoning will allow the property to be served by municipal water, sewer, and other public services. The availability of infrastructure supports the requested zoning and ensures the site can be developed in an efficient and sustainable manner.

6. Impacts on Transportation and Traffic

The proposed development is expected to generate traffic consistent with small-scale retail uses. Access and circulation will be designed in accordance with Town and NCDOT requirements, and impacts are not anticipated to be adverse.

7. Impacts on Natural Environment

The project will comply with all applicable environmental regulations and incorporate appropriate stormwater management and erosion control measures. Development will be designed to minimize environmental impacts to the extent practicable.

8. Consistency with Surrounding Zoning and Development Patterns

The requested zoning is consistent with the Town's planned development pattern for the area and aligns with nearby and future zoning classifications intended for commercial activity.

9. Changed Conditions or Justification for Rezoning

The rezoning is justified by the Town's adopted future land use plan, which designates the property for High Intensity Commercial use. The request implements the Town's policy direction rather than representing a departure from it.

10. Reasonableness and Public Interest

The proposed rezoning is reasonable and in the public interest as it supports economic development, expands the Town's commercial base, and provides services to the surrounding community in a location planned for such uses.

Conclusion

Based on the above, the proposed rezoning is consistent with the Town's adopted plans and policies, is compatible with surrounding uses, and promotes the public health, safety,

and welfare. Accordingly, the request satisfies the findings of fact required under Section 3.7.2 of the Unified Development Ordinance.