



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: March 23, 2026
Department: Planning and Economic Development Division
Agenda Section: Regular
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Molly Boyle, Senior Planner
Shannan Campbell, Planning and Economic Development Manager
Bryant Green, Engineering Services Manager

ITEM TO BE CONSIDERED

Subject: Annexation interest letter for 211 and 214 Rencher Street (voluntary, non-contiguous request)

Attachments:

1. Vicinity, Zoning, and Future Land Use Maps
2. Annexation interest letter

Summary:

Annexation Interest – 211 & 214 Rencher Street	
Applicant	Chris Rurkowski, PLA of Rurkowski Land Planning, PLLC
Property owner	Patricia Payne
Annexation type	Voluntary, non-contiguous (not adjacent to town limits)
Parcel Identification Numbers	9875-02-2069 and 9875-02-3237
Acreage	+/- 2.90 acres
Current zoning	R10 in the Town of Hillsborough (no change proposed)
Future Land Use designation	Small Lot Residential
Proposed land use	12-lot residential, single-family subdivision

Financial impacts:

None anticipated other than the standard impacts associated with in-fill residential development.

Staff recommendation and comments:

This property is non-contiguous, meaning that it is not adjacent to current town limits. The closest property within town limits is over 1,000 feet away. Staff does not foresee the surrounding properties being annexed and further developed in the immediate future. Therefore, staff does not foresee this property becoming contiguous any time soon.

Future Land Use Map designation

The Future Land Use Map designates these parcels as Small Lot Residential, which is compatible with the current zoning of the properties (R10) and defined as follows:

“These areas provide opportunities for a lower density than pre-WWII or neo-traditional neighborhood living. These areas include detached single-family residential uses in post-WWII subdivision developments, which range in density from 0.5 dwelling units per acre to 3 dwelling units per acre.

Zoning Districts: R-10; R-15; R-20; Entranceway Special Use; Mixed Residential Special Use; Residential Special Use”

You can find the Future Land Use Map and Plan on the town’s website: <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/future-land-use-plan>.

Water and sewer availability

The parcels do not have frontage on existing water and sewer lines. However, Engineering and Utilities staff believe it is technically feasible to extend utilities to these parcels, if desired. The water and sewer extension in Rencher Street would dead end there; an extension would not provide redundancy or backup options for other existing customers.

Staff recommendation

Staff does not recommend annexation and/or extension of water and sewer services to the properties at this time. Annexation and utility extension to the site would allow the development of up to 12 lots, but it would not provide greater public benefit, such as tax base growth, connectivity, and/or improvements to water and sewer system operations. Also, staff does not foresee this property becoming contiguous for many years; annexing it now would limit the town's ability to annex other satellite parcels that may provide greater public benefit.

Staff recommends the town board discuss the development proposal with the applicant and determine if there are any unidentified merits to the annexation that staff may have overlooked.

Action requested:

Discuss the request with the applicant and indicate whether they may proceed with a formal annexation petition.