



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: April 27, 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

ITEM TO BE CONSIDERED

Subject: Annexation interest letter for 2101 and 2109 NC 86 S

Attachments:

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

Summary:

Annexation Interest – 2101 & 2109 NC 86 S	
Interested party	TriCorp Investments, LLC (Ben Harris)
Property owners	Charles and Cora Scurlock
Parcel Identification Numbers	9873-68-3437 and 9873-68-4399
Adjacent to existing town limits?	Yes
Acreage	1.62 and 0.92 respectively (approximately 2.54 total)
Current zoning	Rural Residential (R1) in Orange County
Proposed zoning	High Intensity Commercial (HIC) in Town of Hillsborough
Future Land Use designation	Retail Services (no change proposed)
Proposed land use	Retail

Financial impacts:

If annexed, the properties would be taxed in the Town of Hillsborough, and the town would provide water and sewer service. The developer would be responsible for water/sewer extension and connection costs.

Staff recommendation and comments:

About the Annexation Interest Letter process

The Hillsborough Code of Ordinances requires that voluntary annexation requests begin with interest letters instead of formal petitions “because the petition will require both the petitioners and the town to incur unnecessary expenses if the town has no serious interest in considering the requested annexation” (Code of Ordinances Chapter 2, Article V, Section 2-29(a)).

The goal is for the town board to a) discuss the possibility and annexation and development with the applicant and then b) indicate if it is amenable to annexation (and rezoning, if applicable). The applicant can then submit a formal

annexation petition to the town pursuant to NC GS § 160A-31, Annexation by Petition.

Consistency with adopted plans and ordinances

The properties in question are currently zoned for residential development in Orange County's jurisdiction. The applicant is interested in annexing the properties to the town and rezoning them to High Intensity Commercial (HIC) for retail development.

The proposed zoning and land use would be consistent with Unified Development Ordinance Section 4.2.6, Business Base Zoning Districts - High Intensity Commercial (HIC), and the town's Future Land Use Plan, which is available online here: <https://www.hillsboroughnc.gov/about-us/departments/community-services/planning/future-land-use-plan>.

Water and sewer

TriCorp Investments is still determining how to connect the properties to water and sewer. The applicant will be responsible for the cost of any water/sewer extensions and connections.

Action requested:

Discuss the request with the applicant and indicate if the town board is interested in annexing the property.