

TO: Adjoining Property owners
FROM: Teresa Kinney, Town Planner
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DATE: December 29, 2025

SUBJECT: Public Hearing Notice Adjoining property owners

Town of Hudson
PO BOX 457
550 Central Street
Hudson, NC 28638
828-728-8272

NOTICE OF PUBLIC HEARINGS

PUBLIC NOTICE

The public is hereby notified that a public hearing will be held by the Town of Hudson Board of Commissioners on **Tuesday, January 20, 2026, at 6:00 p.m.** in the **Commissioners Chambers**, located at **550 Central Street, Hudson, North Carolina 28638**.

Public Hearing:

Pursuant to **North Carolina General Statutes Chapter 160D**, the Town of Hudson Board of Commissioners will consider **rezoning request RZ-2025-04**, including consideration to **accept, deny, or amend** the rezoning request.

The request involves properties located at **489, 495,503 Main St.**, and vacant property along Thornburg Ave. More specifically the **Caldwell County NCPINs: numbers are 2767035271, 2767027922, and 2767028803**, Hudson, North Carolina.

The rezoning request has been submitted by **Common Property, LLC**, with **David Reule as agent for property owner Hudson Town Centere, LLC**. The request proposes rezoning the subject properties currently zoned **Central Business District (CBD)** to incorporate the **Residential High Density Overlay District (RHDOD) which allows for mixed use developments**. The RHDOD allows for **smaller lot sizes and increased residential density per acre, including mixed use development (commercial, residential), single-family and multi-family residential development**, subject to applicable ordinance standards.

Planning Board Meeting:

The **Hudson Planning Board** will meet on **Thursday, January 8, 2026, at 6:00 p.m.** in the **Commissioners Chambers** to review rezoning request **RZ-2025-04** and make a recommendation to the Board of Commissioners for **approval, approval with conditions/amendments, or denial**, prior to the January 20,2026 public hearing.

For additional information regarding this public hearing, please contact **Teresa Kinney, CZO**, Town of Hudson Planner, at **(828) 485-4238** or via email at teresa.kinney@wpcog.org.

NCPIN	AcctName1	AcctName2	MailAddr1	MailAddr2	MailAddr3	MailCity	MailState	MailZipCode	PatPage	FullPropAddress	ZoningInfo
2767038271	HUDSON TOWNE CENTRE LLC		PO BOX 1084			BLOWING ROCK NC	NC	28605	0	495 MAIN ST	HUDSON: CBD
2767034348	MDC NC1 LP	C/O FAMILY DOLLAR STORES INC	ATTN: DEPT 300 STORE #26309	500 VOLVO PKWY		CHEESAPEAKE VA	VA	23320	485	MAIN ST	HUDSON: CBD
2767130214	OUTDURA REAL ESTATE LLC		447 MAIN ST			HUDSON NC	NC	28638	289	MAIN ST	HUDSON: H-1
2767034790	OUTDURA REAL ESTATE LLC		447 MAIN ST			HUDSON NC	NC	28638	0	447 MAIN ST	HUDSON: L-1
2767027922	HUDSON TOWNE CENTRE LLC		PO BOX 1084			BLOWING ROCK NC	NC	28605	0	503 MAIN ST	HUDSON: CBD
2767028803	HUDSON TOWNE CENTRE LLC		PO BOX 1084			BLOWING ROCK NC	NC	28605	0	113 THRONENBURG AV	HUDSON: CBD
2767121900	KOE ALEX	KOE KRISTINA	PO BOX 75			HILDEBRAN NC	NC	28637	123	THRONENBURG AV	HUDSON: CBD
2767029756	CADIAN GROUP LLC		56 WILLIAM REECE LN			TAYLORSVILLE NC	NC	28681	112	THRONENBURG AV	HUDSON: CBD
2767028753	PHILYAW APRIL WILSON		C/O APRIL WILSON	1678 DAKOTA DR		HUDSON NC	NC	28638			HUDSON: CBD
2767027669	TERILYN HOLDINGS LLC		1532 SAIN RD			Hickory NC	NC	28602	0	519 MAIN ST	HUDSON: CBD
2767025607	HAGAMAN CANDIS S		PO BOX 462			Hudson NC	NC	28638	0	540 CENTRAL ST	HUDSON: CBD
2767024689	WAKEFIELD DIANA P	WAKEFIELD RICHARD A	529 HIBBITEN DR SE			HUDSON NC	NC	28645	252	538 CENTRAL ST	HUDSON: CBD
2767024781	MCBRIDE PROPERTIES OF NC LLC		534A CENTRAL ST			HUDSON NC	NC	28638	0	536 CENTRAL ST	HUDSON: CBD
2767024763	MCBRIDE PROPERTIES OF NC LLC		3580 HUNTERS PATH DR			Granite Falls NC	NC	28630	0	534-B CENTRAL ST	HUDSON: CBD
2767024755	MCBRIDE PROPERTIES OF NC LLC		3580 HUNTERS PATH DR			Granite Falls NC	NC	28630	0	0 CENTRAL ST	HUDSON: CBD
2767024747	CALDWELL COUNTY		905 WEST AVE NW			LENOIR NC	NC	28645	0	534-A CENTRAL ST	HUDSON: CBD
2767024821	DELICATE TOUCH INC		526 CENTRAL ST			HUDSON NC	NC	28638	0	526 CENTRAL ST	HUDSON: CBD
2767024804	HAGAMAN CANDIS		4703 MCGALL TOWN RD			GRANITE FALLS NC	NC	28630	0	524 CENTRAL ST	HUDSON: CBD
2767023818	CHILTON CORPORATION		668 ELDORA RD			ARABAT NC	NC	27007	0	101 FAIRWAY SHOPPING CENTER ST	HUDSON: CBD
2767021805	FAIRWAY SHOPPING CENTER INVESTORS LLC		301 CEDAR CREEK DR			STATE ROAD NC	NC	28676	211		HUDSON: CBD
2767033019	DEC BUSINESS SOLUTIONS LLC		20 MALLARD CT			GRANITE FALLS NC	NC	28630	0	0 LEGION RD	HUDSON: CBD
2767032133	DEC BUSINESS SOLUTIONS LLC		20 MALLARD CT			GRANITE FALLS NC	NC	28630	0	510-A CENTRAL ST	HUDSON: CBD
2767031281	DEC BUSINESS SOLUTIONS LLC		20 MALLARD CT			GRANITE FALLS NC	NC	28630	0	510-C CENTRAL ST	HUDSON: CBD
2767022929	CHS INVESTMENT GROUP LLC		576 BOXWOOD ST			HUDSON NC	NC	28638	0	104 FAIRWAY SHOPPING CENTER ST	HUDSON: CBD
2767024549	TOWN OF HUDSON		PO BOX 457			HUDSON NC	NC	28638		CENTRAL ST	HUDSON: CBD
2757939243	DEC BUSINESS SOLUTIONS LLC		20 MALLARD CT			GRANITE FALLS NC	NC	28630	0	502 CENTRAL ST	HUDSON: CBD
2767034790	OUTDURA REAL ESTATE LLC		447 MAIN ST			HUDSON NC	NC	28638	0	447 MAIN ST	HUDSON: L-1

