

TOWN OF HUDSON REGULAR MEETING

August 15, 2023

In Attendance:

Members Present: Mayor Janet Winker, Mayor Pro Tem, Rick Shew, Commissioners: Larry Chapman, Jeff Link, Barry Mitchell and Ann Smith

Members Absent: Commissioner Jim Engelman

Others Present: Town Manager, Jonathan Greer, Chief of Police, Richard Blevins, Attorney Austin Eggers, Assist. Town Manager/Finance Officer, Shana Guy, Town Planner, Teresa Kinney and Town Clerk, Tammy Swanson

Call to Order:

Mayor Janet Winkler called the August meeting to order, and Mayor Pro Tem, Rick Shew led the audience in the Pledge of Allegiance and opening prayer.

Discuss/Adjust Agenda:

Janet presented the August agenda, and the following addition was requested.

Add: 8a – Call for a Public Hearing for ZTA -2023-03

Motion: (Jeff Link/Ann Smith) to approve adding Item 8(a) to the agenda. Unanimously approved.

Motion: (Rick Shew/Barry Mitchell) to approve as agenda as amended. Unanimously approved.

Public Comment for Items not on the Agenda:

No one signed up for public comment.

Approval of Minutes:

Motion: (Rick Shew/Jeff Link) to approve the minutes, as presented, for the July 18, 2023 Regular Meeting, and the July 18, 2023 Closed Session. Unanimously approved.

Caldwell County RESTART:

Jason Powell, Program Coordinator for Caldwell County EMS and R.E.S.T.A.R.T. Program, gave a presentation on Caldwell County's response to the growing opioid epidemic. Jason introduced his Assistant and Peer Support Specialist, Ryan Carver and their therapy dog, Siren.

Jason stated that the R.E.S.T.A.R.T. Program, which is an acronym for Recognize, Educate, Stabilize, Transform, Accelerate, Rehabilitate and Trust, was established through a grant to help provide recovery resources and support to those with Substance Use Disorders. He explained that this program is designed to meet individuals where they are after overdose to offer assistance and resources for substance use.

Ryan stated that the Peer Support Specialists are recovering substance users, who can help other substance users because they have been there themselves. They know firsthand how and where to offer help. Ryan stated that he is a recovering substance user, and has been clean for a number of years. He added that to be a Peer Support Specialist, you have to be clean.

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Jason stated that the grant for the R.E.S.T.A.R.T. Program was accepted in July 2021, and the “go-live” date was September 2021. Jason stated that in July 2021, Attorney General, Josh Stein announced a \$26 billion agreement that would help bring desperately needed resources to communities harmed by the opioid epidemic - \$1.7 came to North Carolina. Jason explained that the agreement resolved litigation over the role of four companies in creating and fueling the opioid epidemic. A Memorandum of Agreement was reached between the state and local governments, allocating 15% of the funds to the State, with the remaining 85% being sent to NC’s 100 counties and 17 municipalities – the larger municipalities. Jason commented that monies are distributed based on population, and he added that Caldwell County currently has 7 beds available for detox.

Jason announced that there will be an International Overdose Awareness Day on August 31st at the J.E. Broyhill Civic Center. The event will begin at 5:30 pm, and will include personal experience speakers, along with Narcan education and training, plus local resources providing additional information.

Ms. Racine asked if it would be helpful to have Narcan available in schools and at our Town Hall.

Jonathan stated that all of our Police Officers carry Narcan, and our Police Department and Town Hall are in the same building. An EMS Base is located beside our Recreation Center, and we could explore different options for having Narcan available for some of our other facilities.

The Board thanked Jason and Ryan for the presentation, and for the work they are doing to fight the opioid epidemic in our county.

Public Hearing for RZ-2023-02:

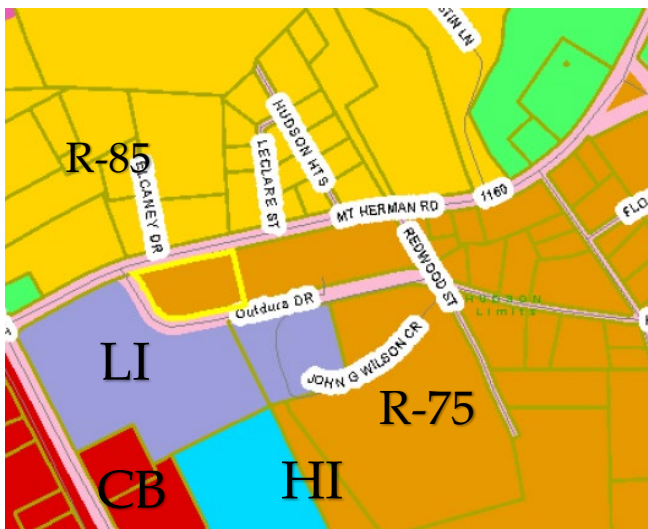
Janet asked for a motion to open the floor for public hearing.

Motion: (Ann Smith/Rick Shew) to open the floor for public hearing. Unanimously approved.

Teresa presented the following background information for the rezoning request.

A. Background

Applicant/ Property Owner(s):	Hudson Volunteer Fire Dept 122 Mt. Herman Rd, Hudson	
Current Zoning:	R-75	
Proposed Zoning:	LI- LIGHT INDUSTRIAL C)	
Total Acreage requesting to be rezoned:	1.46 +/- acres	

Current Land Use of the proposed parcels:	Residential High Density	 <p>Zoning Districts R-85, R-75, LI-LIGHT IND, HI-HEAVY IND, CB-CENTRAL BUS</p>
Property Owners, Address and PINS of the parcels requesting to be rezoned.	See Attachment.	

1. Purpose: The applicants would like to obtain approval to rezone the 1.46-acre parcel mentioned above from R-75 (High Density Residential) to Light Industrial (LI). This request is considered a rezoning to a less restrictive zoning district of Light Industrial and will allow the Fire Dept. more flexibility when changes are to various uses - easier to permit.

2. Legal notification: All surround property owners have been notified by letter via USPS, the property has been posted with signs signifying a rezoning request is taking place, and a public hearing notice will run in the paper for the upcoming public hearing for the has run in the Lenoir News Topic meeting the hearing notice requirements.

3. Surrounding Zoning: Proposed rezoning adjoining parcels are Light Industrial (LI), R-85, Heavy Industrial (HI), Central Business (CB) and R-75. (see Reference).

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4. Surrounding Land Use: within 100' are as follows.

North: Residential Mount Herman Road.

South: Saddler/Outdura Industries,
West: Saddler/Outdura Industrial
and East: McCreary/Redwood
Recreation Center.

5. Jurisdictional Information: All properties to be rezoned are located the Town municipal limits.



6. Infrastructure: The properties have access to the Mount Herman Road thoroughfare; water, sewer, and gas are all in proximity to the acreage.

7. Natural Resources:

Floodplain – None of the properties to be rezoned are located in the AE-100-year flood zone nor the AE-FW (floodway) non-encroachment area.

Watershed – The parcels are not located in the WSIV- PA (protected area).

8. Impacts on local infrastructure and/or facilities:

Traffic – No change in traffic flow.

Schools – The request is a residential rezoning request and should have no implications on local schools.

Emergency Services –There is no immediate impact on needed emergency services.

9. Required reviews by other agencies:

- Local: Zoning permit and any relevant plan review.
- Local: Any new additions of building and new structures will require a building permit (Caldwell County Building Inspections) and water sewer connections will be required from City of Lenoir Utilities and electrical from Duke Power.

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- State: Other than State Building Code here should be no formal state agency review needed.

Federal: None required on this site.

10. Zoning Analysis:

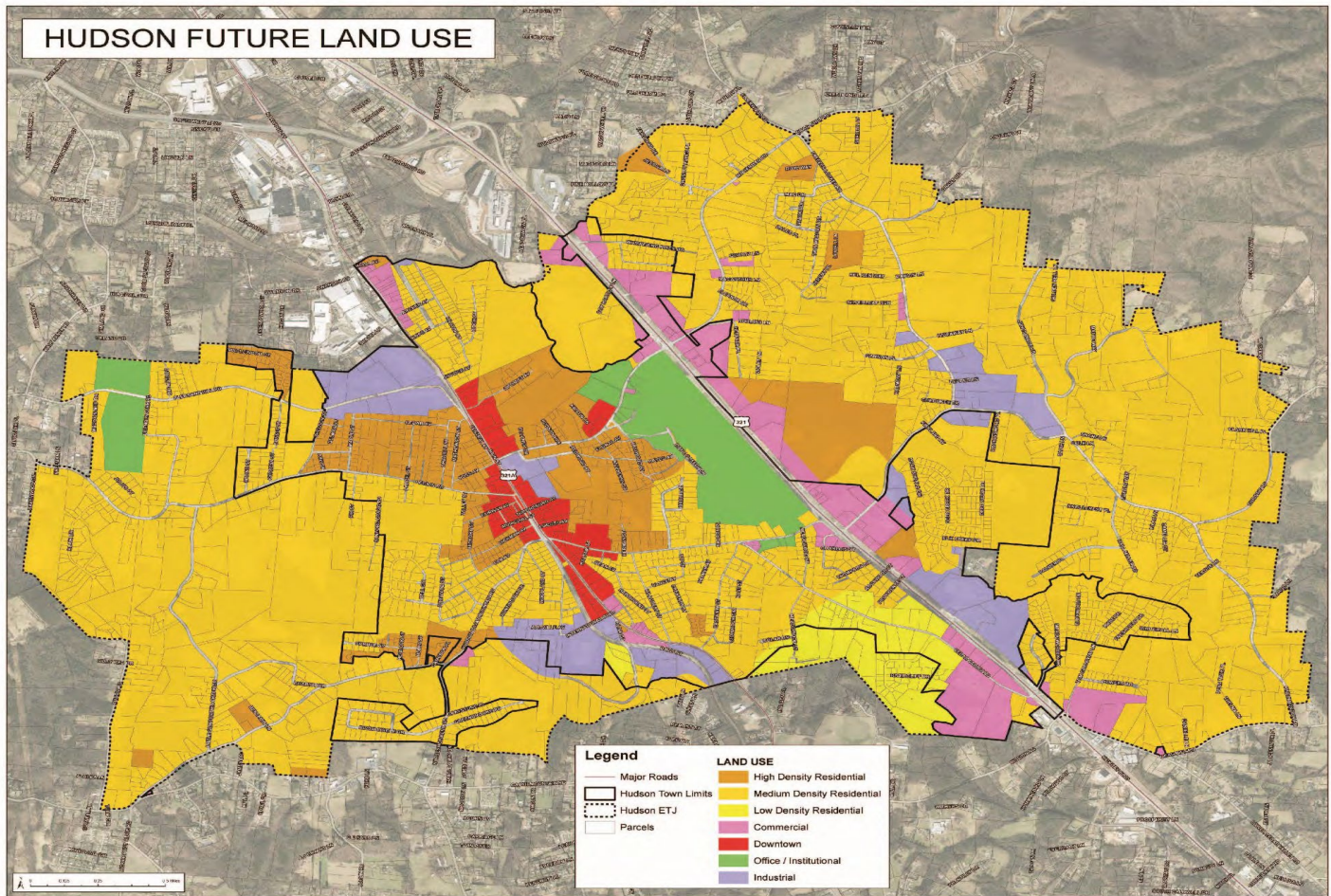
The request is to rezoning the property from R-75 to LI. Below you will find excerpts from the zoning ordinance examining the intent of each of the districts.

Section 80.5 R-75 Residential High Density District. The R-75 Residential High Density District is established in which the principal use of land is for high-density single-family, two-family and multi-family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use, which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts, or a reasonable expectation of such service in the near future.

Section 80.12 L-I Light Industrial District. This district provides a place for the location of industrial and other uses which would be inimical or incompatible with general business areas. It is intended to permit in this district any use which is not inherently obnoxious to urban areas because of noise, odor, smoke, light, vibration, dust or the use or storage of dangerous chemicals and/or materials, excluding outdoor storage unless including natural buffer and fencing and not visible from the public right-of-way and adjoining residential properties.

11. Future land use implications:

Upon making Land Use recommendations the Planning Board should reference the newly adopted **Town of Hudson Comprehensive Plan 2022** (as amended), for guidance. The Comprehensive Plan provides recommendations to guide the physical growth and development of the Town for the next 15-20 years. The parcels requesting to be rezoned are slated to remain Residential per the Future Land Use Map (see attached) found in the Comprehensive Plan. Current land use of these properties are Volunteer Fire Department with various elements for training and storing of equipment and staging to assist in the support of various emergency service agencies in the case of threats to the community. The proposed rezoning will enable the existing fire department to become a conforming use and to promote the agency to make necessary adjustments needed for growth



Applicable Comprehensive Plan Goals:

While there was not much discussion on the expansion of industrial uses, the committee expressed that industry should be encouraged to be developed in areas with adequate water, sewer, and transportation access. One such area for potential industrial expansion includes the area around the intersection of Pine Mountain Road and Freezer Locker Road.

Overall, the Town of Hudson currently allows for medium and high-density residential development that encompasses both single and multi-family housing. The Comprehensive Plan allows for continued development of existing facilities such as public facilities that benefit all

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citizens both in and out of Hudson. These facilities should be encouraged to continue to operate and grow for the health, safety and welfare of all.

Goal 1: Future Land Use Recommendation for Growth Management -

1. Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.
2. Continue to encourage industrial development in appropriate areas with adequate infrastructure, or areas that infrastructure can easily be expanded, and access to major highways.

Staff recommends approval of the proposed rezoning based on the following information:

1. The request to rezone the subject parcel from R-75 (High density residential) to Light-Industrial (LI) is consistent with the future land use as amended encouraging use of existing facilities and allowing an existing use to be less of a non-conforming use to be more flexible to expand to meet the growing needs of the community it serves. Staff also recommends that the growth management recommendations in the *Town of Hudson's Comprehensive Plan 2022*. The Future Land Use Map and Zoning Map can be updated to recommend the rezoning if approved.

ATTACHMENT B. PROPERTY OWNERS NOTIFICATION LIST

NCPIN	AcctName1	AcctName2	MailAddr1
2767047215	KANAGY JEREMY A	KANAGY LEIGH ANN	418 ELCANEY DR
2767045204	ROBERTS DAVID L III	SMITH SHANNON	425 ELCANEY DR
2767034790	OUTDURA REAL ESTATE LLC		447 MAIN ST
2767042134	HOMES 4 YOU LLC		425 MAIN ST
2767140360	HERITAGE CHRISTIAN SCHOOL INC		143 MOUNT HERMAN RD
2767142102	TOWN OF HUDSON		PO BOX 457
2767049313	HOLDER BARBARA A	HOLDER WENDELL D	PO BOX 882

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TO: Adjoining Property Owner(s)

FROM: Teresa Kinney, Senior Planner, CZO

teresa.kinney@wpcog.org

DATE: June 23, 2023

SUBJ: Public Hearing Notice Rezoning RZ2023-02
Hudson Volunteer Fire Dept. and Rezoning RZ-
2023-03 Town of Hudson Hub Station

Town of Hudson Planning Board, Thursday, August 10, 2023 at 6 pm

Hudson Town Commissioners Tuesday, August 15, 2023 at 6 pm

Location(s): Planning Board Meeting location McCreary Family Recreation Center 450 Redwood Street, Hudson, NC

Commissioners Meeting will be held at HUB Station 145 Cedar Valley Road, Hudson, NC

NOTICE OF PUBLIC HEARING

Town of Hudson, NC

The public shall hereby take notice that on, Tuesday August 15th, at 6:00 pm, will hold a Public Hearing public hearing regarding at the **Hudson HUB Station 145 Cedar Valley Road, Hudson, NC**.

The Hudson Planning Board will hear these same cases on **Thursday, August 10th, 2023 at 6:00 pm at the McCreary Family Recreation Center 450 Redwood Street, Hudson, NC.**

The Planning Board will make a recommendation to the Board of Commissioners.

Hearing 1. (See map attached) Rezoning RZ2023-02 Residential R-75 (high density) to Light Industrial (LI): Hudson Volunteer Fire Dept located at 122 Mount Herman Road, Hudson, NC, specifically identified as NCPIN 2767047022. The zoning request is to rezone from R-75 (high density residential) to Light Industrial (LI) this will allow the existing facility to become more conforming to uses allowed in the zoning ordinance and to easier facilitate any needed expansions or improvement to the property.

ATTACHMENT C. CURRENT ZONING INFORMATION.

Section 80.5 R-75 Residential High Density District. The R-75 Residential High Density District is established in which the principal use of land is for high density single-family, two-family and multi-family residences, along with limited home occupations and public and private community uses. The regulations are intended to prohibit any use which, because of its character, would interfere with the residential nature of this district. It is expected that municipal water and sewerage facilities will be available to each lot in such districts, or a reasonable expectation of such service in

the near future.

I. Permitted Uses:

a. All uses permitted in the R-85 district.

II. Special Uses: The following special uses are permitted when authorized by the Hudson Board of Adjustment after said board holds a public hearing:

a. Same as R-8

Section 80.12 L-I Light Industrial District. Section 80.12 L-I Light Industrial District.

This district provides a place for the location of industrial and other uses which would be inimical or incompatible with general business areas. It is intended to permit in this district any use which is not inherently obnoxious to urban areas because of noise, odor, smoke, light, vibration, dust or the use or storage of dangerous chemicals and/or materials, excluding outdoor storage unless including natural buffer and fencing and not visible from the public right-of-way and adjoining residential properties.

I. Permitted Uses:

a. Any use permitted in the H-B district.

Any lawful retail, repair, or wholesaling use, not specifically referred to in this section.

b. Stone crushing, cutting and polishing.

Storage of materials and equipment outdoors with appropriate buffer systems and not visible from the public right of way and adjoining residential properties.

c. Hatcheries.

d. Manufacture, processing or fabrication of the following products:

aa. Animal feeds.

bb. Bedding, carpets, and pillows.

cc. Clothing, including hosiery.

dd. Electrical and electronic products.

ee. Foods and food products.

ff. Furniture industries.

gg. Glass.

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- hh. Household appliances.
- ii. Ice.
- jj. Leather goods, not in include processing or storage of raw hides.
- kk. Machine tools.
- ll. Metals and metal products.
- mm. Paints.
- nn. Paper products, not including the manufacturing of processing of paper.
- oo. Plastics.
- pp. Pottery, porcelain and vitreous china.
- qq. Rubber products, not to include the processing or manufacture of rubber.
- rr. Soap, detergent and washing compounds.
- ss. Textiles.

II. Special Uses:

The following special uses are permitted when authorized by the Hudson Board of Adjustment after said Board holds a public hearing:

- a. Manufacturing uses not otherwise named herein which come within the spirit and intent of this Section.
- b. Group Industrial Projects, subject to the provisions of Section 106 of this Ordinance.

III. Dimensional requirements:

- a. Minimum lot area: one (1) acre
- b. Minimum mean lot width: 200 ft.
- c. Minimum front yard setback: 50 ft.
- d. Minimum rear yard setback: 20 ft.
- e. Minimum side yard setback for every principal building: 15 ft.
- f. Maximum height of buildings and structures: 50 ft.

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- g. The total ground area covered by the principal building and all accessory buildings shall not exceed forty percent (40%) of the total lot area.

IV. Location of Accessory Structures:

Accessory Buildings may be erected in any front or side yard, but must be at least 20 feet from any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear. Accessory structures used as signs shall comply with Article IX, Section 94.9, of this Ordinance.

V. Off Street Parking and Loading Requirements:

Off-street parking and loading requirements shall be provided as required in Article XI, of this Ordinance.

NOTE: Off-street parking as required by this Ordinance may be permitted in required yards but shall not be closer than 10 feet from the front property line or any dedicated street or railroad right-of-way line.

VI. Buffer/Screening Requirements:

Whenever any L-I district rear and/or side property line abuts upon a residential district or side of institutional use with no intervening street or highway or natural buffer, any buildings or parking area used for industrial purposes shall construct and maintain a fifteen (15) foot buffer strip and within a portion of the buffer strip there shall be planted a continuous screen of evergreen plants with an initial height of at least six (6) feet by natural growth within no later than a two (2) year period.

Motion: (Rick Shew/Larry Chapman) to close the public hearing. Unanimously approved.

Teresa read the consistency statement as follows:

Commission's Decision: Approval Recommendations and Consistency Statement

Both the Planning Staff and the Planning Board recommend approval of the proposed text amendment as it is consistent with the Town of Hudson's Comprehensive Plan 2022 based on the following as:

Goal 1: Future Land Use Recommendation for Growth Management –

1. Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.
2. Continue to encourage industrial development in appropriate areas with adequate infrastructure, or areas that infrastructure can easily be expanded, and access to major highways.

Motion: (Ann Smith/Barry Mitchell) to approve Rezoning #RZ 2023-02 based on the recommendation of the Planning Board, and the findings of the Consistency Statement. Unanimously approved.

Public Hearing for Rezoning RZ-2023-03:

Janet asked for a motion to open the floor for public hearing.

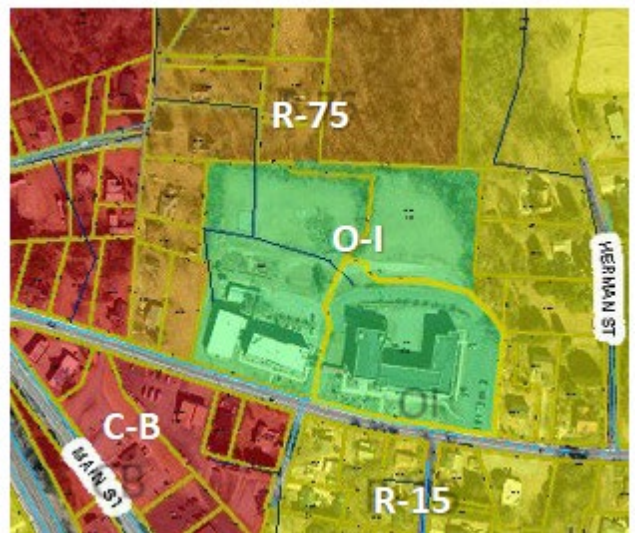
Motion: (Rick Shew/Larry Chapman) to open the floor for public hearing. Unanimously approved.

Teresa presented the following background information.

- Applicant/Property Owners: Town of Hudson/HUB Station properties.
- Current Zoning: O-I (Office & Institutional)
- Proposed Zoning: CBD (Central Business District)
- Total Acreage requesting to be rezoned: +/- 9.35 acres
- Current Land Use of the proposed parcels: Multi use cultural facility – Governmental property
- Property Owners, Address and PINS of the parcels requesting to be rezoned: see attached
- (Zoning Districts: OI, R-75, R-15, CB)

1. **Purpose:** The applicants would like to obtain approval to rezone the 9.35-acre parcel mentioned above from OI (Office & Institutional) to Central Business (CBD). This request is considered a rezoning to more flexible for the HUB station buildings more flexibility when changes are to various uses easier to permit.

2. **Legal notification:** All surround property owners have been notified by letter via USPS, the property has been posted with signs signifying a rezoning request is taking place, and a public hearing notice will run in the paper for the upcoming public hearing for the has run in the Lenoir News Topic meeting the hearing notice requirements.



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3. Surrounding Zoning: Proposed rezoning adjoining parcels are Central Business, R-15 (Medium Density Residential) and R-75 (High Density Residential) (see Reference).

4. Surrounding Land Use: within 100' are as follows.

North: Redwood Park McCreary Recreation Center some vacant land, South: Residential and office and retail uses, West: Residential uses East: Residential

5. Jurisdictional Information: All properties to be rezoned are located the Town municipal limits.

6. Infrastructure: The properties have access to the Cedar Valley Road thoroughfare; water, sewer, and gas are all in proximity to the acreage.

7. Natural Resources:

Floodplain – None of the properties to be rezoned are located in the AE 100-year flood zone nor the AE-FW (floodway) non-encroachment area.

Watershed – The parcels are not located in the WSIV- PA (protected area).

8. Impacts on local infrastructure and/or facilities:

Traffic – No change in traffic flow.

Schools – The request is a residential rezoning request and should have no implications on local schools.

Emergency Services –There is no immediate impact on needed emergency services.

9. Required reviews by other agencies:

Local: Zoning permit and any relevant plan review.

Local: Any new additions of building and new structures will require a building permit (Caldwell County Building Inspections) and water sewer connections will be required from City of Lenoir Utilities and electrical from Duke Power.

State: Other than State Building Code here should be no formal state agency review needed.

Federal: None required on this site.

10. Zoning Analysis:

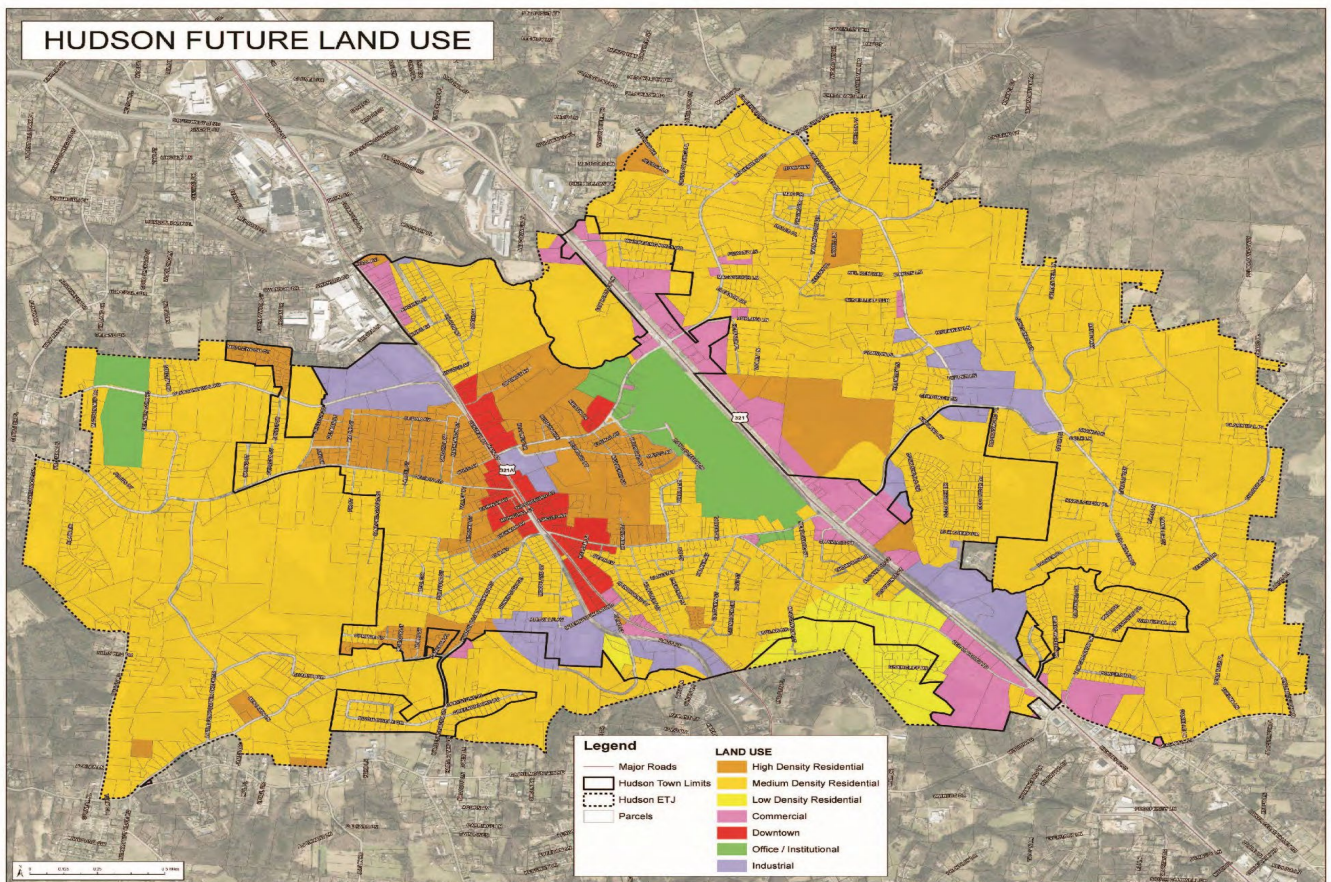
The request is to rezoning the property from OI to CB below you will find excerpts from the zoning ordinance examining the intent of each of the districts.

Section 80.8 Office and Institutional District: The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses. The regulations are intended to provide for adequate traffic access and parking facilities in addition to prohibiting any use which, because office/institutional nature of this district.

Section 80.10 Central Business District, Downtown Mixed-Use: The Central Business District Downtown Mixed-Use district is established to provide for a mixture of commercial, residential, and civic/institutional uses in the Town's downtown. The development emphasizes walkable, pedestrian-scaled, buildings with residential uses primarily being supplied above and/or behind commercial storefronts or offices while preserving the character of Downtown Hudson. This district is established to create and maintain high-density commercial, office, service and residential areas meeting the Town and surrounding community needs. It encourages the full utilization of public services and contributes to the economic base of the Town according to the *Town of Hudson Comprehensive Plan 2022* and related plans the CBD is envisioned to be a living, working, learning and mixed-use community. Furthermore, this district is not intended to accommodate basic industries and other uses that produce any level of outdoor storage or storage, automotive/vehicle rentals, sales or repairs, metal building materials, any level of noise, odor, smoke, dust, airborne debris, and other impacts that might be detrimental to the health, safety, and welfare of the surrounding neighborhoods, the viability of surrounding uses.

11. Future land use implications:

Upon making Land Use recommendations the Planning Board should reference the newly adopted *Town of Hudson Comprehensive Plan 2022* (as amended), for guidance. The Comprehensive Plan provides recommendations to guide the physical growth and development of the Town for the next 15-20 years. The parcels requesting to be rezoned are slated to remain as the Town of Hudson HUB Station (cultural center) per the Future Land Use Map (see attached) found in the Comprehensive Plan. Current land use of these properties are mixed uses allowed in the HUB Station with various elements of retail, services (offices), education, entertainment, small bar, etc. The proposed rezoning will enable the existing HUB station and the Town of Hudson greater flexibility by allowing a variety of uses that are not allowed in the OI district. Also, the rezoning to CBD will further expand the CBD and allow for additional adjoining properties to be zoned CB. This will allow promote the agency to make necessary adjustments needed for growth.



Applicable Comprehensive Plan Goals:

Many of the future changes for Hudson centralized around the development and expansion of downtown. The committee expressed that the downtown should be expanded along the front parcels of Main Street, and on both sides of Cedar Valley Road up to and including the HUB. With the expansion of the downtown, CB District, the committee expressed that there also should be revisions to the town zoning ordinance to include mixed uses and design standards within the district. It was also expressed that the current permitted land uses within the district need to be revised to meet future expectations for the appearance of downtown.

The purpose of these changes is to increase connectivity within downtown and surrounding attractions such as the HUB and CCC&TI. Currently these areas are separated by zoning districts that do not allow for cohesive development. By encompassing these areas into a single district with allowances for mixed-uses under the same design standards, the Town of Hudson will be able to create an identity and an attractive core that serves both Hudson and the surrounding area.

Goal 1: Future Land Use Recommendation for Growth Management -Staff recommends approval of the proposed rezoning based on the following information:

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1. Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.
 - a. Encourage commercial development within the Town, specifically retail and boutique establishments, restaurants, grocery stores, medical offices and recreational opportunities.
 - b. Re-evaluate the types of land uses that are allowed in the downtown (CB), Commercial, and Industrial zoning districts.
 - i. Allowing upper-story apartments in downtown commercial buildings.
 - ii. Allowing murals on side and rear wall facades through town approval.
 - iii. Eliminating outdoor storage.
 - c. Re-evaluate zoning design standards required in the downtown zoning district.
 - i. Building and design standards.
 - ii. Landscaping requirements.
 - iii. Off-Street parking.
 - iv. Setback requirements along 321 A and Central Street.
 - v. Evaluate sign requirements for downtown businesses.
2. Conduct a feasibility study for converting Central Street into a one-way from Hudson Cahaj's Mountain Rd. to Legion Road.
3. Improve connectivity between downtown and the HUB through expanding the CB district, streetscaping, sidewalks, etc.

Staff also recommends the growth management recommendations in the ***Town of Hudson's Comprehensive Plan 2022.*** The Future Land Use Map and Zoning Map can be updated to recommend the rezoning if approved.

PROPERTY OWNERS NOTIFICATION LIST

NCPIN	AcctName1	AcctName2	MailAddr1
2767125595	CRUMP SEAN PATRICK		150 LOCUST AVE
2767212941	TOWN OF HUDSON		PO BOX 457
2767125484	MCNEIL EULA B		144 LOCUST AVE
2767130294	TOWN OF HUDSON		PO BOX 457
2767124066	LINGLE ROBERT KENNETH	LINGLE CAROL	115 CEDAR VALLEY RD
2767125310	CABLE JOANNE B		559 RECTOR ST
2767125043	LINGLE ROBERT KENNETH	LINGLE CAROL	115 CEDAR VALLEY RD
2767125200	FAMULARY CAROL S		565 RECTOR STREET

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2767125043	LINGLE ROBERT KENNETH	LINGLE CAROL	115 CEDAR VALLEY RD
2767127482	TOWN OF HUDSON		PO BOX 457
2767125043	LINGLE ROBERT KENNETH	LINGLE CAROL	115 CEDAR VALLEY RD
2767116736	MAYNARD RALPH W III		124 CEDAR VALLEY RD
2767115738	FOWLER TERRY LEE	FOWLER KIMBERLY JUSTICE	635 MAIN ST
2767117723	RADER JIMMY	RADAR LOIS	128 CEDAR VALLEY RD
2767210655	COLBY ROBIN NICOLE		140 CEDAR VALLEY RD
2767119656	BISHOP BERNICE J		PO BOX 917
2767211694	CARDONA OSWALDO R		146 CEDAR VALLEY RD
2767118658	OWENS JAMES H	OWENS VIVIAN S	9420 MT HOLLY HUNTERSVILLE RD
2767213845	PITTS STEPHEN L	PITTS ROBIN L	149 CEDAR VALLEY RD
2767213970	VASQUEZ JOSE A D		151 CEDAR VALLEY RD
2767213894	RACINE ROGER	RACINE KATHLEEN	157 CEDAR VALLEY RD
2767213970	VASQUEZ JOSE A D		151 CEDAR VALLEY RD
2767223177	MOORE DOUGLAS K	MOORE LINDA H	563 HERMAN ST
2767223181	MOORE LINDA H		563 HERMAN ST
2767223268	WILLIAMSON DUSTIN B	WILLIAMSON TAMMY E	559 HERMAN ST
2767214419	THE MITFORD MUSEUM		145 CEDAR VALLEY RD
2767213630	THE MITFORD MUSEUM		145 CEDAR VALLEY RD
2767223750	HAYES AMY HENDERSON		558 HERMAN ST



Letter mailed to adjoining property owners:

Public Hearing

Location(s): Planning Board Meeting location McCreary Family Recreation Center 450 Redwood Street, Hudson, NC

Commissioners Meeting will be held at HUB Station 145 Cedar Valley Road, Hudson, NC

NOTICE OF PUBLIC HEARING

Town of Hudson

The public shall hereby take notice that on, Tuesday August 15th, at 6:00 pm, will hold a Public Hearing public hearing regarding at **the Hudson HUB Station 145 Cedar Valley Road, Hudson, NC.**

The Hudson Planning Board this case on **Thursday, August 10th, 2023 at 6:00 pm at the McCreary Family Recreation Center 450 Redwood Street, Hudson, NC.**

The Planning Board will make a recommendation to the Board of Commissioners.

Hearing 2. (See map attached) Rezoning RZ2023-03 Office and Institutional (OI) to Central Business District (CBD): Town of Hudson (HUB Station Properties) at 143 and 14.

ATTACHMENT C. CURRENT ZONING INFORMATION.

Section 80.8 Office and Institutional District: The Office and Institutional District is designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses. The regulations are intended to provide for adequate traffic access and parking facilities in addition to prohibiting any use which, because office/institutional nature of this district.

I. Permitted Uses:

- a. Public or privately owned medical and dental clinics, and offices where medical or dental services are rendered.
- b. Funeral homes.
- c. Banks, loan offices and agencies.
- d. Business, professional, religious, charitable or fraternal offices or agencies and private clubs not engaged in retail sales to the general public or the maintenance of a stock of goods, merchandise or supplies on the premises.
- e. Libraries, art galleries, museums, music or dancing institutions or private and public schools.
- f. Municipal-owned auditoriums, cultural centers, and other municipal owned and operated recreational facilities. Municipal-owned auditoriums and cultural centers

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may provide an unlimited variety of mixed and accessory uses including but not limited to special events, business incubators, commercial kitchens, restaurants, artisans, residential, nano and micro-breweries, wine shops, craft beer sales, bottle-works operations, retail sales, and other related uses as deemed appropriate and approved by the governing board. Signage for municipal sites shall be flexible as approved by the Zoning Administrator. (NOTE ONLY: This section is applicable in the following zoning districts-Central Business, Highway Business, and Neighborhood Business)

- g. Publicly owned institutions, except jails, and other types of correctional institutions. This exception shall also include hospitals or institutions operated principally for the treatment of mental, alcoholic or narcotic patients.
- h. Customary accessory uses and structures when located on the same zoning lot as the principal structure, excluding however, open storage.
- i. Required parking surfacing. All parking and driveways facilities shall provide a paved surface of concrete or asphalt material. Concrete pavers, brick, pervious or semi-pervious materials (i.e., "turfstone") or similar material may be used if determined to exhibit wear resistance and load-bearing characteristics. Driveway connections for changes of use shall require NCDOT or Town approval before installation. **Section 111 Multi-family and Commercial Standards** provides additional standards for development.

II. **Special Uses:**

Public utility and service uses.

- a. Group Commercial or Office Projects, subject to the provisions of Article X, Section 106 of this Ordinance.

III. **Dimensional requirements:**

- a. Minimum Lot Area per Building: 7,500 sq. ft.

NOTE: Any other dimensional requirements shall be the same as the R- 75 District.

IV. **Location of Accessory Structures:**

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Accessory buildings shall not be erected in any front or side yard or within 20 feet of any street or highway line or within 10 feet of any lot line not a street or highway line. An accessory building or use shall be located in the rear yard provided it is located not less than 10 feet from the property line. In the case of a corner lot with reversed frontage or a lot with double frontage, no accessory building shall extend beyond the front yard line of the lots in the rear. Any open storage is strictly prohibited. Accessory structures used for signs shall comply with Article IX, Section 94.9 of this Ordinance.

V. Corner Visibility:

On a corner lot, within the area formed by the centerlines of the intersecting streets and a line joining points of such centerlines at a distance of eighty (80) feet from their intersection, there shall be no obstruction to vision between a height of two (2) feet and a height of ten (10) feet above the average centerline grade of each street.

VI. Off-street Parking and Loading Requirements: q.

Off-street parking and loading facilities shall be provided in accordance with Article XI, Section 110, of this Ordinance.

VII. Buffer/Screening Requirements:

Whenever any O-I District rear and/or side property line abuts upon a residential district with no intervening street or highway or natural buffer, any buildings or parking area use for O-I purpose shall construct and maintain a buffer as defined in Section 60.15 of this Ordinance.

Dumpster and Trash Containers shall be screened in accordance with section 109 of this ordinance (5/03)

Section 80.10 Central Business District, Downtown Mixed-Use

The Central Business District Downtown Mixed-Use district is established to provide for a mixture of commercial, residential, and civic/institutional uses in the Town's downtown. The development emphasizes walkable, pedestrian-scaled, buildings with residential uses primarily being supplied above and/or behind commercial storefronts or offices while preserving the character of

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Downtown Hudson. This district is established to create and maintain high-density commercial, office, service and residential areas meeting the Town and surrounding community needs. It encourages the full utilization of public services and contributes to the economic base of the Town according to the *Town of Hudson Comprehensive Plan 2022* and related plans the CBD is envisioned to be a living, working, learning and mixed-use community. Furthermore, this district is not intended to accommodate basic industries and other uses that produce any level of outdoor storage or storage, automotive/vehicle rentals, sales or repairs, metal building materials, any level of noise, odor, smoke, dust, airborne debris, and other impacts that might be detrimental to the health, safety, and welfare of the surrounding neighborhoods, the viability of surrounding uses.

Design standards for CBD: The intent of the certain design standards is to recognize and respect existing development historic or otherwise; by the utilization of earth- tones, along with natural materials. This is to preserve the cohesive character of the downtown area by compatible, sympathetic development and to provide an enhanced pedestrian experience.

Building elevations fronting or visible from public streets shall be clad with masonry, wood, vinyl siding, stucco, or similar material. Metal paneling may not comprise a street fronting building face. Decorative metal panels such as Aluminum Composite Material (ACM) panels may be used as an accent or trim material and as cladding for building accent elements such as canopies and their supporting structure. Decorative metal panel accents however, may not exceed 30% of any facade visible from the street. All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

All walls not visible from a public right-of-way may be constructed of cinder block, bricks, wood or vinyl siding, or approved metal paneling but shall be painted to match the overall color scheme of the rest of the building. Any metal buildings along with roofing materials either principal and/or accessory unless the façade must be completely concealed with faux finishes. Faux siding of stone, wood, glass or combination of all.

All rooftop equipment shall be enclosed in a building material that matches the structure or is visually compatible with the structure.

Signage is to be presented in a monument with internal lighting not exceeding thirty (30) square feet and no higher than six (6) feet.

Required parking surfacing. All parking and driveways facilities shall provide a paved surface of concrete or asphalt material. Concrete pavers, brick, pervious or semi-pervious materials or similar material may be used if determined to exhibit wear resistance and load-bearing characteristics. Driveway connections for changes of use shall require NCDOT or Town approval before

installation. **Section 111 Multi-family and Commercial Standards** provides additional standards for development. Additionally, all parking shall occur in the rear of the building where feasible as determined by the plan review.

Permitted Uses

I. Permitted Uses:

- a. All uses permitted in the (N-B) Neighborhood Business District.
- b. Dairy bars and onsite limited manufacturing of product
- c. Other retail establishments such as department, clothing, fabric, variety, floor covering, paint, antique, art goods, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores, but not excluding similar retail outlet, all exclusive of outdoor overnight storage.
- d. Micro-brewery, Wine Shop, and Nano Brewery
- e. Wine Shop/Wine Bar - An establishment that offers various wines for sale by the glass, for on-premise consumption and by the bottle, for off-premise consumption.
- f. Craft Beer Bottle Shop/Taproom - An establishment that offers various craft beers for sale by the glass, for on-premise consumption and by the bottle, for off-premise consumption.
- g. Sales of mixed beverages for on-premise consumption prohibited.
- h. Hours of operation for on-premise consumption of wine/craft beer limited to the following:
 - Monday through Thursday 11 am-11 pm
 - Friday and Saturday 11 am-12 Midnight
 - Sundays 11 am- 12 am
- i. Extended Hours for Special Events: Standard ALE hours for a maximum of twenty-four (24) special events per calendar year. The establishment shall provide advance notice of special events. Examples of Special Events can include holidays, private parties and fundraisers for non-profits.
- j. On-premise consumption prohibited outside the building, with the exception of outdoor seating areas located on the same property as the business. Outdoor seating areas shall be clearly defined and physically separated from adjacent properties, must contain a well-defined landscaped, lighted, stone walkway, public spaces, and parking areas.
- k. A landscaping buffer requirements must be included as part of the overall site plan of at least 2 foot with of annual shrubs and fencing where deem appropriate.
- l. The outdoor venue can include small operational taproom/tap shack if the project meets or exceeds one (1) acre

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- m. Outdoor venue activities may include games, music venue. If music venue is within 1,500 foot of a Town sponsored outdoor or private function, then music activities are suspended until the Town's activity ends.
- n. Screened trash receptacle and recycling receptacle pad must be separate from the parking shall comply with section 109
- o. Off Street Parking and Loading Requirements Article XI 110.1 & 110.2 Business Uses of this Ordinance. One space per six (6) fixed seats provided for patron use, plus one space for every two (2) employees
- p. Must comply with all other Local, State and Federal Laws *Adopted 04/19/2018*

Prohibited uses

The following uses are prohibited in the CBD, as are any other uses that the Town Manager or designee determines not to comport with the intent of the district. All other uses are permitted provided they meet all other provisions of this code.

- (1) All prohibited uses in the NB District
- (2) Manufacturing, product production of any level exception would be in the allowable permitted uses
- (3.) Trailers (mobile units) may not be used as permanent or temporary commercial buildings.

Special Uses. The following uses are permitted provided that they meet all requirements of this section and all other applicable requirements established in these regulations.

- a. Essential services as needed to supply the local infrastructure ~~(40)~~ Utility stations and plants outside public rights-of way (public and private) including lift stations, substations, pump stations, etc.
- b. Cellular and communications towers
- c. Multi-family dwelling units, apartment and/or townhouse uses are permitted up to ten (10) units per acre with approved PUD plan.
- d. Planned Unit Developments and Group Projects

III. Dimensional requirements:

- a. No minimum lot size or setbacks; required, except when a C-B lot abuts a residential district:
 - 1. Side yard setback: 15 ft.
 - Side yard abutting a street: 20 ft.

2. Rear yard setback: 15 ft.

b. Maximum height of buildings and structures: 50 ft.

IV. Off-Street Parking and Loading:

Off-street parking and loading shall be provided as required in Article XI, Section 110 of this Ordinance.

V. Buffer/Screening Requirements:
Same as N-B District.

Katie Racine asked what the rezoning would mean for this property.

Jonathan stated that currently, HUB Station is fully leased, and this rezoning basically brings the HUB Station property more in line with what we consider downtown. We have a grant for B building to add an elevator, and do some HVAC and kitchen updates; however, there are no plans to expand the building. We do plan to make the playground area more adaptable for concerts and outdoor events. We are working to bring crosswalks in, and make the Town more walkable.

Teresa stated that it will make things more desirable for future development.

Jeff asked if we are being good neighbors to the community.

Jonathan commented that he believes we are being good neighbors. The changes we are putting into place are designed to offer new development options and opportunities for the community.

Ms. Racine stated that their concern is that the changes and new development could increase their taxes. She commented that she and her husband want to keep the area residential, and do not want to attract the noise and disturbance of businesses.

Jonathan stated that we have noise ordinances in place, and we have guidelines that businesses are required to follow in residential areas.

Ms. Racine asked about the commercial kitchen planned for the HUB. She asked if food trucks would be parked at HUB Station constantly.

Jonathan explained how the food trucks work. They are required to be connected to a kitchen, and the HUB kitchen would serve as their connection.

Ms. Racine stated that she does not think having food trucks constantly parked at the HUB would be good for the community.

Jonathan explained that the food trucks would only be parked at the HUB long enough to use the kitchen unless they are serving at a HUB event.

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Ms. Racine asked if there was going to be a lot of tree removal involved with the parking renovations.

Jonathan stated that there should be little disruption with the trees.

The other adjoining property owner at the meeting mentioned that there is sometimes beer cans in his yard after events; however, for the most part it is clean, and he has no problems.

Roger Racine stated that he and his wife would like to see Cedar Valley Road remain a neighborhood, with no changes.

Rick stated that the Town's new slogan is "A New Hometown," and we want to live up to that name.

Motion: (Jeff Link/Rick Shew) to close the public hearing. Unanimously approved.

Board of Commissioners' Decision: Approval Recommendations and Consistency Statement:

The consistency statement was read by Teresa Kinney.

Recommendation: The Planning Board and Planning Staff both recommend approval of the proposed rezoning as it is consistent with the Town of Hudson's Comprehensive Plan 2022 based on the following:

Goal 1: Future Land Use Recommendation for Growth Management -

Staff recommends approval of the proposed rezoning based on the following information:

1. Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.
 - a. Encourage commercial development within the Town, specifically retail and boutique establishments, restaurants, grocery stores, medical offices and recreational opportunities.
 - b. Re-evaluate the types of land uses that are allowed in the downtown Central Business District (CBD).
2. Improve connectivity between downtown and the HUB through expanding the CBD, streetscaping, sidewalks, etc.

The Future Land Use Map and Zoning Map can be updated to the recommended rezoning, if approved.

Motion: (Rick Shew/Larry Chapman) to approve Rezoning RZ-2023-03 as recommended by the Planning Board, and based on the findings of the consistency statement. Unanimously approved.

Call for a Public Hearing – ZTA 2023-03:

Jonathan asked that the Board call for a public hearing for the September 19, 2023 meeting to discuss a Zoning Text Amendment concerning non-conforming uses.

Motion: (Rick Shew/Barry Mitchell) to call for a public hearing as requested. Unanimously approved.

Budget Revisions:

Jonathan presented the following budget revisions for review:

**August 15, 2023 Regular Meeting
Amendment (1) #23-06:**

Move funds to pay for new utility trailer for Landscaping. Landscaping budgeted for two new leaf blowers. They decided to buy one and use leftover funds towards purchasing a utility trailer. Currently, we have one trailer to haul mowers, which limits the ability to mow in multiple locations simultaneously.

Date:	July 26, 2023			
Department:	Public Works			
Manager's Signature	Jonathan Greer			
Purpose:	Move \$600 from Street Dept-Capital to Landscape-Equipment to purchase utility trailer to haul lawn mowing equipment.			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
		\$ -		\$ -
	Total Revenue	\$ -	\$ -	\$ -
Expenditures:				
10-560-3750	Capital Outlay-Equip, Street	\$ 70,000	\$ (600)	\$ 69,400
10-600-2331	Small Equipment-Landscaping	\$ 1,200	\$ 600	\$ 1,800
	Total Expenditure	\$ 71,200	\$ -	\$ 71,200

**Amendment (2) –
Finance Dept.**

To roll funds from previous fiscal year that are on outstanding Purchase Orders. Our Purchase Order system does not automatically roll into new budget year. These funds were budgeted and allocated in FY 23-24, but projects are not yet complete.

Date: 7/21/2023
Department: Finance
Purpose: To reappropriate Fund Balance for FY23 Purchase Order rollovers
Requested by: Shana Guy
Signature:

Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-390-3990	Fund Balance Approp	8,603	\$156,495	165,098
				0
				0
				0
	Total	\$ 8,603.00	\$156,495.00	\$ 165,098.00

Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-420-3730	Capital Outlay-B&G	\$0	\$59,800	\$59,800
10-510-2330	Dept Supplies	\$24,000	\$15,048	\$39,048
10-510-3740	Capital Outlay-Equip	\$0	\$5,500	\$5,500
10-630-3730	Capital Outlay-B&G	\$116,442	\$25,000	\$141,442
10-630-3740	Capital Outlay-Equip	\$30,000	\$51,147	\$81,147
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
				\$0
	Total	\$ -	\$156,495	\$ -

August 15, 2023 Regular Meeting

07/14/23
16:25:29

TOWN OF HUDSON
P.O. GENERAL LEDGER ACCOUNT DISTRIBUTION
Journal No: PO - 29 Journal Date: 07/14/23 Distrib. Date: 07/14/23

Fiscal
Month Year
1 2024

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Account No Vendor No	Description Name	P.O. #	Debit	Credit	Encumbrance	Liquidation
10-420-3730 2897	CAPITAL OUTLAY, BUILDINGS KEVIN SIMMONS CONSTRUCTION INC	20230018	0.00	0.00	59,800.00	0.00
TOTAL FOR ACCOUNT NO: 10-420-3730			0.00	0.00	59,800.00	0.00
10-510-2330	DEPT SUPPLIES - LAW					
12500003	LAWMEN'S SAFETY SUPPLY INC	20230008	0.00	0.00	1,080.00	0.00
12500003	LAWMEN'S SAFETY SUPPLY INC	20230008	0.00	0.00	13,968.00	0.00
TOTAL FOR ACCOUNT NO: 10-510-2330			0.00	0.00	15,048.00	0.00
10-510-3740 2897	CAPITAL OUTLAY - EQUIP - LAW KEVIN SIMMONS CONSTRUCTION INC	20230018	0.00	0.00	5,500.00	0.00
TOTAL FOR ACCOUNT NO: 10-510-3740			0.00	0.00	5,500.00	0.00
10-630-3730 2646	CAP OUTLAY-BLDG & GROUNDS HUB COFFEY, MIKEAL ANTHONY	20230017	0.00	0.00	25,000.00	0.00
TOTAL FOR ACCOUNT NO: 10-630-3730			0.00	0.00	25,000.00	0.00
10-630-3740 2846	CAPITAL OUTLAY-EQUIP HUB IMAGINE DESIGN & PRODUCTION	20230006	0.00	0.00	15,010.00	0.00
2846	IMAGINE DESIGN & PRODUCTION	20230006	0.00	0.00	3,685.00	0.00
2846	IMAGINE DESIGN & PRODUCTION	20230006	0.00	0.00	12,432.00	0.00
TOTAL FOR ACCOUNT NO: 10-630-3740			0.00	0.00	31,127.00	0.00
TOTAL FOR FUND NO: 10			0.00	0.00	136,475.00	0.00
TOTAL FOR JOURNAL NO: 29			0.00	0.00	136,475.00	0.00
					+29,020	10-630-3740

Need budget amendment to reappropriate funds for PO rollovers #156,495

Amendment (3) – Recreation
Dept.

Budget Revision to close out
PARTF project.

Date:	June 30, 2023			
Department:	Finance for Recreation			
Dept Head Signature				
Purpose:	To recognize transfer of funds into PARTF-Optimist fund and reallocate budget to balance fund and close project			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
45-390-9900	Transfer from General Fund	-	\$ 285,704	\$ 285,704
45-350-3340	Donations from Bricks	-	\$ 9,500	\$ 9,500
45-350-3341	Cost of Bricks Sold	-	\$ (2,178)	\$ (2,178)
45-350-3342	Miscellaneous Revenues	-	\$ 2,292	\$ 2,292
45-350-3343	Pledges/Donations	222,580.00	\$ 7,120	\$ 229,700
	Total	\$ 222,580	\$ 302,438	\$ 525,018
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
45-625-2451	site dev	62,000.00	\$ 60,755	\$ 122,755
45-625-2452	demo	23,100.00	\$ (8,127)	\$ 14,973
45-625-2453	concession	174,100.00	\$ 41,363	\$ 215,463
45-625-2454	bleachers reno	24,000.00	\$ 48,604	\$ 73,604
45-625-2455	ped walk	50,000.00	\$ 67,538	\$ 117,538
45-625-2456	field reno	32,000.00	\$ 86,471	\$ 118,471
45-625-2457	playground	30,000.00	\$ 9,033	\$ 39,033
45-625-2458	picnic shelters	18,000.00	\$ (662)	\$ 17,338
45-625-2459	gaming	6,000.00	\$ 1,463	\$ 7,463
45-625-2460	planning/engineering	5,000.00	\$ (5,000)	\$ -
	Total	\$ 424,200	\$ 302,438	\$ 726,638

Amendment # 4 –
Continue transfer
of remaining
available budgeted
funds to PARTF-
Optimist fund to
balance fund and
close.

Date:	June 30, 2023			
Department:	Finance for Recreation			
Dept Head Signature				
Purpose:	To transfer remaining available budgeted funds to PARTF-Optimist fund to balance fund and close project			
Revenue:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
	Total	\$ -	\$ -	\$ -
Expense:				
Account Number	Account Title	Current Budget	Change to Budget	Amended Budget
10-660-5950	Transfer to Other Funds	232,000.00	\$ 153,704	\$ 385,704
10-410-2140	Travel/Training	2,000.00	\$ (1,400)	\$ 600
10-410-2330	Supplies	2,000.00	\$ (1,200)	\$ 800
10-410-2570	Misc	10,900.00	\$ (1,300)	\$ 9,600
10-420-1021	Part-Time Wages	3,000.00	\$ (3,000)	\$ -
10-420-1080	Unemployment	7,500.00	\$ (6,200)	\$ 1,300
10-420-2150	M&R Bldgs	58,500.00	\$ (9,000)	\$ 49,500
10-420-2530	Dues/Subscriptions	14,000.00	\$ (1,480)	\$ 12,520
10-420-2570	Miscellaneous	7,000.00	\$ (2,700)	\$ 4,300
10-440-1042	Annual Audit	19,473.00	\$ (2,500)	\$ 16,973
10-440-2450	Contracted Services	13,000.00	\$ (2,000)	\$ 11,000
10-460-2450	Contracted Services	5,000.00	\$ (850)	\$ 4,150
10-460-2120	Printing	1,000.00	\$ (600)	\$ 400
10-510-2270	Gasoline	38,402.00	\$ (2,400)	\$ 36,002
10-510-1060	Group Ins	87,797.00	\$ (2,500)	\$ 85,297
10-510-2130	Utilities	4,350.00	\$ (1,000)	\$ 3,350
10-510-2180	M&R Auto	14,000.00	\$ (5,000)	\$ 9,000
10-510-2200	Batteries/Tires/Tubes	5,750.00	\$ (1,000)	\$ 4,750
10-510-2310	Auto Supplies	1,200.00	\$ (1,100)	\$ 100
10-510-2330	Departmental Supplies	39,150.00	\$ (4,500)	\$ 34,650
10-510-2360	Uniforms	9,900.00	\$ (1,500)	\$ 8,400
10-510-2450	Contracted Services	40,000.00	\$ (3,000)	\$ 37,000
10-510-2550	Insurance & Bonds	22,625.00	\$ (2,400)	\$ 20,225
10-510-2570	Miscellaneous	1,000.00	\$ (750)	\$ 250
10-510-3740	C/O Equip	68,500.00	\$ (7,500)	\$ 61,000
10-510-1025	Salary/OT	10,000.00	\$ (2,500)	\$ 7,500
10-550-2180	M&R Auto	3,000.00	\$ (1,000)	\$ 2,000
10-550-2270	Gasoline	3,000.00	\$ (1,800)	\$ 1,200
10-550-2150	M&R Bldgs	4,406.00	\$ (3,600)	\$ 806
10-550-2200	Batteries/Tires	3,200.00	\$ (2,000)	\$ 1,200
10-550-2540	Workers Comp	3,100.00	\$ (1,300)	\$ 1,800
10-550-2550	Ins & Bonds	9,031.00	\$ (900)	\$ 8,131
10-560-2450	Contracted Services	25,000.00	\$ (5,000)	\$ 20,000
10-600-1020	Salaries	40,400.00	\$ (9,400)	\$ 31,000
10-600-1070	NC Retirement	4,900.00	\$ (1,100)	\$ 3,800
10-620-1050	FICA	15,700.00	\$ (1,300)	\$ 14,400
10-620-2150	M&R Bldg & Grounds	37,000.00	\$ (1,500)	\$ 35,500
10-620-2450	Contracted Services	5,000.00	\$ (1,820)	\$ 3,180
10-620-2451	Contracted Services	4,500.00	\$ (1,950)	\$ 2,550
10-620-2540	Workers Comp	7,200.00	\$ (1,700)	\$ 5,500
10-620-2550	Ins & Bonds	10,250.00	\$ (775)	\$ 9,475
10-620-3740	C/O Equip	16,000.00	\$ (1,000)	\$ 15,000
10-621-2600	WI FI Public	2,400.00	\$ (2,000)	\$ 400
10-622-1021	Salaries, PT	20,000.00	\$ (9,000)	\$ 11,000
10-622-1050	FICA	2,100.00	\$ (1,400)	\$ 700
10-624-2134	Water and Sewer	1,500.00	\$ (1,200)	\$ 300
10-630-1021	Salaries, PT	13,300.00	\$ (11,500)	\$ 1,800
10-630-1025	Salaries, OT	3,500.00	\$ (2,800)	\$ 700
10-630-2130	Utilities	30,544.00	\$ (3,479)	\$ 27,065
10-630-2132	Gas	10,000.00	\$ (3,500)	\$ 6,500
10-630-2150	M&R Bldg	78,000.00	\$ (4,000)	\$ 74,000
10-630-2260	Advertising	22,500.00	\$ (2,500)	\$ 20,000
10-630-2550	Ins & Bonds	18,590.00	\$ (8,800)	\$ 9,790
				\$ -
	Total	\$ 1,112,168	\$ -	\$ 1,112,168

Amendment #5 – Final
budget amendments to
balance accounts – FY
2023/2024

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Motion: (Ann Smith/Barry Mitchell) to approve all the budget amendments as presented. Unanimously approved.

Informal Discussion:

Reports:

- **Police Report: (Included in Agenda Packets)**
- **Code Enforcement Report – August 2023**

Date Opened (YRMTDY)	Town	Property Address	Violation	Man Hours	Status	Deadline
230719	Hudson	623 Woodland St	Nuisance - TJD	1	Owner Notified	230809
230719	Hudson	600 Hillcrest Dr	Nuisance - TJD	1	Owner Notified	230809
230719	Hudson	643 Woodland St	Nuisance - TJD	1	Owner Notified	230809
230719	Hudson	643 Woodland St	Illicit Discharge	1	Owner Notified	230809
230801	Hudson	2 US Hwy 321A	Illicit Discharge	1	New Violation	230801
230810	Hudson	128 Buck Shoals Cir	Nuisance - Ovrgrth	1	New Violation	230907
230810	Hudson	606 Hillcrest St	Nuisance - Ovrgrth	1	New Violation	230907
230810	Hudson	620 Hillcrest St	JNMV	1	New Violation	230907
230810	Hudson	331 Laurel St	JNMV	1	New Violation	230907
230810	Hudson	340 Laurel St	Nuisance - TJD	1	New Violation	230907
230810	Hudson	177 Sherrill St	Nuisance - Ovrgrth	1	New Violation	230907

- **Finance Report and Sales Tax:**

Sales Tax Revenue		
	PY	CY
3231	34,037.61	29,602.30
3232	24,174.58	22,733.17
3233	16,419.43	14,171.69
3234	5,442.44	6,311.49
3235	26,196.29	25,107.39
	106,270.35	97,926.04
% Increase		-7.9%

August 15, 2023 Regular Meeting

	Current Month*	Last Month**					
SUMMARY OF CASH ACCOUNTS							
Cash/Checking	\$ 307,010	\$ 283,166					
NC Capital Management Trust	2,694,074	2,934,485					
CD - First Citizens Bank	100,119	100,119					
	\$ 3,101,203	\$ 3,317,771					
	Budget	ACTIVITY	ACTIVITY	OPEN			
	2023-2024	THIS MONTH	TO DATE	ENCUMBRANCE	Balance	%	
REVENUES	\$ 4,669,165	\$ 135,000	\$ 135,000		\$ 4,534,165	2.89%	
EXPENDITURES	\$ 4,669,165	\$ 500,688	\$ 500,688	\$ 263,419	\$ 3,905,058	16.36%	
REVENUES- AMERICAN RESCUE PLAN (ARPA)	\$ 1,182,049	\$ -	\$ 1,182,049		\$ 0	100.00%	
EXPENDITURES- AMERICAN RESCUE PLAN (ARPA)	\$ 1,182,049	\$ -	\$ 687,751		\$ 494,298	58.18%	
REVENUES- CAP PROJECT HUD OPT PK	\$ 445,160	\$ 250	\$ 594,146		\$ (148,986)	133.47%	
EXPENDITURES-CAP PROJ HUD OPT PK	\$ 445,160	\$ -	\$ 747,593	\$ -	\$ (302,433)	167.94%	
REVENUES-CAP PROJ STREETSCAPES	\$ 100,000	\$ -	\$ 100,000		\$ -	100.00%	
EXPENDITURES-CAP PROJ STREETSCAPES	\$ 100,000	\$ -	\$ -		\$ 100,000	0.00%	
REVENUES- CAPITAL PROJECT HUB ST.	\$ 1,135,300	\$ -	\$ 589,693		\$ 545,607	51.94%	
EXPENDITURES- CP HUB STATION	\$ 1,135,300	\$ -	\$ 404,372		\$ 730,928	35.62%	
NOTES:							
1	Property tax bills were mailed at the end of July. The majority of property tax and solid waste collections occur during November through January. Final collection rate for FY23 was approximately 98.3%.						
2	There is a three month lag in sales tax distribution. Sales Tax Revenues for July are currently 7.9% below revenues in prior year.						
3	Most state-shared revenues are distributed quarterly. The first allocation for Powell Bill should be received in September 2023.						
4	Investment earnings this period were \$11,724.31.						
5	Revenue activity reported for the month include reversals of accruals recorded as of June 30, 2023. Actual revenues recorded for the month were \$300,438.18.						
	* Does not reflect all monthly adjusting entries						
	**Reflects Monthly Closing Entries and Updated						

Reminders:

- **August 17th – Third Thursday Concert – Featuring “Heavy Mountain String Band; Soul Food Island Food Truck.**
- **August 25th – Hudson Hometown Concert – Featuring “Gunshy”**
- **In the Parks Events – Scheduled for this weekend on Central Street (Downtown).**
- **Hudson Man & Woman of the Year Banquet - October 5th at HUB Station**

Adjournment:

Motion: (Larry Chapman/Jeff Link) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk