

# Town of Hudson Regular Meeting

January 20, 2026

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**Members Present:** Mayor Janet Winkler, Mayor Pro Tem, Rick Shew, Commissioners Richard Blevins, Larry Chapman, Jeff Link, and Ann Smith

**Members Absent:** Commissioner Jim Engelman

**Others Present:** Town Manager, Jonathan Greer, Assist. Town Manager/Finance Officer, Shana Guy, Chief of Police, Brandon Nelson, Town Attorney, Joey Petrack Town Planner, Teresa Kinney, and Town Clerk, Tammy Swanson

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## **Call to Order:**

Mayor Janet Winkler called the January meeting to order, and Mayor Pro Tem, Rick Shew, led the audience in the Pledge of Allegiance and opening prayer. Janet introduced our new Town Attorney, Joey Petrack. Joey is from the Eggers, Eggers, Eggers and Eggers Law Firm, and will be replacing Jonathan Green, who is from the same law firm.

## **Discuss/Adjust Agenda:**

Janet presented the January agenda, and the following item was added:

Item 4(a) – Approval of Minutes

**Motion: (Jeff Link/Rick Shew) to approve the 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/Ann Smith) to approve the minutes, as presented, from the December 16, 2025 Regular Meeting (Old Business) and the December 16, 2025 Regular Meeting (New Business). Unanimously approved.**

## **Recognize Officer Bryan Beebe for Attaining Intermediate Law Enforcement Certificate:**

Chief Nelson stated that Officer Bryan Beebe has attained his Intermediate Law Enforcement Certificate, and he reviewed the requirements for reaching this goal.

- Achieve Professional Award; and
- Accumulated at least thirty-two (32) points and at least eight (8) years of creditable experience; or
- Accumulated at least forty (40) points and at least six (6) years of creditable experience; or
- Accumulated at least forty-eight (48) points and at least four (4) years of creditable experience; or
- Has an Associate Degree from an accredited institution with at least sixteen (16) points and at least four (4) years of creditable experience; or

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- Has a Baccalaureate Degree from a credited institution with at least eight (8) points and at least two (2) years of creditable experience.

Chief Nelson stated that this is a major undertaking for an officer, and he was very proud of Officer Beebe for completing the work and being awarded the certificate.

Officer Beebe thanked Chief Nelson and the Board for the support he has been shown over the years.

Janet thanked Officer Beebe for his hard work in achieving this Certificate, and for helping to keep our community safe.

**Public Hearing for Zoning Text Amendment 2025-01:** (Public Hearing Advertised 1/3/2026 & 1/17/26)

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

**Motion: (Jeff Link/Ann Smith) to open to the floor for public hearing. Unanimously approved.**

Teresa stated that the Board will be considering multiple text amendments to the Zoning Ordinance; however, the changes will be considered as one amendment. She commented that the Planning Board reviewed and approved all of the amendments, and also recommended approval by the Board of Commissioners.

The Text Amendments were presented as follows:

**1 - Accessory Dwelling Units (ADUs):** Teresa stated that ADUs are handy in allowing for extra housing as vacant land is becoming harder to find. The ADUs are smaller dwelling units separate from the principal dwelling on the property, but owned by the same owner as the principal structure. There can only be one accessory unit per lot, and the lot cannot be subdivided – the ADU must be on the same lot as the principal dwelling. The ADU cannot be a shed, and a tiny home would have to meet NC Building Codes. Also, the ADUs cannot be temporary; they are permanent structures.

Richard asked how the ADUs would affect E-911 addressing since they are going to be permanent structures. He also commented that having multiple driveways from the dwellings could be confusing for emergency responders.

Teresa stated that staff could talk with E-911 addressing, and see how this need to be handled. She commented that there are different ways the addressing could be handled.

There was also some concern expressed about whether or not the Town has an ordinance against two dwelling being built on a single lot.

It was suggested that the Board table a decision on the ADUs amendment until the E-911 addressing could be clarified, and the question of whether or not the Town has an ordinance that would not allow two dwelling to be built on a single lot.

## **DRAFT Accessory Dwelling Unit (ADU)**

### **§ DEFINITIONS.**

**Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. Accessory dwellings do not include manufactured homes, recreational vehicles, campers, tents, tiny homes that do not meet the full NC Building Code Requirements for Dwellings.

Accessory Dwelling Attached or inside of principal dwelling.

### **§ Accessory Dwelling Units.**

- (A) Accessory dwellings do not include manufactured homes, recreational vehicles, campers, tents, and tiny homes that do not meet the full NC Building Code Requirements for Dwellings.
- (B) The accessory dwelling shall be owned by the same person as the principal dwelling.
- (C) Zoning District is allowed in all districts with exceptions of Office and Institutional, Neighborhood Business. Lot size requirements for accessory and principal structures no less than 15,000 square feet, and lot must contain no more than one additional detached accessory structure and building lot coverage no more than 36% .
- (D) Accessory dwelling units shall be located on a lot that complies with the minimum area and width requirements of the zoning district in which it is located.
- (E) Accessory dwellings shall only be located in the side or [rear yard](#) of the principal dwelling and must meet applicable setbacks.
- (F) Accessory dwelling units must adhere to a height requirement of no greater than thirty-five (35) foot height requirement.
- (G) One accessory dwelling unit is permitted per lot as an accessory to a detached single-family residence.

- (H) Unless the accessory dwelling unit is accessed from a different road or street than the principal structure, the accessory dwelling unit must share a driveway with the principal structure.
  - (I) Accessory dwelling units shall have a separate means of building access, meeting Building Code requirements, from outside the building.
  - (J) The accessory dwelling shall not exceed one-half (1/2) of the total area of the principal dwelling or 925 square feet, whichever is greater, but in no case shall it exceed that of the principal dwelling.
  - (K) Accessory dwellings shall be built to North Carolina Building Standards. Zoning Administration Staff "may/shall" require sealed engineered or architectural plans to ensure compliance with this requirement.
  - (L) The structure shall be connected to water, sewer, and electric utilities to comply with State law. Accessory dwelling units must have separate utility meters if they intend to be leased, rented, or sold.
  - (M) Temporary health care structures as defined in NCGS § 160D-915 shall be regulated as compliant with said statute
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**2 -Add RA-15 to the Residential High Density Overlay District Zoning:** This allows for a higher density development if the property can connect to sewer, or an engineered septic system designed for the development.

**Provisions for RHDOD**

These provisions govern the establishment of a Residential High Density Overlay District within the R15, R85, R75, CBD, and HB Districts. **(Add RA-15 if public sewer is available or an engineer-designed private sanitary system.)**

**3 - Revise Residential High Density Overlay District Zoning:** to allow for "individual stacked second story apartment units."

**105.1** No dwelling shall exceed two and one-half (2 1/2) stories or thirty-five

(35) feet in height. No other building shall exceed thirty-five (35) feet in height unless minimum side and rear yards at exterior property lines shall be increased over the required minimum by five (5) feet for every five (5) feet, or fraction thereof, of height over thirty-five (35) feet. Individual stacked second story apartment units are not permitted. Any building greater than one story shall be designed as townhouses where each individual dwelling unit occupies all stories above the ground story.

**4 - Allow 10% Administrative Deviation from Regulations in Residential High Density Overlay Zoning:** if deviation does not increase density. (Note: Deviation could involve setbacks, buffers, etc.)

**Staff 10% deviation**

- a. Allow 10% administrative deviation from the regulations in the RHDOD that does not create greater density on RHDOD

**5 - Allow Private Streets under Established Homeowners Associations:** In lieu of Town maintained streets. The Town does not currently allow private streets.

Richard asked when allowing private streets would be helpful to a developer, etc.

Teresa stated that Kirkland Avenue is a good example of a private street. It serves as an entry street for 3 apartment complexes.

Richard stated that his concern is that people inside the Town Limits expect certain services, and maintaining the streets is typically a service they expect to get. Allowing a Homeowners' Association to look after a street is good until something happens to the Association, and the street is no longer maintained. Also, law enforcement would not be allowed to enforce traffic laws on private streets.

Teresa suggested private streets/roads be allowed in the ETJ area only.

Jonathan briefly discussed private streets, and some of the problems that can occur with private streets. One option is to have the State to take over the road, which can be an expensive endeavor. He agreed that it would be a good choice to allow private streets in the ETJ area only.

It was the consensus of the Board to allow private streets in the ETJ only.

**Close the Public Hearing:**

**Motion: (Ann Smith/Larry Chapman) to close the public hearing. Unanimously approved.**

**Consistency Statement:**

Teresa read the following consistency statement.

The requested zoning action for ZTA 2025-01, as most currently amended, is recommended for approval to the Hudson Board of Commissioners by the Planning Board, and has been found to be consistent with the Town of Hudson Comprehensive Plan as follows:

LAND USE AND GROWTH MANAGEMENT RECOMMENDATIONS

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) Continue to encourage low and medium density developments as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

**Motions: Text Amendments:**

**Accessory Dwelling Units:**

**Motion: (Rick Shew/Jeff Link) to table a decision on the Accessory Dwelling Units (ADUs) to clarify E-911 addressing for two dwellings on one lot, and to allow staff time to research whether or not the Town has an ordinance that would not allow two dwellings to be built on a single lot. Unanimously approved.**

**Motion: (Rick Shew/Jeff Link) to approve adding RA-15 to the RHDOD zoning, revise RHDOD zoning to allow for individual stacked second story apartment units, and allow 10% administrative deviation from regulations in RHDOD zoning if deviation does not increase density based on the findings of the consistency statement, and the recommendation of the Planning Board. Unanimously approved.**

**Motion: (Rick Shew/Jeff Link) to approve allowing private streets under established homeowners' associations or business owners' associations in the ETJ area only. Unanimously approved.**

**Public Hearing for Rezoning 2025-03 – Pepper Lane:**

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

**Motion: (Jeff Link/Ann Smith) to open the floor for public hearing. Unanimously approved.**

Teresa stated that this rezoning requested was submitted by Common Property, LLC – David Reule, to rezone 2148-2520 Pepper Lane to add the RHDOD zoning district to the property. The property is currently zoned RA-15, and adding the overlay would allow for higher density residential with more flexible development. The underlying zoning for the property would remain RA-15. The total acreage involved is 11.29 acres +/-, and the current land use is duplex,

single family residential, and vacant land single family. Adjoining property owners have been notified, and the rezoning has been advertised and posted. Teresa commented that both the Planning Board and staff recommend approval of this rezoning.

Teresa presented the following background information.

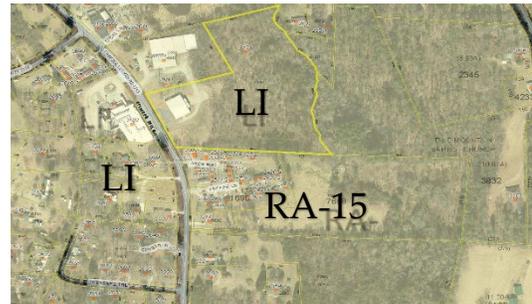
**1. Purpose:** The applicant-agent would like to obtain approval to rezone the 11.29 acres from RA-15 to allow for the Residential High Density Overlay District (RHDOD). This request is to be considered a rezoning both properties as shown above from Residential High Density Overlay District added to the RA-15 District. A rezoning to RHDOD will mean the only uses allowed hereafter will be permitted uses allowed in the RHDOD. Approval of this rezoning will continue to further expand the residential development as set forth in the *Comprehensive Plan 2022*. The Planning Board is to make a recommendation to Town Commissioners as to whether changing the zoning district from RHDOD is appropriate based on location within town, surrounding uses, access to infrastructure – roadways and utilities, and referencing the future land use as found in the adopted *Town of Hudson Comprehensive Plan 2022*.

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

**3. Surrounding Zoning:** Proposed rezoning parcel is RA-15 and Light Industrial (LI),

**4. Surrounding Land Use:**

within 100' are as follows:  
North: LI Light Industrial and RA-15  
South: RA-15  
East: RA-15  
West: RA-15 and LI



**5. Jurisdictional Information:** The property to be rezoned is located within the Town's ETJ Extraterritorial Planning Jurisdiction.

**6. Infrastructure:** The properties have access to a collector street of Freezer Locker Road and Pine Mountain Road.

**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 – Applicant will be required to pursue a driveway permit connection with NCDOT and install sidewalks or add money to the Town of Hudson Sidewalks escrow fund.

Schools – the requested 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: The applicant must provide information that the property can meet all zoning requirements and subdivision requirements on one of the tracts to be developed. Other elements are parking, setbacks; lot coverage will be reviewed at such time. A new recombination survey plat is proposed along with deeds for the development of one new single-family home.
- 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 rezone the property to add the RHDOD (Residential High District Overlay District) to the current RA-15 zoning district below you will find excerpts from the zoning ordinance examining the intent of each of the districts.

**Section 80.3 RA-15 Residential-Agricultural District.** This district is composed of medium density residential development and of open areas which are used as farmland and woodland. The regulations of this district are intended: (1) to ensure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at sufficiently medium densities to ensure a healthful environment and (2) to protect agricultural and residential areas from an influx of incompatible uses which would render such areas undesirable for farms and future development.

**Purpose**

The Residential High Density Overlay District (RHDOD) is designed to provide for high density residential overlay zone within the R-75, R-85, R-15, CBD and Highway Business Districts by an amendment to the Town of Hudson Zoning Ordinance. The RHDOD district is established to accommodate a diverse range of residential development at higher densities as well as limited forms of neighborhood-serving nonresidential development. The district accommodates all forms of residential development, including live/work units and upper-story residential development. Also allowed are complementary uses usually found in residential zoning districts such as parks, open space,

schools, religious institutions, and minor utilities. For the purposes of this section, a high density residential is defined as any lot, tract, or parcel of land used, maintained or intended to be used, leased or rented for occupancy of multi-family dwellings, consisting of not less than 2 acres in area, excluding street right-of-way, but including 12 dwelling units completed at first occupancy.

#### RHDOD Residential District Standards- Overlay District

All development in residential zoning districts shall be subject to the following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a "guarantee" of development intensity. Other factors and requirements may limit development intensity more than these standards.

### **11. Future land use implications:**

#### **Planning Board Recommendation on Rezoning Request**

When making land use recommendations, the Planning Board should reference the adopted *Town of Hudson Comprehensive Plan 2022* (as amended) for guidance. This plan provides a framework for the Town's physical growth and development over the next 15-20 years.

The parcels under consideration for rezoning are currently designated as **RA-15 on zoning maps and** on the *Future Land Use Map* (see attached), as outlined in the Comprehensive Plan. However, the current zoning classification of these parcels is **RA-15 (Residential)**. Despite this designation, the property has functioned as multi-family residential

#### **Proposed Rezoning and Justification**

- **Encourage redevelopment and economic activity** consistent with the objectives outlined in the Comprehensive Plan.

#### **Public Input Considerations**

As part of the rezoning process, public input should be considered to address any concerns regarding:

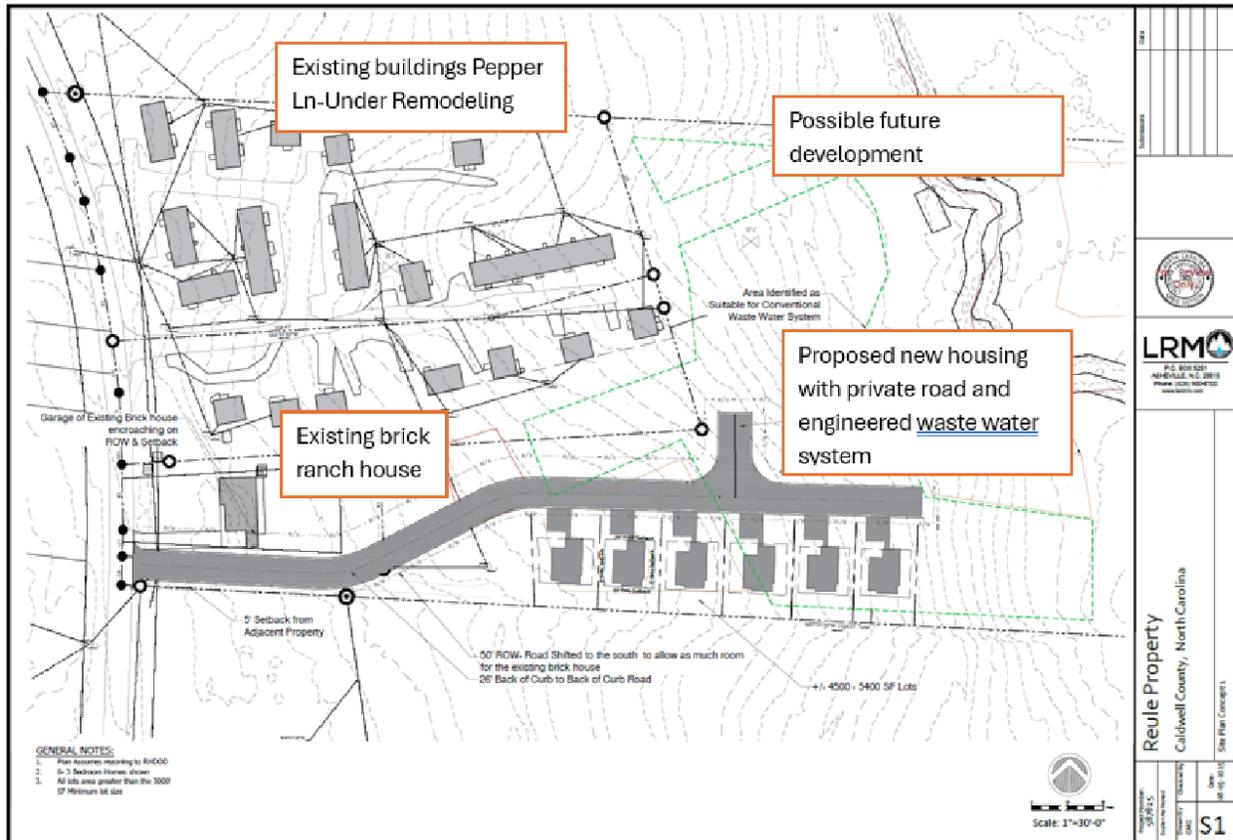
- **Traffic and infrastructure impact** – Analyzing whether increased commercial activity may require improvements to roadways, parking, or pedestrian access.
- **Compatibility with surrounding uses** – Ensuring that proposed uses complement existing businesses and residential areas.
- **Community and stakeholder feedback** – Gathering input from adjacent property owners, business owners, and residents to gauge support or opposition.

#### **Potential Impacts**

- **Economic Growth:** Rezoning could attract new businesses, increase property values, and contribute to a more vibrant commercial district.
- **Infrastructure & Services:** A shift to residential zoning may necessitate a review of water, sewer, and traffic capacity to support expanded uses.
- **Aesthetic and Functional Improvements:** Encouraging

redevelopment could lead to façade upgrades, improved pedestrian access, and better land utilization.

Rezoning the property to **RHDOD** would support the Town’s long-term vision by encouraging economic and residential development, ensuring zoning compliance, and fostering a dynamic, high density residential environment. Considering the property’s historical commercial use and its location, the proposed change aligns with both current needs and future growth objectives.



**Applicable Comprehensive Plan Goals:**

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 expressed that citizens would they would like to continue to encourage these types of development and would like to further the allowance of high density residential surrounding downtown and transitional areas.

**Goal 1:** Future Land Use Recommendation for Growth Management –Commercial, Residential

4. Evaluate appropriate types of residential dwellings within residential zoning districts. a. Preserve established neighborhoods and encourage single and multi-family infill development in appropriate areas.

b. Continue to encourage low and medium density developments as well as

allowing high-density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

**Planning Board recommends approval of the proposed rezoning based on the following information:**

1. The request is to rezone the subject parcel to add Residential High Density Overlay District to the existing RA-15 district consistent with the future land use for residential development and growth management recommendations in the *Town of Hudson's Comprehensive Plan 2022.* If approved, the Future Land Use Map and Zoning Map can be updated to recommend the rezoning.

Janet asked David Reule if he would like to talk about his projects.

David Reule thanked the Board for considering his projects. He commented that he has worked on several projects in Caldwell County, and he discussed his project on Freezer Locker Road, which he has named Hudson Park. He stated that he has 3 more units to renovate, but expects they will be rented quickly. Mr. Reule stated that his working experiences in Hudson have been very good, and he thanked the Board for being open to his projects.

The Board thanked Mr. Reule for his interest in Hudson.

Janet asked about possible future development - would it be the same type of housing as is there now?

David stated that he is not sure at this time. He discussed some potential ideas for some of the surrounding properties.

**Close Public Hearing**

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

Teresa read the following consistency statement.

**Planning Board Decision: Approval Recommendations and Consistency Statement**

The Planning Board recommends approval of the proposed rezoning/map change for RZ-2025-04 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 -Residential

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b. Continue to encourage low and medium density developments as well as allowing high-density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

**Motion: (Rick Shew/Larry Chapman) to approve Rezoning #2025-03 based on the recommendation of the Planning Board, and findings of the consistency statement. Unanimously approved.**

#### **Public Hearing for Rezoning #2025-04 – Hudson Towne Centre, LLC**

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

**Motion: (Jeff Link/Ann Smith) to open the floor for public hearing. Unanimously approved.**

Teresa stated that this rezoning request was submitted by Hudson Towne Centre, LLC, and Common Property, LLC – David Reule, to rezone 489, 495, 503, 509 and 513 Main Street, along with 103, 113, 115, 117, and 119 Throneburg Avenue to add RHDOD zoning. The current zoning for the approximate 5.22 acres is Central Business, which would remain the underlying zoning if the property is rezoned. Teresa stated that the adjoining property owners have been notified, including the property owners across the street from the property, and the rezoning has been posted and advertised.

Teresa stated both the Planning Board and staff recommend approval of this rezoning. She presented the following background information for the rezoning.

**1. Purpose:** The applicant-agent would like to obtain approval to rezone the 5.22 acres from Central Business District to allow for the Residential High Density Overlay District (RHDOD). This request is to consider a rezoning of both properties to Residential High Density Overlay District added to the CBD District. A rezoning to RHDOD would mean the only uses allowed hereafter will be permitted uses allowed in the RDHDOD, Approval of this rezoning will continue to further expand the residential development as set forth in the *Comprehensive Plan 2022* The Planning Board is to make a recommendation to Town Commissioners as to whether changing the zoning district from RHDOD is appropriate based on location within town, surrounding uses, access to infrastructure – roadways and utilities, and referencing the future land use as found in the adopted *Town of Hudson Comprehensive Plan 2022*.

**2. Legal notification:** All surround property owners have been notified by letter via USPS, the property has been posted with a sign 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 parcels are

**4. Surrounding Land Use:**

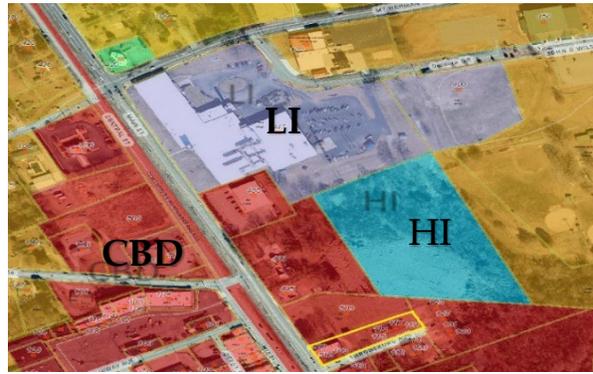
within 100' are as follows.

North: LI-Light Industrial & CBD

South: CBD

East: HI-Heavy Industrial

West: CBD



**5. Jurisdictional Information:** The property to be rezoned is located the Town's municipal boundary.

**6. Infrastructure:** The properties have access to a Main St/ US321A, gas, public water and sewer.

**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 – Applicant will be required to pursue driveway permit connections with NCDOT and install sidewalks or add money to the Town of Hudson Sidewalks escrow fund. NCDOT may require a traffic study as needed.

Schools – the requested 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: The applicant must provide information that the property can meet all zoning requirements and subdivision requirements on one of the tracts to be developed. Other elements are parking, setbacks; lot coverage will be reviewed at such time. A new recombination survey plat is proposed along with deeds for the development of one new single-family home.
- 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 rezone the to add the RHDOD (Residential High District Overlay District) to the current CBD zoning district below you will find excerpts from the zoning ordinance examining the intent of each of the districts.

**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.

**Purpose**

The Residential High Density Overlay District (RHDOD) is designed to provide for high density residential overlay zone within the R-75, R-85, R-15, CBD and Highway Business Districts by an amendment to the Town of Hudson Zoning Ordinance. The RHDOD district is established to accommodate a diverse range of residential development at higher densities as well as limited forms of neighborhood-serving nonresidential development. The district accommodates all forms of residential development, including live/work units and upper-story residential development. Also allowed are complementary uses usually found in residential zoning districts such as parks, open space, schools, religious institutions, and minor utilities. For the purposes of this section, a high density residential is defined as any lot, tract, or parcel of land used, maintained or intended to be used, leased or rented for occupancy of multi-family dwellings , consisting of not less than 2 acres in area, excluding street right-of-way, but including 12 dwelling units completed at first occupancy.

RHDOD Residential District Standards- Overlay District

All development in residential zoning districts shall be subject to the

following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a “guarantee” of development intensity. Other factors and requirements may limit development intensity more than these standards.

### **11. Future land use implications:**

#### **Planning Board Recommendation on Rezoning Request**

When making land use recommendations, the Planning Board should reference the adopted *Town of Hudson Comprehensive Plan 2022* (as amended) for guidance. This plan provides a framework for the Town’s physical growth and development over the next 15-20 years.

The parcels under consideration for rezoning are currently designated as **CBD on zoning maps and** on the *Future Land Use Map* (see attached), as outlined in the Comprehensive Plan. However, the current zoning classification of these parcels is **CBD (Residential)**. Despite this designation, the property has functioned as multi-family residential.

#### **Proposed Rezoning and Justification**

- **Encourage redevelopment and economic activity** consistent with the objectives outlined in the Comprehensive Plan.

#### **Public Input Considerations**

As part of the rezoning process, public input should be considered to address any concerns regarding:

- **Traffic and infrastructure impact** – Analyzing whether increased commercial activity may require improvements to roadways, parking, or pedestrian access.
- **Compatibility with surrounding uses** – Ensuring that proposed uses complement existing businesses and residential areas.
- **Community and stakeholder feedback** – Gathering input from adjacent property owners, business owners, and residents to gauge support or opposition.

#### **Potential Impacts**

- **Economic Growth:** Rezoning could attract new businesses, increase property values, and contribute to a more vibrant commercial district.
- **Infrastructure & Services:** A shift to residential zoning may necessitate a review of water, sewer, and traffic capacity to support expanded uses.
- **Aesthetic and Functional Improvements:** Encouraging redevelopment could lead to façade upgrades, improved pedestrian access, and better land utilization.

Rezoning the property to **RHDOD** would support the Town’s long-term vision by encouraging economic and residential development, ensuring zoning compliance, and fostering a dynamic, high density residential environment. Considering the property’s historical commercial use and its location, the proposed change aligns with both current needs and future growth objectives.

**Applicable Comprehensive Plan Goals:**

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 expressed that citizens would like to continue to encourage these types of development and would like to further the allowance of high density residential surrounding downtown and transitional areas.

**Goal 1:** Future Land Use Recommendation for Growth Management –Commercial, Residential

1. Evaluate appropriate types of residential dwellings within residential zoning districts. a. Preserve established neighborhoods and encourage single and multi-family infill development in appropriate areas.

b. Continue to encourage low and medium density developments as well as allowing high-density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

**Planning Board recommends approval of the proposed rezoning based on the following information:**

1. The request is to rezone the subject parcel to add Residential High Density Overlay District to the existing R-75 district consistent with the future land use for residential development and growth management recommendations in the *Town of Hudson's Comprehensive Plan 2022*. If approved, the Future Land Use Map and Zoning Map can be updated to recommend the rezoning.

Janet asked if this project would include the apartments on Throneburg Ave.

David stated that this project does not include the apartments. He stated that he has contacted the owners of the apartments, but there has been no response.

Rick asked when the project would begin if the rezoning is approved.

David stated that he would probably close on the property sometime in February, and then the project would move to the civil engineers, and keep going forward from there. He stated that he would like to recruit certain elements together for the project i.e., possibly restaurants, student housing, etc., and that could take time.

**Close Public Hearing**

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

Teresa read the consistency statement as follows:

The Planning Board recommends approval of the proposed rezoning/map change for RZ-2025-04 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 -Residential

b. Continue to encourage low and medium density developments as well as allowing high-density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.

**Motion: (Ann Smith/Rick Shew) to approve RZ 2025-04 as recommended by the Planning Board, and based on the findings of the consistency statement. Unanimously approved.**

**Call for Public Hearing to Remove a Remnant of Thompson Drive:**

Jonathan stated that a portion of Thompson Drive was rerouted approximately 30 years ago to improve its intersection with Pine Mountain Road. The former route of Thompson Drive is approximately 200 ft, and is unpaved. Jonathan stated that a request has been made for the Town to abandon this short portion of Thompson Drive so that the remaining right-of-way can be cancelled. Removing this small section of Thompson Drive from the Town's maintenance program does not adversely affect any existing property, or travel for the public. The underlying property would revert to the current property owner, and allow them a better opportunity to develop the property.

Jonathan presented the following picture of the area, highlighting the section that would be released.



Jonathan stated that in order for the Town to begin the process of releasing the property, the Board would need to call for a public hearing to discuss the request.

**Motion: (Larry Chapman/Jeff Link) to call for a public hearing for the February 17, 2026 meeting to discuss releasing the unused remnant of Thompson Drive as requested. Unanimously approved.**

**Adopt FY 2026-2027 Budget Calendar:**

Jonathan stated that each year, the Board adopts a budget calendar for preparing the upcoming budget. He presented the following calendar for the FY 2026-2027 budget.

<b>BUDGET PREPARATION CALENDAR FOR FY 2026-2027</b>	
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January 20, 2026	The Budget Dateline is submitted to the Town Commission in open session for approval.
March 11, 2026	Department heads receive budget request forms at monthly Department Head meeting and are instructed to complete and return by March 25, 2026.
March 26, 2026	Manager receives budget request forms from department heads, as well as year-to-date information on departmental expenditures
March 11 – April 24, 2026	2026-2027 Budget is prepared by staff.
April 27 - May 15, 2026	The Town Commission holds budget workshops to discuss Line-Item expenditures for the upcoming year. Following the meetings the Town staff makes the necessary revisions to the recommended budget.
May 29, 2026	The Budget document is presented to the Board for its consideration. A copy of the budget will be filed with the Clerk. The Town Commission sets a date for the public hearing on June 17, 2025 and the Budget is made available for public review.
June 16, 2026	The Town Commission holds a public hearing to hear comments regarding the FY 2026-2027 Annual Budget. The Town Commission adopts the fiscal year 2026-2027 Budget Ordinance for the Town of Hudson.

Jonathan commented that since Chuck is currently the Interim Public Works Director, he will start the budget for Public Works, and the new director will finish the budget.

**Motion: (Ann Smith/Rick Shew) to approve the Budget Preparation Calendar for FY 2026/2027 as presented. Unanimously approved.**

**Informal Discussion:**

**Reports:**

- **Police Department – Included in the Agenda Packets**

Chief Nelson thanked the Board for allowing the Police Department to use the former landscape building for storage. He stated that currently, they have evidence stored in several locations, and having this building will allow them to store everything in one place.



January 20, 2026 Regular Meeting

• **Tax Report:**

January 20, 2026

2025 Tax Report

	Property Valuation	Rate	Tax Levy	Collections	Total Due
Categories					
Original Levy:		\$ 0.40			
Personal Property	56,536,468	\$ 0.40	\$ 226,145.87		
Unreg. Vehicles		\$ 0.40			
Mobile Homes		\$ 0.40			
Other		\$ 0.40			
Fixtures		\$ 0.40			
Mft. Inventory		\$ 0.40			
State Assessed	7,595,335	\$ 0.40	\$ 30,381.34		
City Late Fee		\$ 0.40			
Real Property:	441,155,674	\$ 0.40	\$ 1,764,622.69		
Total:		\$ 0.40	\$ 2,021,149.90		
Discoveries:					
Current Year			\$ 1,162.53		
Prior Years			\$ 984.78		
Late List Fees:					
Abatements:					
Current Year's Adjustments:			\$ (6.17)		
Discounts: Tax & Sanitation			\$ (30,621.09)		
Sr. Citizen Exemptions:	9,071,950		\$ (36,287.80)		
Mowing Fees Paid			\$ (900.00)		
Net Levy			\$ 1,955,482.15		
Collections as of 01/20/2026		93.24%	\$ (1,803,721.86)	\$ 1,803,721.86	
Uncollected as of 01/20/2026		6.76%	\$ 151,760.29		\$ 151,760.29
Sanitation:					
Residential	\$ 126.00	1,383 Billed	\$ 190,386.00		
Commercial	\$ 252.00	59 Billed	\$ 15,876.00		
Add: Discovery Sanitation:					
Less: Adjustments					
Total Sanitation			\$ 206,262.00		
San. Collections as of 01/20/2026		91.14%	\$ (187,981.33)	\$ 187,981.33	
San. Uncollected as of 01/20/2026		8.86%	\$ 18,280.67		\$ 18,280.67
Total Collections as of 01/20/2026				\$ 1,991,703.19	
Total Due as of 01/20/2026					\$ 170,040.96

- **Project Updates:**

**Elevator at B Building:** Jonathan stated that the final inspection was done today, and the elevator does work. There is still a little cosmetic work to be done before it is put to regular use.

**Kitchen Renovation at HUB:** Jonathan stated that renovations on the HUB kitchen started last week. Work was done on the plumbing and the back wall where the ice machine was located. He commented that we are not sure of the timeline for this project - since we are working with an old building, we want to make sure we don't miss anything.

**Building for Public Works Dept.:** Jonathan stated that we are narrowing down on contractors for the new building for Public Works. The size of the building had to be altered a little due to expense, but the building should still accommodate the equipment just fine. Jonathan mentioned that Chuck Raby is helping with getting the building started, and he wants to see the building through to the end of construction.

**Adjournment:**

**Motion: (Larry Chapman/Ann Smith) to adjourn the meeting. Unanimously approved.**

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Tamra T. Swanson, Town Clerk