

Town of Hudson Special Meeting

January 27, 2026

Members Present: Mayor Janet Winkler, Mayor Pro Tem, Rick Shew, Commissioners Richard Blevins, Larry Chapman, Jim Engelman, Jeff Link, and Ann Smith (Zoom)

Others Present: Town Manager, Jonathan Greer, Chief of Police, Brandon Nelson, and Town Attorney, Joey Petrack (Zoom)

Call to Order:

Mayor Janet Winkler called the special meeting to order. This special meeting was called to vote on the Accessory Dwelling Units (ADUs) amendment that was tabled from the January 20, 2026 meeting.

Text Amendment - Add Accessory Dwelling Units to Zoning Ordinance:

Janet stated that at the January 20, 2026 Board Meeting, the Board held a public hearing to discuss amendments to the Zoning Ordinance. After the public hearing was closed, the Board voted to table their decision on adding Accessory Dwelling Units to the Zoning Ordinance for further clarification on how the E-911 Addressing would be handled for two separate dwellings on one lot, and to research whether or not the Town had an ordinance that would not allow two dwellings on a single lot.

For the question of addressing the Accessory Dwelling Units – Caldwell County E-911 Addressing indicated that they are familiar with addressing for these types of dwellings, and they would prefer the additional units be addressed as follows: example 513 Dogwood St. and 513-1 Dogwood Street. They prefer the address be all numbers rather than adding a letter, i.e., 513-A Dogwood Street.

For the question of allowing two separate dwellings on one lot – Research was done in both the Town's Code of Ordinances, and the Zoning Ordinance, and there was no ordinance found that would not allow two separate dwellings on one lot.

The amendment was presented as follows:

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 ($\frac{1}{2}$) 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](#)

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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

Teresa read the following consistency statement.

The requested zoning action, 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.

Motion: (Jim Engelman/Rick Shew) to approve ZTA 2025-01 Accessory Dwelling Units Amendment based on the clarification for addressing and permittance by ordinance, and based on the recommendation of the Planning Board and findings of the consistency statement. Unanimously approved.

Adjournment:

Motion: (Larry Chapman/Jim Engelman) to adjourn the meeting. Unanimously approved.

Tamra T. Swanson, Town Clerk