



City of Hamlet

201 W. Main Street
Hamlet, NC 28345

Adopted
November 14, 2023



Acknowledgements

November 2023

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Thank you to those who participated in one of the City's engagement sessions, completed the community survey, provided feedback, or voiced their opinion. We appreciate the time you took to provide the city with the valuable input essential to the completion of this Comprehensive Plan.

Photography

Photos are sourced from WithersRavenel and the Richmond County and City of Hamlet websites.

Special Thanks

A special word of gratitude to Jeanne Newton for her collaborative sharing of the "All Aboard Hamlet" tagline and Facebook page with the City for its comprehensive planning efforts. Another special thanks to Gail Strickland for her effort and support throughout the planning process.

Consultant





Executive Summary

Hamlet, North Carolina is a small town that is located within Richmond County. Flush with areas of vacant parcels, Hamlet has proactively planned for inevitable growth. With comprehensive land use planning efforts spanning the previous twenty years, the Town has been able to identify areas of concern and actively address them. The Comprehensive Plan continues this tradition of community planning.

With a goal of taking a broader look at the area and involving the community in the Plan development, the Town started the Comprehensive Plan in 2022. The process began with the development and distribution of a community survey, identification of a study area, and a Steering Committee analysis of opportunities and challenges facing the city. Demographic data was collected and analyzed, and community workshops were held by members of the Planning Staff. Mapping was developed and planning topics were identified through analysis of the collected data.

The Town Steering Committee, Planning Board, and City Council collaboratively worked to develop a Community Vision statement using foundational phrases and words submitted through the community survey. From there the Town identified twelve objectives that would be key for the implementation of their Vision. These include:

- Link downtown to City Lake.**
- Redevelop the Opera House.**
- Enhance City/Department Communications.**
- Improve Downtown Gateways.**
- Update City's Development Ordinances with Plan Vision.**
- Guide and Enhance Regional Growth to Align with Plan Vision.**
- Strategically Enhance City Infrastructure.**
- Address Downtown Vacancy.**
- Preserve historical downtown Hamlet.**
- Improve Commercial Opportunities and Encourage Amenities.**
- Expand Housing Options.**
- Enhance Fire, Police and Medical Services.**

A Future Land Use Map was developed by simultaneous to the recommended actions of the plan. This map is intended to guide future land use decisions and ensure that the vision of Hamlet is furthered by its development.

Table of Contents

Acknowledgements	1
Executive Summary	1
Background and Process	3
Regional Context.....	7
Existing Land Uses	8
Demographics	9
Previous Planning Efforts.....	14
Community Organization Inventory.....	19
Community Facilities Inventory	22
Focus Items.....	25
Community Engagement.....	31
Plan Vision and Goals.....	43
Future Land Use Plan	45
Future Land Uses.....	47
Objectives & Recommendations	57
Funding Considerations	79
Appendix	83





PART 1

COMMUNITY CONTEXT



Background and Process

The City of Hamlet, located within Richmond County, has an interesting and rich history. In the late 1800s, a woolen and sawmill were established along Marks Creek, deep in the Sandhills. It is due to the strategic location of these mills that this place was chosen to host the railroad track that went from Raleigh to Augusta, GA in 1870. As the railroad operated over the years, businesses and the City alike experienced prosperous growth. When competition in the form of roadways and automobiles grew stronger, the railroad and its success began to falter. Yet the City has proved its resilience, with a population rate that has been steady since the 1990s.

The 2023 Comprehensive Plan for the City of Hamlet aims to provide a framework for growth and preservation of Hamlet as future generations, homeowners, businesses, developers, and tourists shape the City's growth. This plan's purpose is threefold:

- It fulfills the State Legislature's requirement (N.C.G.S. § 160D-501) to "adopt and reasonably maintain a comprehensive plan or land-use plan" as part of adopting and applying zoning regulations. In other words, this document is required by the State in order for the City of Hamlet to continue to apply and enforce zoning regulations.
- It is a reference for governing bodies deciding text or map amendments. N.C.G.S. § 160D-605 requires governing boards to adopt a consistency statement affirming that a development proposal aligns with the broad goals of the adopted comprehensive plan.
- It establishes a clear vision for the City and defines strategies to realize that vision. The plan evaluates existing conditions, identifies areas for improvement, and prioritizes next steps for the City. Establishment of this unified vision and strategy development also creates a competitive application when seeking funding for project development.



To develop this plan, the following steps were taken:

- 1. Project Kickoff** - The consultants and staff held coordination meetings to initiate the project and evaluate existing projects, future opportunities, and obstacles for consideration.
- 2. Background Research and Analysis** - The project team collected data, conducted field research, and reviewed previous plans to understand existing conditions and evaluate projected trends.
- 3. Scenario Planning with the Stakeholder Group** - The project team presented background findings to the Stakeholder Group, which consisted of City citizens, department heads, and administrative leadership. This stage also included collaborative planning concerning baseline trends of the City. Scenario development led to initial sketches of land use priorities for the City's comprehensive plan and action items.
- 4. Public Engagement** - Utilizing the sketches developed with the Stakeholder Group, staff conducted a workshop to share existing and proposed plan exhibits with the public.
- 5. Visioning and Goal Setting** - Staff reconvened with the Stakeholder Group to evaluate the public workshop, discuss feedback, and review the City's existing goals and vision.

Esteemed American memoirist Maya Angelou once said, “If you don’t know where you’ve come from, you don’t know where you’re going.” This sentiment rings true in comprehensive planning; exercising a respectful evaluation of a place’s past can provide insight into its future trajectory. The following narrative gives a glimpse into the timeline and perspective of the history of the City of Hamlet.

Early History

The City of Hamlet has a long history of railway transportation. In 1866, the Wilmington, Charlotte & Rutherford Railroad expanded through a stretch of land that included Hamlet. Along a stream that flows through the Sandhills, called Marks Creek, an Englishman named John Shortridge built a woolen and sawmill in the 1800s. John named the area Hamlet in homage to the hamlets of the British Isles. The Raleigh and Augusta Air Line Railroad purchased land and created its own transportation line through Hamlet in 1877. The Seaboard Air Line Railroad chose Hamlet to host its regional headquarters, further increasing the visitors and economic growth of Hamlet. The City of Hamlet was incorporated into a City in 1897.



In 1930, with more than 4,000 residents, Hamlet enjoyed growth fueled by the Seaboard Railroad. As the county was gripped by one World War after another, the railroad was the primary method for shipping materials across the country. Towards the end of World War I, Seaboard chose Hamlet as the location for a maintenance shop, shipping yard, and other facilities to help maintain operations. After World War II, a multi-million-dollar classification yard opened in Hamlet. Prior to the common use of sleeping cars, visitors riding through Hamlet would stay at the multiple hotels located within the city. This allowed businesses along Main Street to prosper.



As time went on and the railroad industry transitioned due to competition from automobiles and roads, railroad facilities began to condense operations. Seaboard began to move workers out of Hamlet in the 1960s and became CSX Transportation in 1986.

Transportation

In 1870, a railroad line was created and run from Wilmington to Charlotte, NC, passing through Hamlet. This line allowed railroad workers to gather and settle in Hamlet, as the railroad line expanded from New York to Florida. The Seaboard railroad line eventually came to have five lines traveling through Hamlet, complete with a multitude of passenger trains.

Passenger rail lines gave way to roads and automobiles as the main mode of transportation across the country. A railroad line still exists in Hamlet today, under CSX Transportation. In addition to CSX Transportation, Amtrak also serves the city of Hamlet.

Economics

Significant economic change has taken place over the past 150 years. The economy of the City of Hamlet during the 1800s was largely fueled by the railroad industry and workers/visitors traveling through Hamlet. The businesses in the city thrived, and the workers of the railroad experienced benefits from being part of the railroad union.

As the popularity and accessibility of the automobile expanded, Hamlet's railroad-based economy felt the aftermath. Seaboard Air Line Railroad consolidated their operations which led to terminated positions, frozen wages, and reduced passenger train services. In addition, there was a national decline in textiles manufacturing, which had a largely stagnating effect in Richmond County as a whole. In neighboring cities franchise businesses such as Walmart opened, which further impacted local businesses in Hamlet, in addition to a Coca-Cola bottling plant closing in 1973. During the 1980s, The City of Hamlet was able to annex surrounding properties which brought 1,200 residents into the city's limits.

The City has worked diligently to preserve the Hamlet Depot, a historic site, and focus on economic revitalization throughout the downtown area by highlighting the historic connections to the railroad industry. The Hamlet Opera House, although it is currently vacant, is owned by the City of Hamlet. Because of its significant architectural features and historical prominence, it is hoped that funding will be available to rehabilitate and restore the building to be another feature and attraction in the downtown area.



Historical Structures

The Main Street Commercial Historic District is listed on the National Register of Historic Places. The district includes buildings that were built between 1900 and 1940 and include classic architectural elements.

Within this district is the Hamlet Passenger Station (also known as the Hamlet Depot) which has been revitalized and is being maintained by the City. This building acts as an active passenger depot for the railroad, along with a museum that showcases hands on exhibits, visual displays, and interactive consoles.

The district also includes the Union Building, the Old Hamlet Opera House, and Bank of Hamlet. The Terminal Hotel was a part of the district before it was destroyed by fire in the 1990's.



Regional Context

The City of Hamlet is located within a unique region known as the Sandhills. The Sandhills area is up to 35 miles wide in some areas, along an inland margin that goes through North Carolina, South Carolina, and Georgia. The Sandhills get their name from the sand sheets and dunes that cover the landscape, a result of ancient oceans that once existed but retreated from the area over time, leaving behind beach-like

conditions wherever water had touched the land. And despite Richmond County being a primarily agricultural area, the majority of the Sandhills consist of dry, nutrient-poor soil.



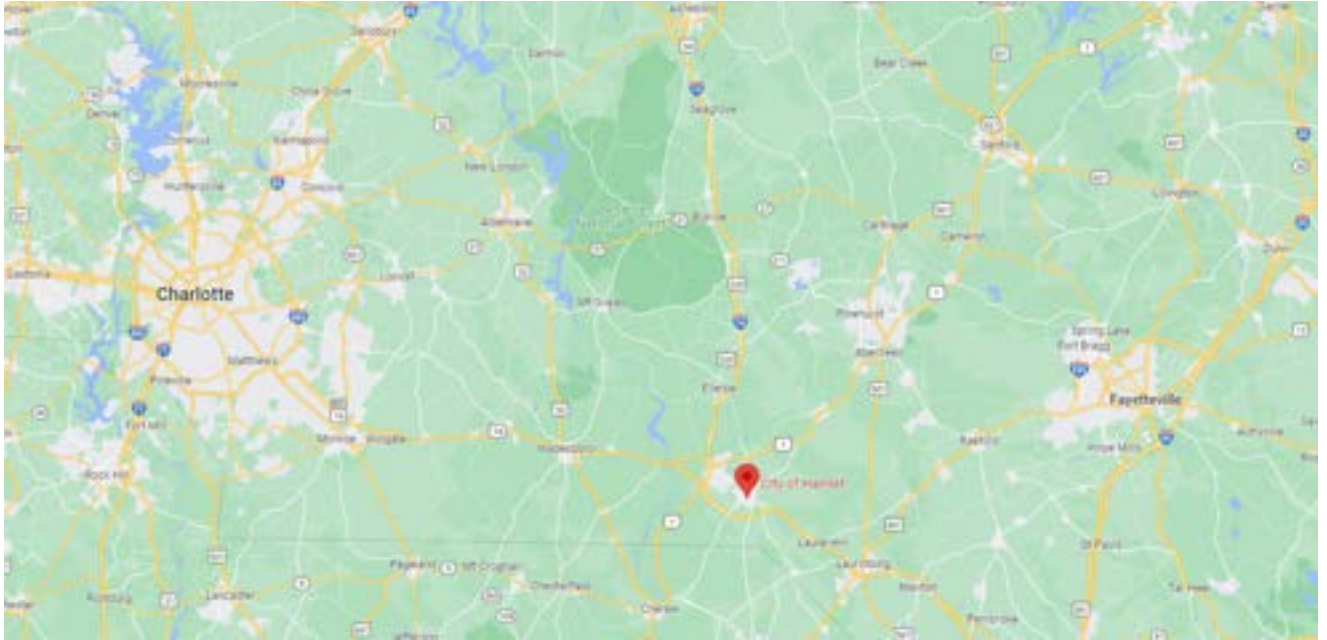
Regional Value

The City of Hamlet is one of two major municipalities in Richmond County: the other being Rockingham to the northwest. Smaller communities in the county include Ellerbe, Hoffman, and Norman. With its location in the Carolina Sandhills, the City is near the Pee Dee National Wildlife Refuge, which includes grasslands and swamps, and is home to numerous migratory waterfowl, land birds, and white-tailed deer.

Local features including the historic Main Street District, the Hamlet Depot, and the Hamlet Opera House, offer visitors and residents alike an opportunity to enjoy and preserve history. Multiple Park and recreational sites in the area provide entertainment, as well. The Seaboard Festival, a favorite of residents and visitors alike, occurs yearly in the heart of Hamlet.



Regional Location of the City of Hamlet



Existing Land Uses

While County geospatial data did not include information regarding existing land uses with Hamlet, the City consists of a mixture of residential and industrial uses. Residential uses are predominantly single-family homes on individual lots, with few alternative housing options located within the City's limits. Commercial uses are generally regulated around primary corridors and the city core. Notably, commercial uses are seemingly absent along the on/off ramps of US-74 at the time of this planning exercise. Alternatively, industrial uses appear most common near the City's southwestern extraterritorial limits proximate to US-74, with other industrial uses located sporadically within the city limits. Recreational opportunities are well distributed within the city and open space generally follows Marks Creek, City Lake, and Boyds Lake in a southwest/northeast direction.



Demographics

The City of Hamlet is encountering new and emerging trends, such as development of mixed uses, remote working, on-line schools and universities, new housing, and travel options. The best method to navigate these changes facing the City is an analysis of historic demographic and population data which can be used to identify future trends. The following demographic data was sourced from the American Community Survey and the Decennial Census, two products of the United States Census Bureau. Although this data is static in nature, an analysis will allow the City to make informed decisions based on trends that may impact the delivery of services over the next ten to fifteen years.

Population

The City of Hamlet is located in Richmond County. The population of Hamlet was 6,196 people in 1990. In 2000, the population decreased to 6,018. In 2010, the population grew to 6,495. According to the 2020 U.S. Census Data, the population of Hamlet has reached 6,042 people: a 7.0% decrease from 2000.



The population change in the City of Hamlet is on par with that of Richmond County's growth rate. From 2010 to 2020, the population of Richmond County was 42,724, 8.4% down from 46,636 who lived there in 2010. For comparison, North Carolina's population grew 10.2% in that period.

-7.0%

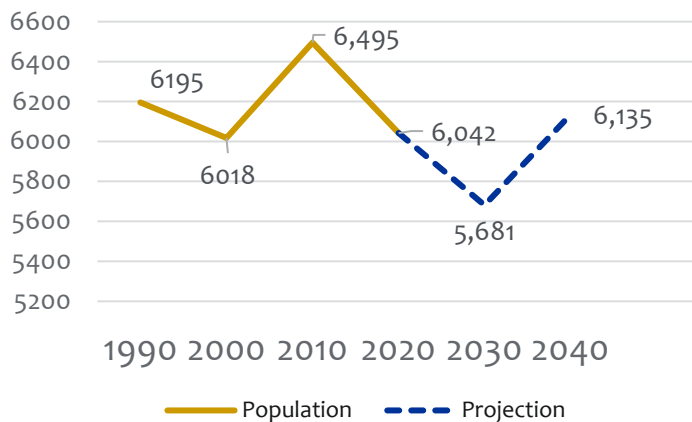
Decrease in population in the City of Hamlet from 2000-2020

Future Population Projection

The City's population grew substantially from the early 1900's to 1950's. In the 1960's the population began to stagnate and drop off. This has continued to be the trend from 1990 to 2020. Population projection is not a perfect science, but it can provide insight into the future needs of the City of Hamlet.

The City of Hamlet is projected to lose 361 residents between 2020 and 2030 and gain 454 residents between 2030 and 2040.

City of Hamlet Population Projection



Age

The population of the City of Hamlet is getting slightly older, with the majority of the population between 45- to 54-years old. The median age in 2010 was 36.7 years old and in 2020 it was 40.6 years old. The largest age cohort from the 2010 U.S. Census Data was the 45- to 54-years old group consisting of 14.8 percent of the total population. This has stayed the same for the 2020 U.S. Census Data, with the 45- to 54-years-old age group consisting of 15.2 percent of the total population. The 35- to 44-years age group is similar with 15.0 percent. The biggest drop in age cohorts was the under 5 years old group with a loss of -4.7 percent over ten years, and the 25- to 34-years old group with a loss of -4.7 percent over ten years. The retirement-aged groups enlarged slightly, with the 65- to 74-year group growing 2.1 percent over ten years, and the 75- to 84-years group growing 1.9 percent over ten years.

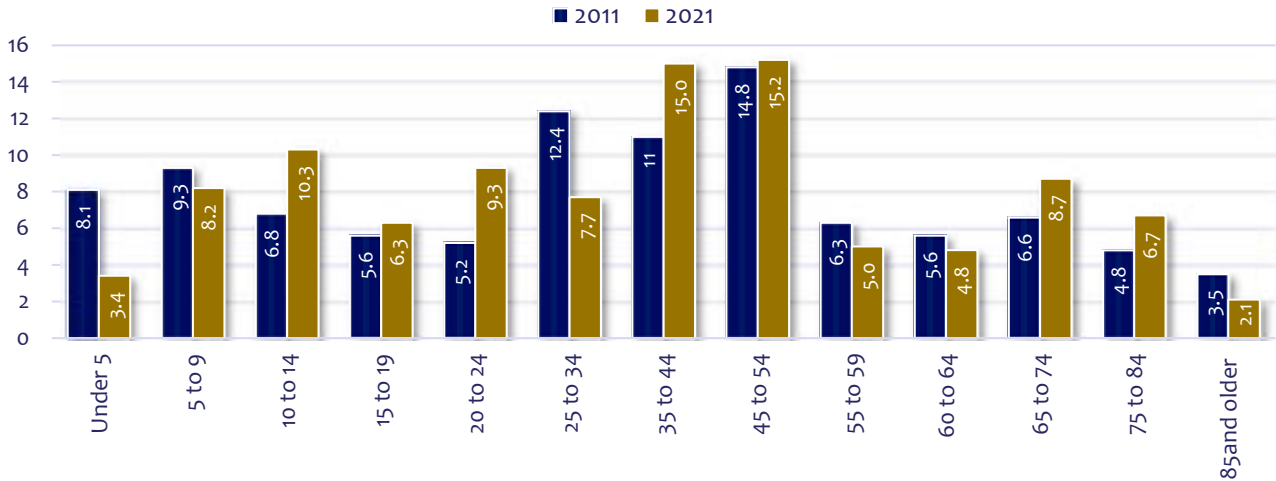
These numbers for Hamlet reflect Richmond County’s population numbers as well. The median age for the County is 40.5 years, with the largest population being in the 45- to 54-year-old age range.

2020 Median Age

40.5

Percent of Population by Age

Source: US Census Bureau



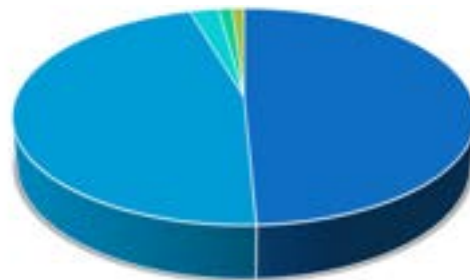
Race & Ethnicity

The 2020 Decennial Census data reveals that Hamlet has a growingly diverse population. In 2010, 55.5 percent of the population identified as White, while 35.4 percent of the population identified as Black. The next highest percentage was that of American Indians, at 1.4 percent.

2020 census data reveals that the City has diversified slightly. In 2020, 49.1 percent of the population identified as White, and 46.0 percent of the population identified as Black. This is a growth in the Black population of 10.6 percent over ten years.

Race & Ethnicity

Source: 2021 SEC



- White alone (49.1%)
- Black or African American alone (46.0%)
- American Indian and Alaska Native alone (2.4%)
- Asian alone (1.1%)
- Some Other Race alone (0.0%)
- Two or more races (1.0%)

Education

There has been a general increase in the educational attainment of the Hamlet population. In 2010, the amount of the population who had only a high school diploma was 37.3 percent, while those who had some college (with no degree) was 20.0 percent. In 2020, the amount of the population who had only a high school diploma was 30.9 percent. However, those who had some college (with no degree) rose to 30.8 percent. This represents a growth of 10.8 percent over 10 years.

In 2010, 79.3 percent of residents reported being a High School Graduate or higher. In 2020, this number rose to 83.4 percent, with an overall growth of 4.1 percent. Comparatively, 12.3 percent of residents reported having a bachelor's degree or higher in 2010, while this number rose slightly to 12.5 percent in 2020.

83.4%

Residents aged 25+ with High School Diplomas or Higher

Employment

The City's current Labor Force Participation Rate (civilian population 16 years and over) is 55.9%. This compares to the City's Prime-Age Labor Force Participation Rate (civilian population aged 25-54) which is 75.9%. This data demonstrates that there is a sizeable spread of the labor force within the Prime Age category, with 24.1% of the labor force being aged 16-24 and 54+. This alludes to older residents being active in the labor force of Hamlet.

Per the Economic Overview from Q2 2022 data, Hamlet's largest industry is Educational Services (28.5%) employing 596 workers. The following industries by size are Health Care and Social Assistance (19.1%), and Retail Trade (14.7%). The City is set to expand by two jobs over the next year and see the largest growth observed within Accommodation and Food Services (+1.6%). This signals that the economy of Hamlet is stable with only minimal growth.

Educational Services is the primary industry in the City of Hamlet.

Income

The median household income has seen an increase between 2011 and 2022 from \$31,847 to \$36,381. This is a 12.5% increase in income. The 2020 figure for Hamlet is lower than Richmond County's. The median household income for Richmond County is \$39,051, which is lower than the State (\$56,642). Note, the median household income includes all households in the city of Hamlet, regardless of employment and retirement status.

\$36,381

2022 Median Household Income

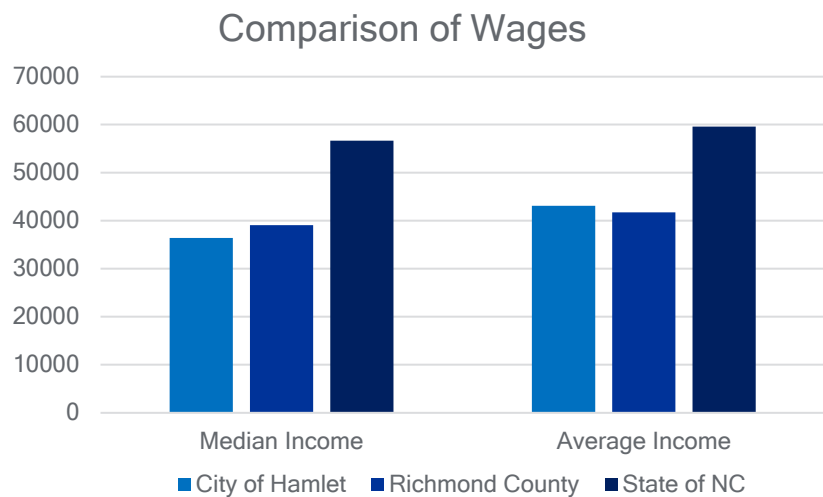
Wages

The average worker in the city of Hamlet earns an annual wage of \$43,090. In Richmond County, the average worker earns \$41,717 per year. Analyzing this data with the cost-of-living index, the annual wage can be understood in terms of a resident of Hamlet's purchasing power. The city of Hamlet bears a cost of living 13.2% lower than the US average, and 7.3% lower than the State of North Carolina. This information illustrates that the cost of living for the city of Hamlet is notably lower than the rest of North Carolina, comparable to the income comparison. As shown in the graphic below, the comparison of wages data is positively skewed, meaning that the average income levels are greater than median income levels. Note, the City of Hamlet has a higher average income than Richmond County, but a lower median income. This can be due to the number of outliers in the income level data set.

In 2022, 25.7% of the population in the City of Hamlet lived at or below the poverty level. This is higher than the population living at or below the poverty level in Richmond County, which in 2022 was 22.4%, and the state of North Carolina, which was 14.0%.

JobsEQ - 2022 Data

Information for this section of the Comprehensive Plan for the City of Hamlet was pulled from the Q2 2022 data collected from JobsEQ. JobsEQ is a software tool that provides data and analysis on demographics, industries, occupations, wages, etc.



Housing

According to the 2021 ACS, Hamlet has 2,870 housing units. This is an increase of 167 units from 2011. The City has approximately a 18.4% vacancy rate. This is on par with Richmond County which has 17.6% of its housing stock vacant and is a bit higher than the State average of 11.6% vacancy.



Housing Occupancy

In 2011 the balance of owner-occupied and renter-occupied housing was reflected by rates of 60.3% and 39.7%, respectively. 2020 saw a change in the balance of owner-occupied and renter-occupied housing with owner-occupied rates decreasing to 52.0% and renter-occupied rates increasing to 48.0%.

Home Value

In 2020, the median home value of owner-occupied units in the City of Hamlet was \$88,800 which was approximately \$3,400 less than the median home value of owner-occupied units in Richmond County (\$92,200) and \$93,300 less than the State median value (\$182,100).

Age and Type of Housing Stock

2020 American Community Survey data revealed a steady and consistent number of new homes built yearly from 1950 through 1979. Since 1980, new home construction has dropped off considerably. On average, the City's housing stock has kept pace with that of Richmond County. Note that the State of North Carolina has been seeing a greater percentage of new construction since 2013.

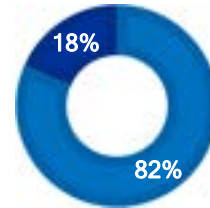
Commuting

Eighty-seven-point three percent (87.3%) of residents in the city of Hamlet own a vehicle, while five and seven tenths' percent (5.7%) carpool as their mode of transportation. Only two percent (2.0%) of residents utilize public transportation, through the local service offered by ART, Area of Richmond Transit, located in Hamlet. This low utilization rate puts emphasis on the city to provide meaningful and well-maintained road infrastructure to support automobile traffic of its residents.

The average commute time for residents, for those that travel to and from jobs, was found to be 24.5 minutes. This indicates that most residents are traveling out of the area for work. Richmond County's average commute time is 21.1 minutes, and North Carolina's is 24.8. This demonstrates that, while slightly above the County average, the city of Hamlet experiences relatively normal commute times. However, if the city wishes to become a "live-work-play" community, the city will need to focus efforts on creating and retaining jobs within Hamlet.

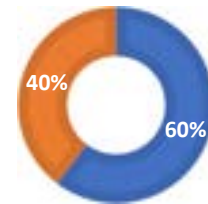
OCCUPIED VS. VACANT

■ Occupied ■ Vacant



OCCUPANCY TYPE

■ Owner Occupied ■ Renter Occupied



Previous Planning Efforts

Comprehensive planning is an on-going and ever-evolving municipal process. Much like demographic analysis, previous planning efforts conducted by the City, County, and other parties can provide a snapshot of Hamlet's current situation. Previous studies and reports provide insight into the status of the City at defined points in time but also identify past and future needs as well as items the City has addressed. The City of Hamlet is fortunate to have had previous land use analyses and studies. This section contains an overview of the past plans that are relevant to this current comprehensive planning effort.

Existing Conditions Survey and Code Investigation: Opera House (2003)



Summary

This survey contains information on the condition of the Opera House, the state of disrepair of some of the facilities and offers ideas and recommendations regarding short and long-term maintenance. The design of the Opera House, originally built in 1914 by E.A Lackey, was inspired by the Bijou Theatre in Wilmington, N.C. With an elaborate, Neo-Classical and Art Deco style, The Opera House has served various recreational functions over the years. It is currently owned by the City of Hamlet. The City is involved with restoring the historic theater. The Existing Conditions Survey and Code

Investigation recommended a comprehensive interior and exterior rehabilitation program to preserve the historic fabric of the opera house. The Survey pointed out the opera house's extensive history and overall character, citing the importance of protecting and revitalizing the features and overall building itself. An exhaustive list of the rehabilitation program was described as either Immediate Work, or Short-Term Work. Maintenance work was also highlighted as a means of preventing future deterioration.

Importance to Planning Effort

The Opera House is a historic building that provides a hidden gem of the City of Hamlet. The City of Hamlet was once a vital stop for numerous busy train routes that traversed through it daily - this allowed the Opera House to become an important and beloved entertainment venue throughout the years for the city. The Opera House is in a prominent location on Main Street and provides a central gathering hub for citizens. Communities that showcase their historic buildings in a fashionable and respectable way provide opportunities to attract tourism and community building and are attractive to potential new businesses. The Existing Conditions Survey and Code Investigation for the Opera House provides a practical layout for rehabilitating the building, keeping up with maintenance, and preserving the historical aspect of the façade and interior.

Boyd Lake Road Park Master Plan (2013)

Summary

This Plan provides detailed information on the site for a proposed park at Boyd Lake Road (also known as Veterans Drive). The location, prior to approval of the Master Plan, had two existing baseball fields, a restroom/concession facility, a gravel access drive, and an unmarked sand parking lot. The Master Plan proposed development for a new recreational site at this location and included room for future undetermined recreational uses. The proposal includes a multi-purpose recreation center with parking, and a walking/jogging trail. The park is 7.49 acres and has sufficient land for recreational space and activities. The Plan also includes a list of recreational needs ranked by the community in a survey. Jogging/walking paths were determined as one of the top priority needs of the community, and this park identified a 2,200 linear foot walking trail along the perimeter of the site. Expansion to the park could be possible in the future through acquisition or donation from surrounding property owners.



Importance to Planning Effort

The Boyd Lake Road Park Master Plan was adopted by City Council on January 8th, 2013. In addition to outlining a plan for a park, which is valuable to citizens, it also describes a recreational survey done by respondents of the City which details the ranking of facilities they would prefer to use if available, and which facilities the respondents felt the City of Hamlet needed.

Facilities ranked based on priority of need:

- | | |
|-----------------------------------|---------------------------|
| 1) Multi-purpose community center | 4) Gymnasium |
| 2) Water park | 5) Children's playgrounds |
| 3) Walking-jogging path/trails | 6) Picnic shelters |

There is information provided on additional open space dedicated to future recreational development in the Plan. This provides an opportunity to showcase the importance of parks and recreational facilities to the citizens of Hamlet, while also determining what types of recreational facilities might be valuable in the community going forward. Furthermore, it would be of value to the City of Hamlet to determine if the proposed recreation center at this location would still be viable today. The Comprehensive Plan can assist in determining whether this Master Plan vision should be fulfilled.

Systemwide Parks and Recreation Plan (2013)

Summary

The City of Hamlet made a commitment to provide expanded recreational facilities and programs to meet the needs of citizens, especially the young and the elderly. In 2012, the City embarked on a year-long process of assessing the current park facilities, culminating in a financial commitment to study and plan for new park facilities. This Systemwide Parks and Recreation Plan was the direct result of this commitment. By reviewing the overall population and demographics of the citizens of Hamlet, and registration of sports league enrollments, the City proposed new and expanded sports leagues while acknowledging that the current facilities are at capacity with ongoing events. The Plan reviews different types of recreational facilities and their benefits to visitors, while providing an inventory of the existing parks in the City and new potential park sites. Goals and strategies to achieve said goals are outlined as well.

Importance to Planning Effort

This plan was adopted by City Council on January 8th, 2013. It provides a wealth of information and opportunities for future parks and recreation facilities, while also assessing the needs of the community. This is valuable in today's atmosphere as parks showcase thriving, engaged communities, and provide healthy outlets for citizens. The Systemwide Parks and Recreation Plan can be a guide to potential new sites and ideas for recreational facilities.

The Systemwide Parks and Recreation Plan includes a mission statement, along with various goals and strategies, which are outlined in the plan that showcase the focus of the community's needs in the city of Hamlet. The Comprehensive Plan can assist in evaluating various strategies that the City of Hamlet can utilize, such as:

- Consider requiring new residential development to make payments in lieu of park land dedication to assist in funding acquisition of additional recreational space,
- Review the systemwide parks and recreation plan annually as part of the capital improvement planning process to establish priorities, responsibilities, and funding,
- Take advantage of City Lake's natural beauty by providing recreational opportunities. Increase non-motorized transportation connections between parks, historic sites, community facilities and shopping districts that allow residents to bike, walk, and run as alternatives to vehicular travel.

Potential funding information is also included in this Plan, along with short-, mid-, and long-term actions that can be compared to today's current needs.

Strategic Land Use Plan (2022) – Richmond County Summary

The Strategic Land Use Plan for Richmond County was designed to aid in determining guidelines for future development and changes to the land use, which includes and directly impacts the City of Hamlet. The goals of the Plan include preserving a small-town atmosphere, conserving natural resources, supporting economic opportunities, promoting intelligent pacing of development growth with infrastructure, and much more. By evaluating various trends in the County, specific goals have been proposed that align with goals that may benefit the City of Hamlet.

Importance to Planning Effort

The growth of Richmond County has kept a similar pace to that of the City of Hamlet. The needs of the County and City intersect at times, and it is in the County's best interest to provide a Land Use Plan that promotes a thriving environment for the City of Hamlet. By reviewing the information outlined in the Strategic Land Use Plan, the City of Hamlet can benefit from aligning with similar goals, objectives and strategies that are provided by Richmond County.



Various objectives that may align with the Hamlet's needs include: Promoting a clean environment in Richmond County; ensuring opportunities for public involvement in the land use planning and development process; create an efficient, coordinated approach to the development permitting process; develop more recreational opportunities; and more. These strategies and goals align with the City of Hamlet's priorities and can be utilized for future endeavors.

Zoning Ordinance and Zoning Map (2022)

Summary

The Zoning Ordinance and Zoning Map, adopted by the City Council on July 13, 2021, are the standards and regulations for the development of Land within the City and its extra-territorial jurisdiction, ETJ. The Zoning Ordinance performs a variety of functions, including promoting balanced growth, defining terms and uses, and providing safe and responsible development. The Zoning Map dictates the areas for specific types of land development and growth.

Zoning Designations

R-20 - Residential District

Established for a single-family dwelling and/or residential subdivisions, two-family and multi-family dwellings, which create large lots - minimum lot area of 20,000 square feet.

RA-20 - Residential District

Established for single-family dwelling and/or residential subdivisions, two-family and multi-family dwellings. Also includes agricultural uses - minimum lot area of 20,000 square feet.

R-10 - Residential District

Established for single-family dwelling and/or residential subdivisions - minimum lot area 10,000 square feet.

R-8 - Residential District

Established for single-family dwelling and/or residential subdivisions - minimum lot area 8,000 square feet.

R-6 - Residential District

Established for single-family dwelling and/or residential subdivisions - minimum lot area 6,000 square feet. Allow for two-family dwellings and multi-family dwellings.

R-6M - Residential District

Established for single-family dwelling and/or residential subdivisions - minimum lot area 6,000 square feet. Allow for two-family dwellings and looser multi-family dwelling restrictions.

O-1 - Office & Institutional

Established to promote office & institutional development and businesses, including colleges, medical facilities, public cultural facilities, offices and more.

B-1 - Central Business District

Established to promote commercial offices and businesses close to the center of the city.

B-2 - General Business District

Established to promote retail, service and office uses in the surrounding areas near highways and thoroughfares, in a manner that is attractive and welcoming to motorists.

B-3 - Neighborhood Business District

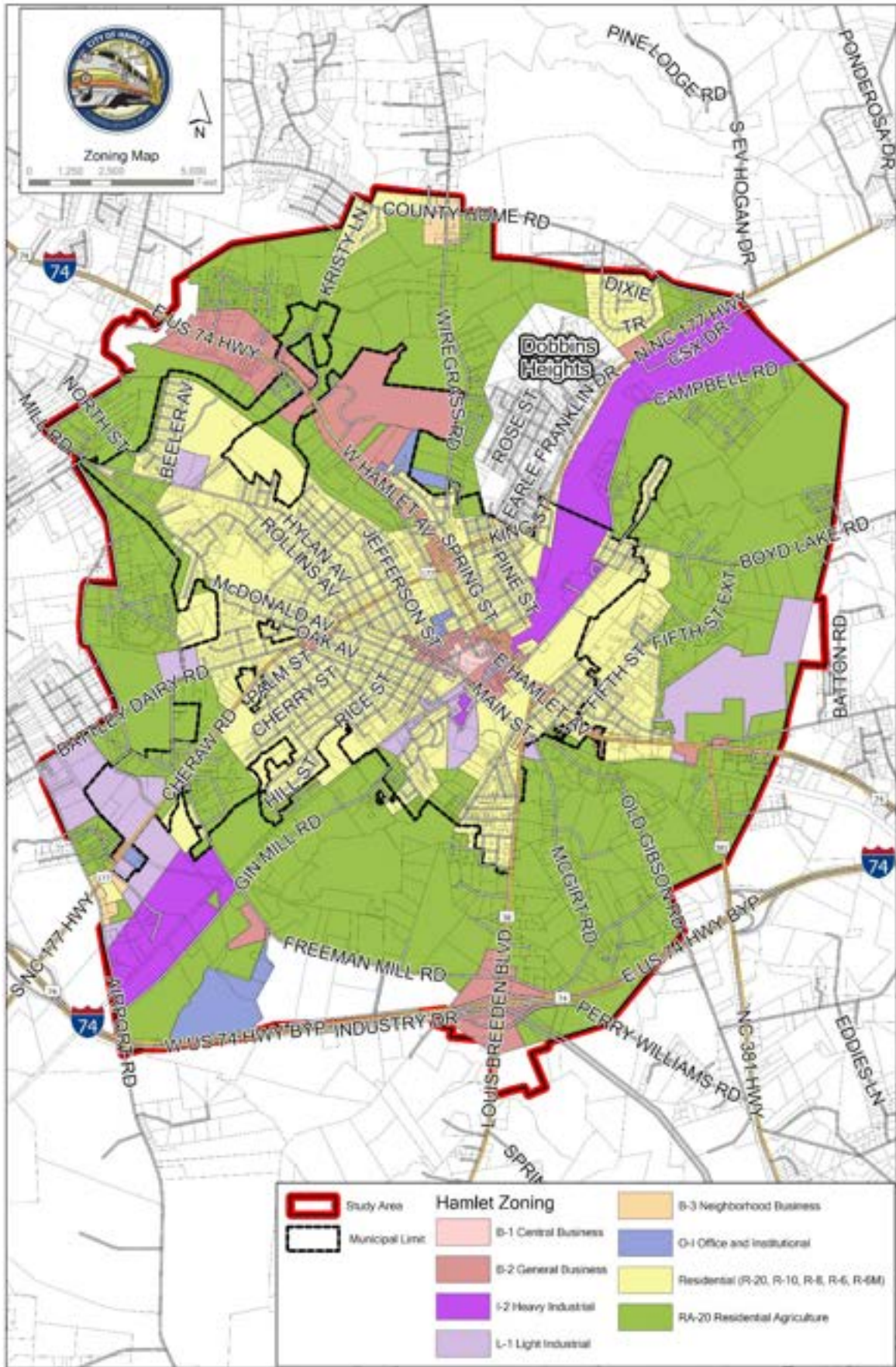
Established to promote businesses of a retail nature, which are beneficial to the neighborhood communities that surround them.

L-1 - Light Industrial District

Established to promote and accommodate limited manufacturing, wholesaling, warehousing and other similar businesses, whose activities have little to no adverse effects to adjoining properties.

I-2 - Heavy Industrial District

Established to promote and accommodate heavy manufacturing, assembling, processing, distribution, etc. that can be large-scale and have the potential for adverse effects to adjoining properties.



Importance to Planning Effort

These documents will allow the City to develop in an orderly and efficient manner that protects the safety, health and welfare of the community. It is important to rely on these documents and review the information provided in them, in order to uphold future development to the City's high standards and provide sustainable and quality infrastructure. The updated Zoning Map will encourage smart planning, so that businesses, industries, and residents can grow and develop in an orderly and harmonious fashion. It should be noted that the recommendations from the Comprehensive Plan may result in amendments to the ordinance. Amendments are typically an implementation tool for the recommendations and goals in the Comprehensive Plan.

Community Organization Inventory

Hamlet Business Development Association (HBDA)

The Hamlet Business Development Association was created to bring local businesses in the downtown Hamlet area together for networking and communication. The new goals of the Association, which began meeting again post-Covid, were to focus on promoting the curb appeal of downtown, improving streetlights and sidewalks, and building connections with City Council to help new businesses overcome roadblocks.

Hamlet Tree & Beautification Board

The Hamlet Tree & Beautification Group is a tax-exempt organization made up of volunteers. We are a public association financed through grants, membership dues, and contributions. We have no affiliation with any municipality.

Our purpose is to enhance our community and surrounding areas through:

- Education of the public
- Planning of projects involving the growth and care of trees
- Maintenance of a Tree Nursery at Monroe Avenue Elementary School
- Sponsorship of students known as "Conservation Rangers"
- Recognition of "The Tree of the Month"
- Service to the community by providing free trees
- Encouraging community awareness of the environmental importance of saving our trees

Hamlet Depot and Museums

The Hamlet Depot is an active passenger train station and historic home to the once bustling Seaboard Railroad. The Depot Museum is a free museum that educates visitors about the railroad and provides model railroad exhibits. The facility is comprised of the Visitor's Center, the Victorian Queen Anne-style depot and the Tornado Building. The Hamlet Opera House restoration is also a portion of the Depot and Museums.



The mission of the Hamlet Depot and Museums is, “Through the preservation of the community’s history and the promotion of the cultural arts, the Cultural Institutions of Hamlet are dedicated to residents and visitors alike for the purpose of education and enhancement of the quality of life. The Hamlet Depot and Museums is dedicated to preserving the railroad legacy and history of Hamlet through the acquisition and display of artifacts and stories that educate and promote the community’s history and how the railroad transformed the community and the nation.” The Vision of the organization is, “To honor Hamlet through exhibits, displays, art, education, and events focusing on the intertwined history of the Seaboard Railroad and the community.” The Hamlet Depot and Museums Board works to ensure the success and maintenance of the museum within the Hamlet Depot.

Hamlet Lion’s Club

Lions meet the needs of local communities and the world every day because they share a core belief - to serve their community.

Lions have a dynamic history. Founded in 1917, we are best known for fighting blindness, but we also volunteer for many different kinds of community projects. Lions give sight. By conducting vision screenings, equipping hospitals, and clinics, distributing medicine, and raising awareness of eye disease, Lions work toward their mission of providing vision for all.

Richmond County Chamber of Commerce

The Richmond County Chamber of Commerce provides an opportunity for business members to connect, network and increase their visibility in the community. We are dedicated to the advancement of our county’s businesses through advocacy and by providing necessary information and services to support the success of the members.

The Chamber offers outstanding investor relations for members who want one-on-one customer interaction and networking opportunities. We value investor satisfaction and result driven deliverables and are here to assist businesses not only to meet their goals; but exceed them.

Richmond County Tourism Development Authority

The Richmond County Tourism Development Authority (RCTDA) operates the Richmond County Visitor Center and operates the visitorichmondcounty.com website. They provide resources for businesses and attractions in the area, publications and announcements, a blog, and social media content. They also provide grant opportunities for activities and events in the region to promote tourism and consumer spending in the County. Among the notable tourism assets in Richmond County is Hamlet Depot & Museums and the Hamlet Visitor’s Center.





Richmond County Crime Stoppers

The Richmond County Crime Stoppers is a non-profit organization working in partnership with law enforcement, media outlets and the local community to solve crimes. The sole purpose of Crime Stoppers is to assist law enforcement agencies with ongoing investigations by receiving anonymous tips that provide valuable information to investigators and leads to arrests of offenders, locating wanted fugitives, including probation absconders/violators. Richmond County Crime Stoppers has implemented a P3 anonymous texting system that allows concerned citizens to report tips without having to identify themselves and they may receive a cash reward if their information leads to an arrest. Also, Crime Stoppers would pay out for “missing persons” if the information received leads to him/her being found. Our local Crime Stoppers is totally dependent upon fundraising efforts, donations and budgeted line items from government entities.

Richmond Community College

Started in 1964 as the Richmond Technical Institute, Richmond Community College has been serving the area residents with higher educational opportunities for over fifty years in both curriculum and continuing education programs. There are Adult Education classes offered as well as College Curriculum programs in Business and Technologies, Engineering and Technical Trades, Health Sciences, Public Services, and University Transfer. Continuing Education programs consist of Allied Health, Occupational, Personal Enrichment, and Public Safety. High School Pathways also offer classes in Business and Technologies, Engineering and Technical Trades, Health Sciences, Public Services, and University Transfer. They offer a number of student services, gathering spaces, activities, and entertainment opportunities. The main campus is located on West Hamlet Avenue and the Scotland County Campus is located in Laurinsburg.

Community Facilities Inventory

Hamlet City Hall

The Administration Department of Hamlet City Hall is where most of the day-to-day administrative duties are conducted. It's where citizens can come to interact with the local government. The facility is located on Main Street, and includes offices for the City Manager, City Clerk, Human Resources, Finance and Zoning. The Conference Room is utilized for various City Meetings. Also housed in City Hall is the Council Chambers, the meeting space designated for City Council Meetings.

Hamlet Police Department

The Hamlet Police Department includes a reception area, offices for the Chief, two Captains, a Sergeant, and one patrol office.

Utility Department

The Utility Department is the City's Customer Service Department, located in City Hall. It is the central hub for water billing, tax collection, sports registrations, yard sale permits and trailer rentals for debris. The Department also maintains the Mary Love Cemetery plot locations.

Building Maintenance

This building provides maintenance resources for various systems around the city.



Hamlet Visitor Center

The Hamlet Visitor Center provides information on Richmond County area attractions, sights, and accommodations for guests and travelers. There is information on local lodging and history, including maps.

Hamlet Depot and Museums Complex

A free museum, available to residents and visitors alike, this museum also operates as an active passenger depot. There are hands-on exhibits, visual displays, and interactive consoles available, detailing the history of the Seaboard Railroad and Hamlet. The Tornado Building, part of the Hamlet Depot & Museums complex, is the Transportation Museum. The building houses a replica of the Tornado Steam Engine, the first engine to come through Raleigh, NC in 1840, two Model T classics, an antique Hamlet fire truck and an O-scale model train.

Hamlet Parks & Recreation

The Hamlet Parks and Recreation building hosts the Parks and Recreation Department, which offers structured seasonal sports programs and operates and maintains the local facilities within Hamlet, including but not limited to tennis courts, soccer fields, gymnasiums and playgrounds.

Main Street Park

A park facility which offers a covered sheltered with power for outside park events and activities, a green space for Yoga by the Tracks and other family activities, and a static train display that includes an actual retired locomotive and caboose open to visitors to tour.

City Lake Park

City Lake Park provides a myriad of activities for residents and visitors. There are areas for picnicking and fishing, playgrounds, nature trails, water activities, a visitor center, and recreational sports. This park is in a central area of Hamlet, complete with a lake that provides scenic views.

Hamlet Memorial Park

This park provides a baseball field and soccer areas. It is in close proximity to City Lake Park and the main downtown area. After a 12-year hiatus, the Hamlet City Council has been working to create opportunities for major baseball events at this part, including tournaments.

WD James Park

Located at the intersection of Oak Avenue and Highway 177, the WD James Park consists of a playground area, a pavilion, and a large open grassy area for free play. The park is enclosed with a fence.

Larry “Jack” Breeden Park (South Hamlet Park)

Located at the intersection of Lackey and South Bridges streets, the park consists of soccer fields, basketball courts and playground equipment.



Public Works

The Public Works building hosts the Public Works Department of Hamlet. This department is responsible for services that provide vital resources to the residents of the city, including garbage pickup, leaf pickup, limb pickup, and street maintenance. This department also provides the internal workings like water and sewer lines, ensuring they are properly working, while also working with the public to address concerns such as outages.

Water Treatment

The Water Treatment building allows the Water Treatment Department to oversee the facilities that provide the City of Hamlet with water services.

Wastewater Treatment

This vital service is responsible for the operation and oversight of the City's Wastewater Treatment Facility and associated lines and equipment that treats the City's sewage waste. The Wastewater Treatment plant in Hamlet can process up to one million gallons per day, unless there is a rainfall event which hampers the effectiveness of the treatment facility.

Fire Department

The Hamlet Fire and Rescue Department serves the city and the surrounding area. Staffed with certified firefighters and volunteers, all staff hold additional certifications as EMT/Paramedics. This department also staffs certified instructors who provide fire and rescue equipment, a ladder and fully operational emergency response vehicles.



Senior Center

The Hamlet Senior Center is a place where older adults are able to come together for services and activities that reflect their experience and skills, respond to their needs and interests, and support their independence and involvement in the community. The center provides health and wellness programs, nutrition services, educational and recreational activities, arts and humanities programs, volunteer opportunities, counseling, and information and referral services. The Hamlet Senior Center also serves as a resource for the entire community for information on aging and support for family caregivers. The Hamlet Senior Center is committed to providing these services for older adults to support their independence and well-being, enhance their dignity, and promote their participation in the community.

American Legion Field

The American Legion Field is a baseball field in Hamlet. It is near Monroe Avenue School.

Hamlet Fairgrounds

The Hamlet Fairgrounds is an open field space and meeting area owned by the City of Hamlet. The Hamlet Lions Clubs sponsors several events at the location each year.

Richmond Community College's Cole Auditorium

The Robert L. and Elizabeth S. Cole Auditorium and Community Center is located on the Richmond Community College campus. The facility was founded in 1999 and features a 1,000-seat auditorium, a lobby area, dressing rooms, kitchen, and banquet facilities. It hosts large scale productions and is available for rent.

Focus Items

Sewer Capacity Limitations

Utilizing the 2017 Wastewater System Asset Management Plan for the City of Hamlet, it was determined that there are various issues which could potentially limit the capacity of the sewer system owned and operated by the City of Hamlet, thus creating a cascading effect on proposed development. After periods of rainfall, there is a high volume of Inflow and Infiltration of groundwater into the sewer system which creates a treated flow increase. In turn, this upsets the biological balance in the plant, which poses a significant challenge.

As the City of Hamlet is projected to have modest growth over the next five years, the goals for wastewater plans should fall within maintaining the system that is already in place in order to ensure it is functioning efficiently, and extending the life of what is currently existing. Inflow and infiltration were determined in the 2017 Wastewater System Asset Management Plan, to be the most important challenge that the system faces. If this problem is rectified, it will reduce the future need for a new treatment facility.

The City of Hamlet proposed and adopted a six-month moratorium on rezoning projects on June 14, 2022, which was set to expire in December 2022. This moratorium addressed the issue of unlimited growth in the City and allowed time for the Comprehensive Plan to be written and addressed. This also provided time for the process of re-writing the Zoning Ordinance to begin as well. This limit on growth in the City of Hamlet will be beneficial, providing the City with time and effort to go towards planning for the sewer limitations posed by the current sewer system.

The condition of wastewater pipes in Hamlet were assessed, and 48% of the total piping were found to be in poor condition. 46% of the piping was in good condition, and 6% was considered to be in fair condition. During analysis of the conditions of manholes in Hamlet, 20% was found to be in poor condition, while 80% was in good condition. While reviewing the condition of the water meters utilized in the City of Hamlet, it was found that the age of some of the water meters is impacting accurate flow readings and revenue collection for both drinking water and wastewater systems.

A large portion of the City's wastewater system is over 40 years old. Simply by using age as a determination, this classifies the system as being in poor condition. These items show a deficient level of addressing under the category 'Asset Preservation and Condition' - there is 'considerable performance deficiencies mainly due to age of assets still in service'. This can be rectified by developing a replacement program and preventative maintenance program.



In 2016, as part of the Wastewater System Asset Management Plan, 120 assets were reviewed and ranked by the level of attention needed and their potential to cause serious issues to the wastewater system.

The following were classified as 'High Risk, Immediate Attention':

- WWTP Electric/Motor Control Center
- WWTP Standby Generator
- Chlorine Contact Equipment
- WWTP Operations Building
- Clay 12" Sewer Line - Poor Condition
- PS#2 - Electrical Controls
- PVC 6" Sewer Line - Poor Condition
- Clay 24" Sewer Line - Poor Condition
- Clay 21" Sewer Line - Poor Condition
- Clay 16" Sewer Line - Poor Condition
- PVC 2" Sewer Line - Poor Condition
- Clay 15" Sewer Line - Poor Condition
- 6" Clay Sewer Line - Poor Condition
- PVC 8" Sewer Line - Good Condition
- WWTP Chemical Feed Building Equipment
- WWTP Headworks Equip. including bar screen and Grit Removal System
- Clay 10" Sewer Line - Poor Condition
- WWTP Motors and Controls for Return Sludge Pumps
- PS#1 - Electrical Controls
- 8" Clay Sewer Line - Poor Condition
- PVC 8" Sewer Line - Fair Condition
- AC 24" Sewer Line - Fair Condition
- WWTP Chlorine Contact Chamber
- AC 8" Sewer Line - Fair Condition
- PVC 8" Pressure Sewer - Good Condition
- Cast Iron 4" Sewer Line - Poor Condition
- WWTP - Splitter Box
- WWTP - Headworks Structure
- WWTP Cascade Aerator
- WWTP Aeration Basin
- PVC 2" Pressure Sewer - Poor Condition
- WWTP Laboratory Equip/Polymer Feed/Computer Eq.
- WWTP Influent Pump Station Eq Other than Pumps - Medium Risk, Aggressive Monitoring
- PS#3 - Misc. Fixtures - Medium Risk, Aggressive Monitoring
- PS#2 - Misc. Fixtures - Medium Risk, Aggressive Monitoring
- PVC 12" Pressure Sewer - Good Condition
- WWTP Chemical Feed Building - Medium Risk, Aggressive Monitoring
- WWTP Return Sludge Building - Medium Risk, Aggressive Monitoring
- WWTP Storage Building. (Old Sludge PS) - Medium Risk, Aggressive Monitoring
- Cast Iron 8" Sewer Line - Fair Condition
- PVC 12" Sewer Line - Good Condition
- PS#1 - Misc. Fixtures - Medium Risk, Aggressive Monitoring
- PS#2 - Wet Well
- WWTP Yard Piping
- PS#7 - Pump #2
- PS#3 - Electrical Controls
- PS#2 - Pump #1
- PS#7 - Pump #1
- PS#7 - Electrical Controls
- PS#2 - Pump #2
- PVC 4" Sewer Line - Poor Condition - Medium Risk, Aggressive Monitoring

As part of the Asset Management Planning process, mapping had to be done for the sewer lines by segment, manholes, lift stations, valves and the wastewater treatment plant. The City of Hamlet did not participate in the state-wide Rural Center's water-sewer mapping project in the early 2000's, a new mapping effort was performed. Many of the previous maps available of the current system were unusable, which presented the challenge of creating new and viable maps.

The (2016) Capital Improvement Plan (CIP) was created because of the Asset Management Plan process. This CIP details scheduling, financing, and implanting future capital projects over the next 10 years, allowing the costs to be spread out over the span of a longer budget. In the CIP, the sewer assets were the priority, focusing on the ones deemed in "Poor" condition. The total capital needs were shown as:

- Years 1-5: \$17,210,215
- Years 6-10: \$2,030,400

The total cost for this would be \$19,240,615. The 2016 CIP suggested the next logical step would be to review the evaluations for "Critical Need" items, and high dollar value collection system equipment needs.

Priority projects for the City were the following:

- Lift Station Rehab or Replacement - of the nine lift stations in the jurisdiction, the city should evaluate the seven that are still active. There should be short-term and long-term programs for replacements at the lift stations, including the electrical panels and pumps. Specific pumps and the attention they require are mentioned.
- Replacement of Vitrified Clay Collection Lines - the Plan suggests the priority of replacing the vitrified clay lines (42% total of the lines). These lines have aged out of their useful service life, and further evaluation of the Inflow & Infiltration is needed. Specific areas and the attention they require are mentioned.

The City's wastewater treatment plant is a focus in the Capital Improvement Plan. Many facets of the treatment plant are well beyond their age of useful service. The plant was constructed to handle 1.0 million gallons per day. Average daily flow for the plant averaged .600 MGD, or around 60% of the rated plant capacity. It has been a challenge to manage the biological processes of the plant, as it was designed to handle the flow of industries which are no longer present in the city. There is a slew of priority projects for the wastewater treatment plant, which include electrical/motor control center, standby generator, chlorine disinfection equipment, WWTP Operations Building and Chemical Feed Building, Headworks Equipment including the Grit Removal System, and Sludge Management Equipment.

A more recent CIP was published by Rockingham County in 2023.

To accommodate future growth, significant maintenance and repair will need to be done to the sewer and wastewater systems, which will involve substantial funds. The city has not had a rate increase in their sewer revenue since 2009, the year the City put the rate structure into place. Hamlet's rates have not kept in line with the required levels for funding at the State or Federal levels in loans or grants, as they (as of 2016) were .81% - less than 1 percent - of the Median Household Income (MHI). During 2015-2016, the city had a total sewer revenue of \$919,507, while the Total Expenses/Debt Payment/Reserves & Outlays was \$1,036,626.

The City of Hamlet is currently limited by its present sewer and wastewater needs. The City of Hamlet's capability to become a residential haven for neighboring cities industrial industries will require cohesiveness and a strong foundation from various facets, one of the more important ones being sewer and wastewater services. Utilizing the Wastewater System Asset Management Plan and the All Aboard Hamlet Comprehensive Plan will allow the City of Hamlet to set itself up for success.

Proximate Industrial Growth

There has been notable industrial growth in the surrounding areas around Hamlet. Richmond County's Economic Development Corporation, a 501c-3 non-profit, is 'dedicated to the growth of jobs and capital investment in Richmond County, North Carolina'. Their list of major employers in the County, are the following:

- Cavco Industries - 106 Innovative Way, Hamlet, NC 28345 - 184,000 square foot facility that will produce manufactured homes. Cavco is the third-largest U.S builder of manufactured homes.
- Perdue Products - S Long Dr, Rockingham, NC 28379 - In 2016, Perdue Foods, LLC invested \$10.9 million dollars to expand their facility in Rockingham, N.C in order to 'grow jobs and expand operations'.
- Burlington Industries - 740 Old Cheraw Hwy, Cordova NC - A textile mill located in Cordova.
- Plastek Industries - 1015 County Home Rd, Hamlet, NC 28345 - Provides 250+ jobs to Richmond County.
- Hood Packaging Corporation - 740 Cheraw Rd, Hamlet, NC 28345 - Manufacturer of paper packaging components.
- Cascades Tissue Mill - 805 Midway Rd., Rockingham, NC 28379 - Manufacturer of tissue paper from mainly recycled fibers, employing 62 employees.
- Superior Cranes, Inc. - 405 W. US 74 HWY, Rockingham, NC 28379 - Crane rentals, rigging, and heavy hauling services. It is one of the largest employers in the county.

These industrial and manufacturing companies, located in Richmond County, provide valuable jobs and enterprise to the local area. The amount and scale of this type of industry provides a need for quality residential locations to supplement the workforce that is employed in Richmond County. This includes the need for homes, convenience to amenities, public transportation, locations near highways and main routes of transportation, and a plethora of recreational activities for adults and children alike.



Intergovernmental Relations

The relationships between Hamlet, the County of Richmond, Rockingham, and other surrounding areas allow for the growth of collaborative efforts that can enable intelligent planning efforts. Currently, there is development and activities occurring around the City of Hamlet that are cause for attention, bringing industrial growth to areas around Hamlet. If properly evaluated and planned for, this can become a great opportunity for Hamlet to support and drive residential development that will create communities that thrive. There is the possibility of the City of Hamlet working together with Richmond County to create a Future Land Use Map that benefits the residents of both the County and the city. A Future Land Use Map with collaborative efforts from both entities could be a steppingstone to cohesive planning efforts, allowing both Hamlet and Richmond to grow together.



With the present sewer capacity, Hamlet may not be able to support similar industrial growth that Richmond or Rockingham have had - however, the potential is there for new residential sites to benefit from reasonable improvements in the wastewater and sewer areas of Hamlet. Also, Hamlet's potential for recreational areas also makes this a viable location to host thriving and engaging communities. The City of Hamlet sports a strong historical culture as it is, with the railroad and the Depot being focal points in the area. Leisure and sporting activities being added to the city's toolbox will improve and promote the development of inclusive and vibrant neighborhoods.

There are certain areas inside of Hamlet's city limits that are owned and maintained by Richmond County. At this time, these properties are undeveloped - yet they provide the framework for the County and the City of Hamlet to work together and introduce a new joint effort to develop parcels that enhance the surrounding communities. For instance, there are parcels surrounding the Depot in Hamlet that belong to Richmond County. If these parcels were developed, it would be in the best interest of both the City of Hamlet and Richmond County to work together in order to provide ideal development that would benefit the residents of Hamlet and the downtown area in general.

Furthermore, jointly working together with the County will allow for transportation topics to become a consolidated effort. Public roads that are maintained by the State or County will require input from the City of Hamlet, to allow the roads to be a beneficial service to the city. This could also potentially allow for future road developments that intersect the city in a way that pushes travel towards culturally vital areas, such as downtown. Interconnectivity through the City of Hamlet, on roads that the Department of Transportation or Richmond County maintain, will drive growth throughout Hamlet. Future infrastructure that includes sidewalk, roadways and utilities that have support and influence from both Hamlet and Richmond County will benefit the residents in and around the city for years to come and be mutually beneficial to both governing bodies.



PART 2

CREATING OUR VISION TOGETHER



Community Engagement

An integral part of the process in creating a thorough Comprehensive Plan is the act of community engagement. The primary goal was to obtain as much information from the public as possible in a limited time frame, and fully assess the needs of the Hamlet community, to understand their perspective, and raise awareness of the project. In order to build support and a sense of ownership within the community, it is critical to involve the public in the planning process. This research is vital to reflect the community's real needs and allows the City to create a successful Comprehensive Plan.

Branding the Plan and Social Media

The "All Aboard Hamlet" logo and slogan were developed to assist branding the creation and implementation of the Comprehensive Plan. City staff worked with the consultant to develop the themes of trains, jazz, and the downtown skyline. The "All Aboard Hamlet" slogan was used in part due to the contributions of Jeanne Holland Newton.

Project Steering Committee & SWOT Analysis

Over the course of the project, the project team met with a Steering Committee which advised on project direction, vision/goal development, community engagement, and plan recommendations. During the initial meeting, the Steering Committee also conducted a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. This analysis distills the challenges facing the community but also highlights items that can be leveraged to enhance the City. The following SWOT below depicts the items identified by the committee members.

Strengths - Core elements of the City that benefit the City

- Great Services - Municipal Water, Rec. Programs, Police/Fire
- Accessibility - Between Charlotte/Wilmington
- Business are Interested in Hamlet
- Great Local Artists and Plenty of "Canvas"
- The Depot and Opera House
- Robust Sidewalk Network

Weaknesses - Elements that challenge the City

- Economic Leakage/General Marketing - Residents are leaving Hamlet for Amenities Elsewhere
- Curb Appeal - Vacant and Aging Buildings (Opera House), City Gateways & "Main St. vs. Hamlet Ave.", Sidewalk Conditions, Lighting
- Real Estate Availability - No commercial availability. Limited housing, no apartments, very little rental space
- Institutional Struggles - History of Transient Leadership, Schools, Project Juggling
- Limited Workforce
- Visitor Marketing - No Hotels, Limited US-74 Signage

Opportunities - Areas/aspects of the City in position for improvement

- Leveraging Amenities/Land - Marketing the Depot, Opera House Restoration, Pocket Park on Main Street, Outdoor Theater, Public Art and Building Canvases, Waterfront Residential/Recreation at City Lake
- Marketing & Wayfinding - Commercial Mapping and Advertising of Opportunities/Amenities within the City, Pulling Travelers off of US-74, Leveraging the name "Hamlet"
- City-Assisted Commercial Growth - Incentivizing Commercial Redevelopment with Funding Assistance and Planning/Zoning Support
- Existing Park Improvement as an Economic Driver
- CSX Entertaining Possibility for Pedestrian Crossing
- Future GIS Mapping - Cataloging City Features

Threats - Areas/aspects of the City that may be threatened

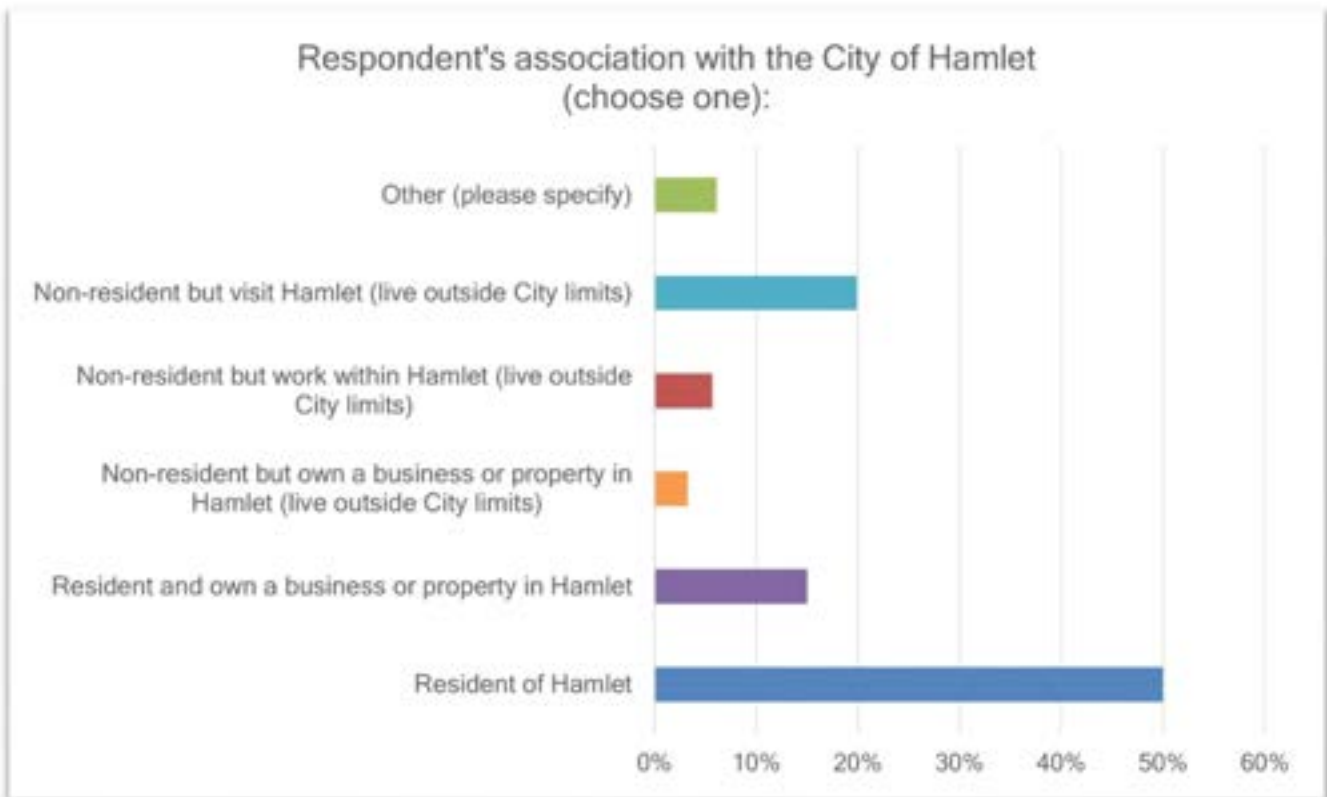
- Intergovernmental Relations - Amenity Competition, Getting Left Behind in Infrastructure and Development, Limited Cooperation/Communication
- Building Vacancy
- Limited Housing with Upcoming Industrial Development
- Appearance of Safety - Vacant Buildings, Limited Lighting, Speeding on Main Street

Community Survey

As the City of Hamlet strives to understand the needs and priorities of the community, which includes residents, visitors, and business owners alike, a survey was conducted to allow people to voice their feedback and provide a clearer picture of the current and future needs of Hamlet.

Who Responded?

A Community Survey was conducted for the City of Hamlet area, to gauge reflections and gather feedback in relation to the Comprehensive Plan. 246 people responded. At least 50% of the survey takers were residents of Hamlet, while 15% were residents of Hamlet who also owned a business or property in the City. Of the residents in Hamlet who responded, the numbers were fairly divided on where in Hamlet the respondents resided. The largest age group that responded to the survey were the 45-64 age group, and the wide majority of respondents polled said that the primary reason for living in Hamlet was that they had grown up in the City.

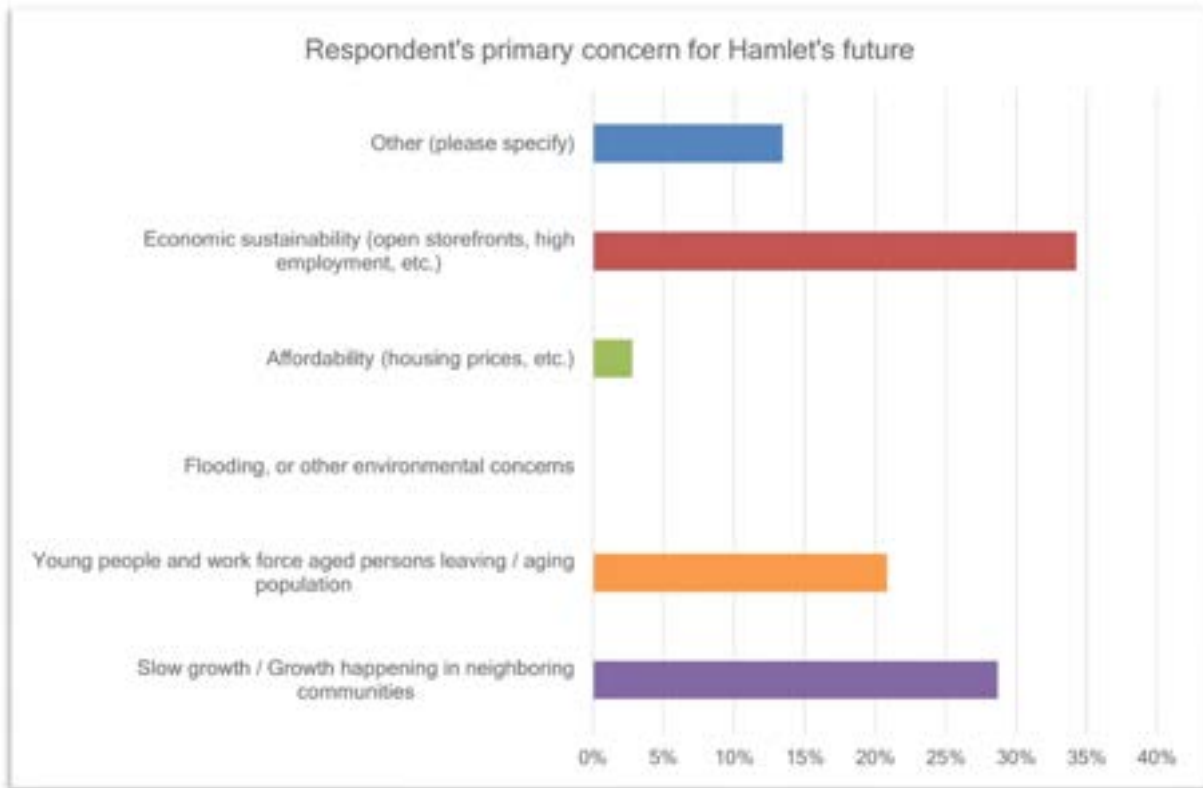


Respondent's association with the City of Hamlet

Future Concerns and Growth

One of the goals of the survey was to evaluate how the population in and around Hamlet views the City, in regard to retail, community services, the future of the City and more. The City of Hamlet's population level has stayed steady or dropped over some over the years. Due to the constraints of the water and sewer systems locally, there is some concern regarding the future growth of the City. Respondents were given the opportunity to provide feedback on this, which becomes invaluable as Hamlet moves to evaluate the next steps and priorities for the future.

Respondents reflected a variety of answers in relation to their primary concerns for Hamlet's future; the largest responses were Economic Sustainability (34%) and Slow Growth (29%). Young people and work force aged persons leaving/aging population was the next highest concern (21%).

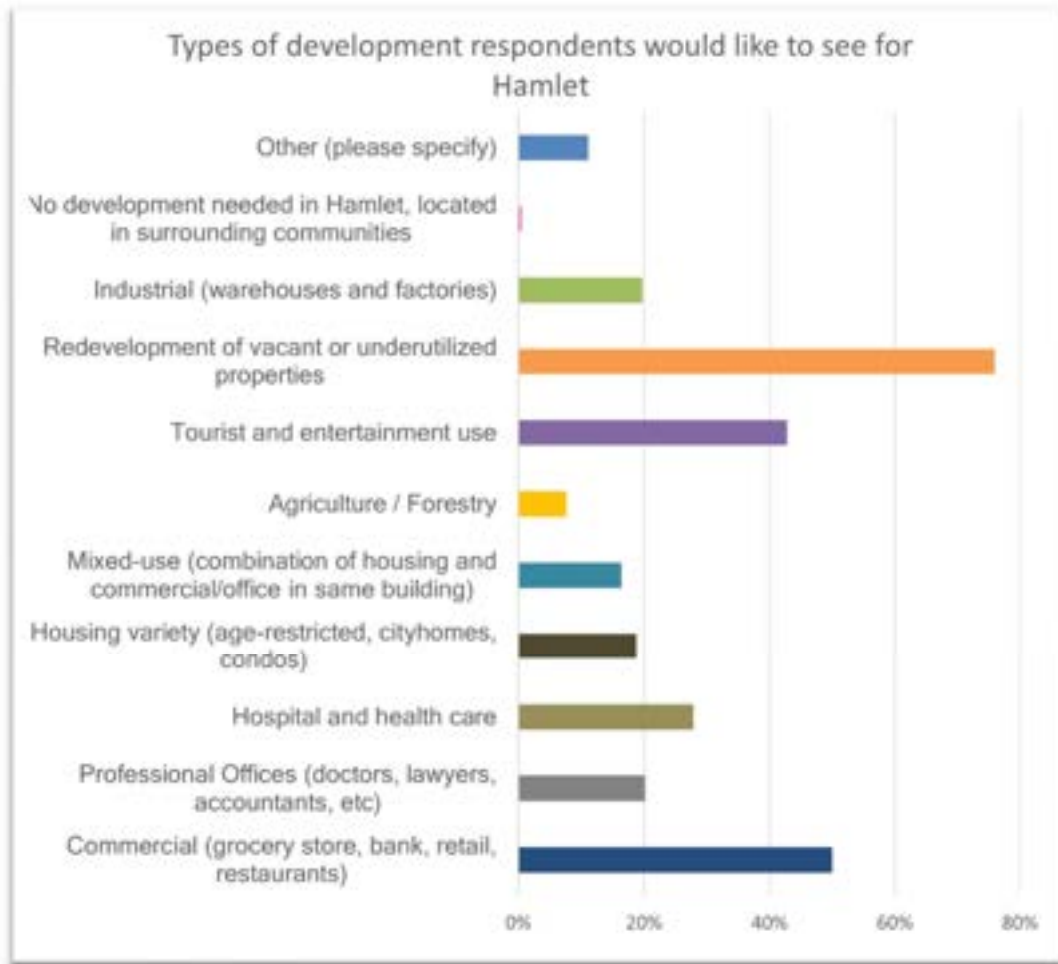


Respondent's primary concern for Hamlet's Future

The top five responses for the type of development residents wanted to see in Hamlet's future were:

- Redevelopment of vacant or underutilized properties (76%)
- Commercial (grocery store, bank, retail, restaurants) (50%)
- Tourist and entertainment use (43%)
- Hospital and health care (28%)
- Professional Offices (20%)

As there are a variety of vacant/underutilized properties in Hamlet at this time, this is an available outlet for potential development that can revitalize and beautify the downtown area and other areas within Hamlet. The possibility of new commercial and health care facilities can serve to fill a void for these types of opportunities in Hamlet.



Types of development respondents would like to see for Hamlet

Primary reason for living in the City of Hamlet

When asked what their primary reason was for living in, working in, or visiting Hamlet, the answers provided were varied but the overwhelming majority responded that they had grown up in Hamlet (49%). The next highest percentage was proximity to work (11%). In regard to the Comprehensive Plan, this is an indicating factor that the City of Hamlet has room for growth in a residential manner. As more industrial and commercial services become available in neighboring communities, Hamlet has the potential to welcome new residents that can travel to their job sites with convenience and ease. In this same vein, Hamlet may benefit from investing in more commercial and industrial growth within its limits.

Needs and Services

Respondents were also asked to state if they agreed or disagreed with the following statement, 'I have access to basic needs and services in Hamlet', with basic needs and services being considered as health care, food/grocery, clothing, child care, etc. 72% of the respondents said that they agree, while 28% said they disagreed. When asked to provide feedback on what basic needs and services they're lacking, 73% stated they were missing services that were not available locally. When asked to clarify, respondents described services they felt were not currently provided in the City, and a range of items were listed including a hospital and healthcare facilities, a variety of retail opportunities including clothing stores, grocery stores and other food options, and childcare facilities.

72% of respondents indicated that they have access to basic needs and services in Hamlet:

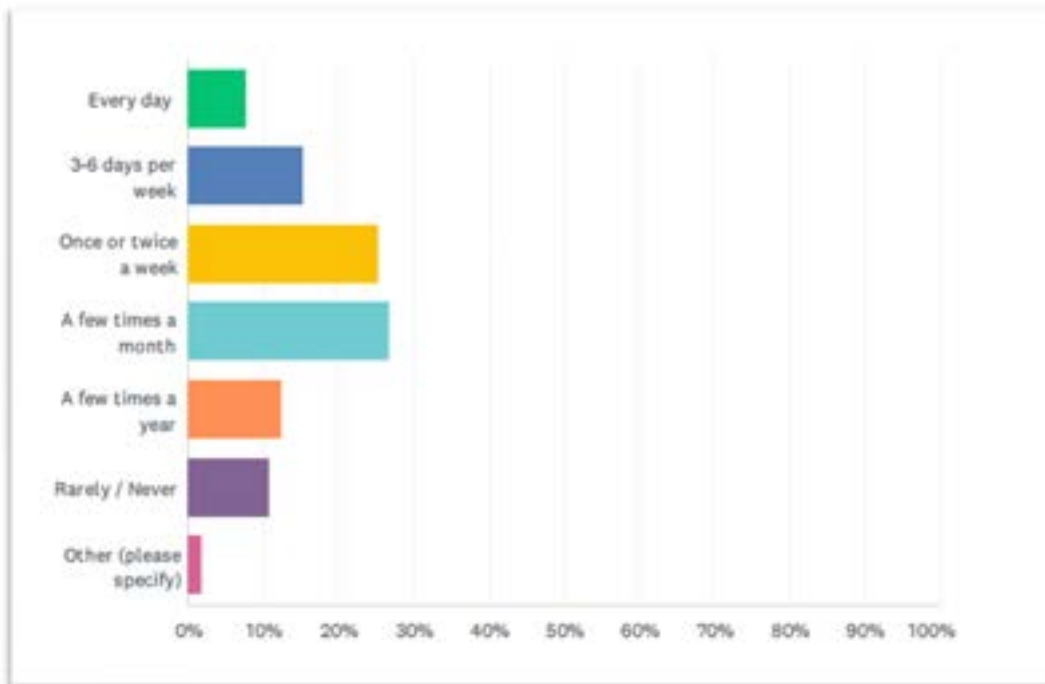
72%

Percentage who responded 'yes' to City services meeting the community's needs: 67%

When asked if the existing City services met community needs, 67% responded that their needs were met. For those that replied no and provided feedback to clarify their choice, examples given varied from 'storm drains' to 'police staffing shortages' to 'Fire/Rescue staffing shortages'.

The Community Survey is a great reflection of the priorities and needs of the residents and visitors to the City of Hamlet and can be a valuable resource when creating the goals of the Master Comprehensive Plan. There is a definitive direction from the respondents to prioritize healthcare, food resources, and commercial opportunities, while also making Hamlet a more walkable/bikeable community.

The Downtown area is also important to residents and visitors, and the need is there to enhance this area.



How often respondent's frequented businesses/attractions/services in downtown Hamlet

Vision

In creating a Vision Statement for the City of Hamlet, the community's feedback is crucial to creating a description of the City of Hamlet's future. The following word cloud represents the foundation of terms to be utilized in the City Vision, painting a clearer picture for the City of Hamlet.



Public Workshop #1

On March 31, 2023, a public workshop was held in Hamlet for the community to attend and interact with displays that enabled them to showcase their goals and visions for the City of Hamlet. 25 attendees came forth to provide their valuable feedback, showcasing what issues Hamlet may be facing today - and the hope for how Hamlet can be viewed in the years to come.

The following items have been digitized from the workshop's interactive boards that were used to gain public feedback.



What does Hamlet look like to you?

In three (3) words, please describe how you see the City of Hamlet today.
In three (3) words, please describe how you see the City of Hamlet twenty (20) years from now.

<u>Hamlet Today</u>	<u>Hamlet Tomorrow</u>
<ul style="list-style-type: none"> • Small bedroom community • Community - with history • Neglected business district • Historic, but lots of blight • Retirement city • Empty buildings, look awful • Driving water improvement please • Low income community • Lack of community pride 	<ul style="list-style-type: none"> • Community moving forward • Downtown entertainment • Enhance downtown to draw all groups • Historic homes & buildings restored, cleaned up • Growth by involvement • Historical area highlighted • Use resources with other amenities • For fun & water recreation for families • Many private businesses • Utilize City Lake • Local assets -> attractions to bring people here

Attendees were asked to provide descriptions of how they view Hamlet today, and how they see the City in 20 years from now. The vision of Hamlet Tomorrow provides a message of support for the growth of downtown and recreation and promoting other local and historical aspects.

Visitors were asked also to place their votes for various visual preferences, to gauge preferences towards specific updates that can benefit the City.



VISUAL PREFERENCES — PEDESTRIAN / BICYCLE IMPROVEMENTS

Place Colored Dots On Top Preferred Elements:



21
Votes



1 Vote



3
Votes



4
Votes



1 Vote



No
Votes



1
Vote



1 Vote



No
Votes

VISUAL PREFERENCES — STREET TREE PLANTINGS

Place Colored Dots On Top Preferred Elements:



14
Votes



3 Votes



5
Votes

VISUAL PREFERENCES — PUBLIC SPACES

Place Colored Dots On Top Preferred Elements:



3
Notes



0
Notes



3
Votes



2
Votes



2
Votes



3
Votes



7
Votes



5
Votes



14
Votes

VISUAL PREFERENCES — Parks & Recreation

Place Colored Dots On Top Preferred Elements:



8
Votes



4
Votes



2
Votes



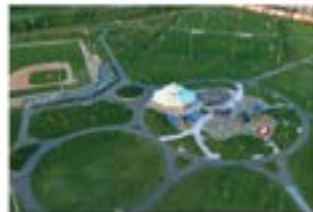
3
Votes



16
Votes



6
Votes



12
Votes



4
Votes

VISUAL PREFERENCES — MULTI-FAMILY RESIDENCES

Place Colored Dots On Top Preferred Elements:



No
Votes



No
Votes



16
Votes



No
Votes



4
Votes



No
Votes



No
Votes



No
Votes



7
Votes



No
Votes



No
Votes

The visuals that garnered the majority of votes paint a picture of an updated Hamlet that is both modernized and inviting. From public water attractions to residential opportunities above businesses, outdoor public common areas to enhanced streetscapes, attendees shared a common vision for their community.

Attendees were given 'funds' to distribute to various facets in which they believe Hamlet should invest money in for the following areas:

Hamlet Bucks	Number of Votes from Participants
Downtown Enhancement	20
Road Improvements	10
Public Art	2
Economic Development	29
Parks/Trails/Rec	25
Housing Diversity	6
Bike Lanes/Sidewalks	8
Water/Sewer Expansion	15





Additional Comments?

Thank you for your participation in today's workshop!
If you have any additional comments, or specific interests you would like to voice, please include them directly on this board!

- Revitalize the central business district (definitely)
- Central park area with water attraction
- Expand public utilities (water/sewer) for growth
- Add water parks & family parks
- Connect downtown to City Lake with walking/biking trails
 - with disc golf along the way
- A hotel for overnight opportunities
- Improvements to water treatment plant
- Attract more industry to town

Finally, attendees were asked to provide any additional comments they may want to share. The items they provided expanded on the desire for connectivity for pedestrians, public utility expansions, and revitalizing the downtown area. The workshop acted as a community gathering space for thought provoking feedback, allowing the City to begin to narrow down which areas can be made a priority. It is clear from the comments received that the residents would support more connectivity to parks, recreation facilities, and downtown. This helps to paint a clear picture of what the residents feel could be added to the City of Hamlet to create a more welcoming and thriving environment.

Public Workshop #2

On August 3, 2023, a second public workshop was held at City Hall, where 22 attendees came to provide valuable input and ideas for their vision of how the City of Hamlet can move forward into the future.

Attendees were first greeted with a purpose and history exhibit that provided an overview of the Comprehensive Planning process, and where the Plan is in the process. The workshop exhibits were strategically placed in order to tell the story of how the Plan's working vision, goals and recommendations were formed.



Once visitors analyzed the plan vision and goals, they were presented with the future land use descriptions and corresponding future land use map. It was at these exhibits where attendees could view various land uses and where they have been identified as appropriate in the City's municipal limits moving forward.

The plan's recommendations and overall goals were the final exhibit and closed the circle on the second workshop, allowing attendees to better understand how each of the twelve objectives were formed. Here visitors placed a sticker to identify recommendations that were looked at favorably and which were not. Each objective received positive feedback, but linking downtown to City Lake and preserving downtown Hamlet were atop of the priority list for many of the participants.

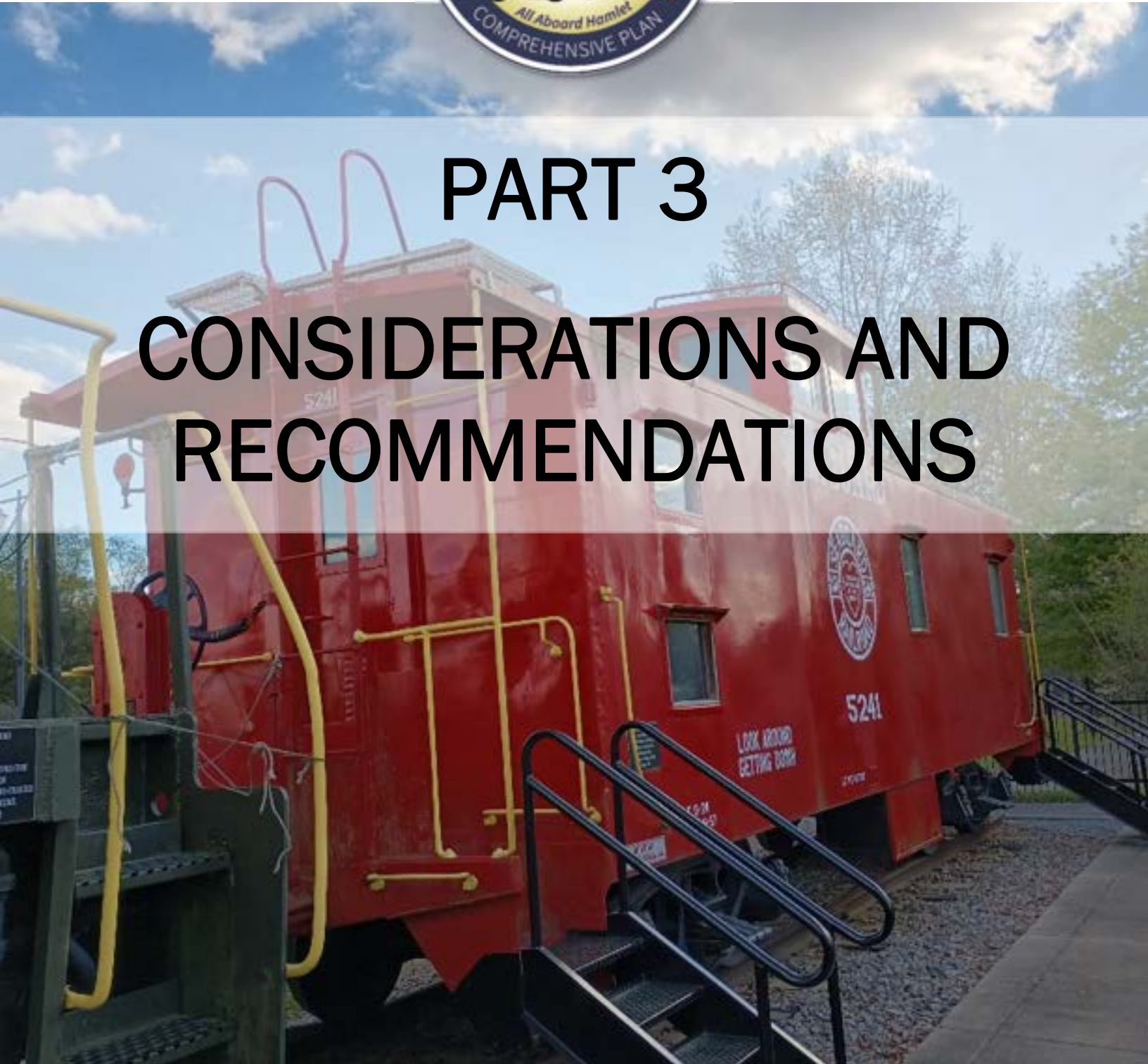


Lastly, attendees were asked to provide general comment on individual priorities and desires for the City, along with any additional information they would like to see reflected in the Comprehensive Plan. These comments carried an emphasis on greenway and trail connectivity, affordable housing, historical preservation, and cultural education.



PART 3

CONSIDERATIONS AND RECOMMENDATIONS



Plan Vision and Goals

Vision

Review of public input, Steering Committee discussion, and conversations with City Staff enabled common, underlying themes to be identified. These underlying themes help establish the foundation for a clear and concise shared vision for the City of Hamlet. Items of note include strong, familial ties to Hamlet and the community, the desire for sustainable growth and new opportunities, and enhancement to the existing City features.

When provided as a whole, the vision for the City of Hamlet is:

The City of Hamlet strives to be a safe, family-friendly community that invites each and every person to live, learn, work, and play. Hamlet will grow as a regional destination through the support of a vibrant downtown, thriving local economy and infrastructure, enhanced historic and tourist destinations, and diverse entertainment and recreation opportunities.



Goals

The City's vision is then supported by strategic goals. These goals focus on community topics such as economic sustainability, infrastructure, and City culture. Five goals have been identified during the planning process which support the plan's vision and enhance quality of life for Hamlet stakeholders:



Our City will provide exceptional public services, parks, and infrastructure through strategic investments and targeted improvements to provide an ideal live/work/play lifestyle.



Our City will ensure a healthy balance between strategic growth and environmental, infrastructure, and cultural considerations.



Our City will expand housing opportunities to foster and support a diverse, working, and aging population.



Our City will preserve and enhance its historic downtown to serve as a welcoming local and regional destination.



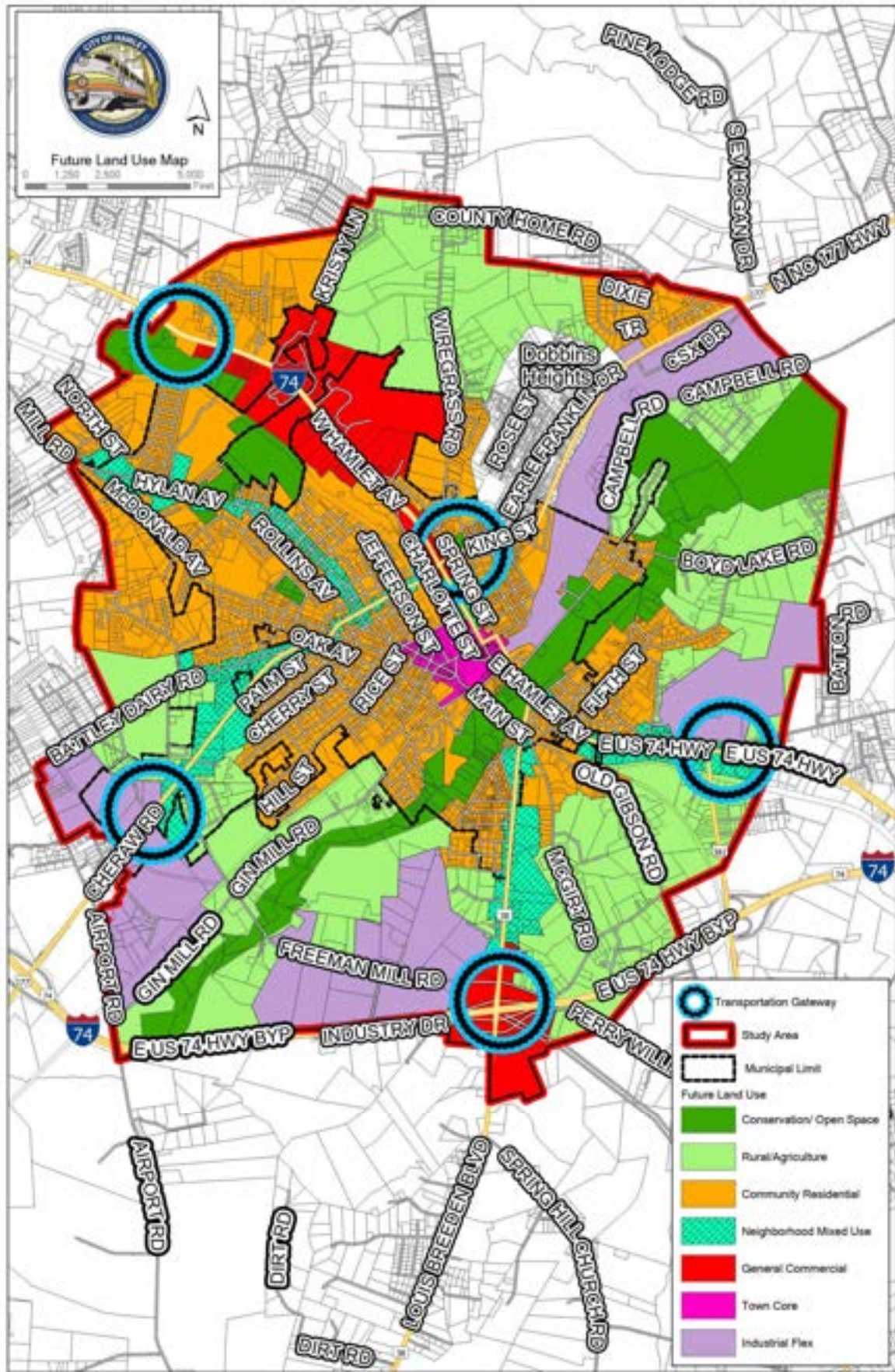
Our City will support the business community to create a vibrant and sustainable economy.

The goals listed herein will provide the framework for the Plan recommendations and the foundation for the City's ultimate vision. Each recommended action item made in this document will tie back to one or more goals listed here.

Future Land Use Plan

The Future Land Use Plan is the graphical representation of the comprehensive plan, taking into consideration the existing land use patterns of the City, the location of utilities, and the goals and objectives of the community. Hamlet's Future Land Use Plan must also consider the presence of Dobbins Heights within the City limits. The community of approximately 700 residents has its own goals and objectives, however the overall character of the town aligns with the future vision of Hamlet, with complementary uses sharing municipal borders.

The comprehensive plan outlines a vision for how land will be maintained and developed as Hamlet grows. It was created with an understanding of the community's desire to have economic viability, a variety of housing options, yet protect natural resources. The plan identifies seven distinct future land use designations with the Hamlet Comprehensive Plan study area in the text and on the Future Land Use Map, included herein.



Future Land Uses

This is a vision for the next 20- to 30 years and should not be considered an immediate action plan. The land uses are intended to be implemented over time as the City's utilities expand and the demand for development grows. The plan cannot account for all types of uses or the intensity each use may have. Certain uses may be appropriate in all districts, such as parks or schools, however based on the traffic, parking, and other impacts, may need additional scrutiny on a case-by-case basis. The following categories are general descriptions and therefore, flexibility in using this map for future land use decisions should be considered.

Conservation/Open Space

Conservation/Open Space lands preserve the natural amenities of Hamlet, such as City Lake and Marks Creek, in addition to representing parks, greenways, and other natural amenities.

Use of these lands is reserved primarily for the following features:

- Stormwater Facilities
- Parks/Open Space/Sports Fields
- Greenways/Trails
- Cemeteries
- Passive use natural areas
- Wildlife reserves
- Environmentally constrained areas (wetlands, special flood hazard areas, water supply protection areas)



The typical uses found in this character area may be constructed in nearly any zoning district. However, these areas should receive scrutiny during any proposed rezonings to ensure sensitive environmental features are not compromised.

When considering future development, the City should encourage and incentivize interconnectedness between Conservation/Open Space lands to build a connected network through the City's natural amenities. Additionally, the number of impervious surfaces, such as park parking lots and support structures, should be limited.

Rural/Agriculture

They represent the most rural portions of the Hamlet and generally are developed as single-family residences and agricultural operations. Should sewer service be available in these areas, it may indicate some redesignation could be appropriate to a more intense character area.

Appropriate land uses or development types include:

- Agriculture
- Agritourism
- Timbering
- Community Facilities
- Parks/Open Space and Conservation Uses
- Low-Density Single-Family Residential Homes

The following zoning districts are considered to be highly aligned with the Rural/Agricultural future land use:

- R-20
- RA-20

When considering future development, the City should encourage development near existing infrastructure. Future subdivision development should also be required to provide supporting infrastructure where appropriate.



Community Residential

Community Residential areas are located near the City's center and mixed-use tracts. They also sometimes coincide with locations where sewer service is available or where smaller lots would easily create new residential development. Some areas identified have potential for future development. Development within this land use focuses on providing a mixture of residential housing types, neighborhood-scale commercial services, and places an emphasis on providing walkable infrastructure.

Appropriate land uses or development types include:

- Medium-Density Single-Family Residential Homes
- Multi-Family Residential Structures
- Pedestrian-Serving Commercial Services
- Pedestrian-Serving Professional Services
- Pedestrian-Serving Restaurants
- Institutional Facilities
- Parks/Open Space, Greenways/Trails, and Other Residential-Supportive Facilities

The following zoning districts are considered to be highly aligned with the Community Residential future land use:

- R-6
- R-6M
- R-8
- R-10
- O-1 (in select locations)
- B-3 (in select locations)

When considering future development, the City should ensure that developments are compatible in size and scale with surrounding uses. Neighborhood serving commercial and office/institutional uses should front onto the street to encourage a pedestrian-oriented district. Similarly, no drive-thru facilities should be provided in this district. Developers should also provide sidewalk infrastructure to enhance walkability. Block lengths should typically range from 400-600 feet to create connected, walkable neighborhoods.



Neighborhood Mixed Use

Neighborhood Mixed Use parcels are primarily located along larger collector and arterial streets. While walkability and diverse, aesthetically pleasing residential uses are desired, a significant portion of these areas are intended for commercial purposes.

Appropriate land uses or development types include:

- Commercial Services
- Professional Services
- Multi-Family Residential Services
- Restaurants
- Institutional Facilities

The following zoning districts are considered to be highly aligned with the Neighborhood Mixed Use future land use:

- R-6
- R-6M
- R-8
- O-1
- B-2
- B-3

When considering future development, the City should ensure that architectural features of commercial uses are compatible with surrounding residential development. Parking for commercial uses should be located behind buildings and future developments must be reviewed to understand the impacts they will have regarding traffic along these strategic corridors.



General Commercial

General Commercial lands provide space for automobile-oriented services, although they should still have adequate pedestrian accessibility. These lands are generally found along major roadways or at high-volume intersections and highway on/off ramps.

Appropriate land uses or development types include:

- Commercial Services
- Professional Services
- Restaurants
- Institutional Facilities
- Drive-Thru Facilities
- Big Box Stores

The following zoning districts are considered to be highly aligned with the General Commercial future land use:

- B-2

When considering future development, the City should encourage parking to be located in the rear of developments to encourage aesthetically pleasing corridors. While automobile dependent, encouraging the development of sidewalk facilities will complement and enhance the existing pedestrian network. Parking and driveway requirements should be reviewed to mitigate traffic and accidents along major corridors.



Town Core

Town Core represents the social and cultural heart of Hamlet. Features within the Town Core contribute to the overall character of the City. Special attention must be given to the City's existing amenities within the core, such as the Opera House and the Depot. A majority of the success of regional tourism is contingent upon the opportunities and environment established by the Town Core.

Appropriate land uses or development types include:

- Vertical Mixed Use, Residential Units Over Commercial/Office
- Pedestrian-Serving Commercial Services
- Pedestrian -Serving Professional Services
- Pedestrian-Serving Restaurants
- Institutional Facilities
- Pocket Parks
- Historical and Cultural Preservation

The following zoning districts are considered to be highly aligned with the General Commercial future land use:

- B-1
- B-2

When considering future development, the City should work diligently to address underutilized and vacant storefronts. The Town Core's proximity to City Lake also provides an opportunity to interconnect natural amenities, recreation opportunities, and downtown services together.



Industrial Flex

Industrial Flex lands support large employers and employment centers while providing dedicated space for emerging and entrepreneurial operations.

Appropriate land uses or development types include:

- Manufacturing/Fabrication
- Railroad and Logistics Services
- Makerspaces
- Tech-Flex
- Wholesalers
- Warehousing

The following zoning districts are considered to be highly aligned with the Industrial Flex future land use:

- I-1
- I-2
- O-1

When considering future development, the City should ensure that large industrial facilities are adequately buffered from residential homes and environmental features.



Gateways

In addition to the Future Land Uses designated above, additional attention was given to the specific entrances into Hamlet. These “Gateways” are a visitors’ first introduction to the city, and special considerations have been provided to ensure that they convey unique and inviting experiences.

US 74 (Hamlet Avenue) Gateway

The East US 74 Gateway is one of the primary means of entering the city. Users will first pass through Rockingham and its highway commercial corridor before entering Hamlet.

EXISTING CONDITIONS

According to the average annual daily traffic counts provided by the North Carolina Department of Transportation, this entrance into Hamlet is the most widely used.

The South Prong Falling Creek limits commercial development south of US 74 within the City’s limits. This, in addition to the existing residential uses to the north, creates a visual gap between the highway commercial uses within Rockingham and the entrance into Hamlet.

Uses along US 74 in Rockingham are primarily big box stores and recognizable retail chains. Uses within Hamlet vary widely and include residential uses, car dealerships, Richmond Community College, and some retail chains.

CONSIDERATIONS

Fidelity to the Future Land Use Map allows for the automobile-dominant General Commercial uses taper down into Community Residential before tapering again into the Town Core. These distinct transitions can create a visual experience entering the city.

Future land development or reuse must focus on establishing automobile-based commercial uses to establish a singular, identifiable character for the corridor and allow for the tapering of Future Land Uses moving into the City to function as transitions of character.

The use of signage along the corridor should be used to guide visitors to Hamlet’s core. As US 74 is maintained by the North Carolina Department of Transportation, establishing any form of gateway signage along the corridor or at the gateway entrance will require the purchasing of additional land.

Consider shared parking and driveway curb cuts for future development to ensure that traffic impacts are minimized as the corridor grows.

NC 177 Gateway

Hamlet may also be entered via US 74 through NC 177 that accesses Hamlet via the southwest.

EXISTING CONDITIONS

The entrance into the city from the US-74 interchange is currently undeveloped, offering an opportunity to guide gateway development. Rural residential and industrial uses are located closer to the city core. Unlike the US 74 gateway, NC 177 is a two-lane road, which may be burdened by uncontrolled growth along the corridor.

CONSIDERATIONS

While the other gateways established in this Future Land Use Map contain General Commercial uses, The NC 177 gateway is primarily residential in nature, with some preexisting Industrial Flex parcels and Neighborhood Mixed Uses. Smaller, neighborhood-serving commercial uses should be promoted along this corridor to better match the residential atmosphere of this portion of the city, and to reduce any potential burden on NC 177 traffic. Wayfinding into the city center may prove difficult from this gateway entrance. Consider additional signage along this corridor to direct users to places of interest within the Town Center.

NC 38 Gateway

The NC 38 exchange from US 74 directs users towards City Lake from the south.

EXISTING CONDITIONS

Many lands surrounding the gateway are already zoned B-2 (General Business) which aligns with the future land use of the gateway and surrounding features. Much like the Hamlet Avenue gateway, the Future Land Uses established along the corridor allow for logical tapering from highway-based commercial activities all the way to downtown.

However, there is limited development along this corridor, with primary uses currently being comprised of single-family residences. These residences are served by the two-lane corridor, which may experience transportation impacts if growth is not strategically controlled.

CONSIDERATIONS

Consider development of a corridor overlay to provide incentives for commercial development at the gateway, and to mitigate future transportation impacts along the corridor. Density bonuses and other mechanisms should be explored to promote and establish a core node along the US 74 / NMC 38 interchange and guide mixed-use development northward to mitigate traffic impacts and establish minimum aesthetic expectations.

There is also an opportunity to provide downtown signage, a monument, or similar structure along NC 38 as it leads to the heart of the city and provides vistas of City Lake and downtown.

US 74 Andrew Jackson Highway Gateway

Exit 321 from west-bound US 74 leads users directly into Hamlet's core and offers a variety of opportunities for enhancement.

EXISTING CONDITIONS

According to the North Carolina Department of Transportation, this is the second highest volume roadway that enters Hamlet. From the US 74 exit, users will primarily pass by single family residences, agricultural lands, undeveloped lots, and a few commercial uses.

Within the City limits, lands east of 5th street are largely underdeveloped. The corridor ranges from four to five lanes in width, offering room for further growth without much concern for traffic impacts.

CONSIDERATIONS

Development of Mixed-Use District uses from the City's limits to the residential uses established between 5th Street and City Lake would allow for a natural transition between the highway corridor and downtown. Uses will primarily be automobile focused but parcels closer to 5th street and the preexisting residential neighborhoods should prioritize neighborhood serving, walkable amenities.

Promotion of walkable infrastructure between 5th Street and Raleigh Street will help connect residents on the eastern side of City Lake to the downtown and promote an atmosphere of a walkable, inviting City.

Like the NC 38 gateway, the Andrew Jackson Highway also allows for the opportunity to establish monument signage and create a distinct "entrance" into Hamlet since it leads users directly into the City's core.

King Street (NC 177) Gateway

Another primary gateway into the City's core is via King Street which first passes through Dobbins Heights and represents the primary gateway into the city for automobiles travelling south from Moore County.

EXISTING CONDITIONS

This gateway displays a variety of existing uses ranging from traditional commercial to a municipal park. Existing zoning within the gateway also reflects this trend, with a majority of land being zone Residential while the primary corridors are mostly General Business. The mixed-use nature of this gateway is also furthered by the plethora of sidewalk infrastructure. This infrastructure extends from the intersection of Kings Street and Spring Street, effectively connecting the gateway directly in the heart of Hamlet's downtown. Monument and wayfinding signage is also located along this corridor which clearly establishes an entrance into the City.

CONSIDERATIONS

The site clearly benefits from the previously constructed multi-modal and signage improvements along the corridor. Future land uses along the King Street corridor are intended to be Neighborhood Mixed Use. Guiding development along the corridor to promote neighborhood-serving commercial opportunities will allow the gateway to further define the Hamlet entrance with urban, mixed-use activity. Where possible, rear-loaded parking should be incentivized. Future residential development in this gateway should emphasize boutique multifamily units, such as townhomes. The City has the option of approaching the owner of 315 Spring Street, which is the only lot remaining in the gateway that has not yet been developed, to discuss the future vision of the gateway and better understand the property owner's needs and intentions.

Objectives & Recommendations

The following section outlines the objectives and recommendations of the plan. Specific action items, associated goals, and the anticipated timelines are intended to serve as an implementation tool for staff when planning for the future of Hamlet.

Goals:



Improve City services.



Strategic growth and protect environmental/cultural resources.



Expand housing opportunities.



Enhance the historic downtown.



Support businesses and economic growth.

Recommendation Phase Timeframe:

Ongoing = Current;

Short-Term = 0 - 4 years;

Mid-Term = 5-8 years;

Long-Term = 9+ years





Objective #1: Link downtown to City Lake.


Create a walkable mixture of amenities for Hamlet residents and visitors by connecting downtown to the lakefront.


DESCRIPTION


The City of Hamlet's downtown represents a lively and active space for residents and visitors to enjoy. In addition to various municipal services, the downtown offers The Depot, the Tornado Building, and various retail opportunities. Across the train tracks, Hamlet Avenue also hosts various restaurants and contains ample commercial space for future use. City Lake is a fantastic, yet underutilized natural amenity in the City. Currently, the lake is primarily accessed by automobile and has a limited trail network running parallel to Boyd Lake Road. While interconnected through existing sidewalk infrastructure, each of these three locations in Hamlet currently lack an individual or comprehensive identity. A centralized corridor plan could create a ¾ mile, multimodal throughline between Main Street, Hamlet Avenue, and City Lake, increasing downtown foot-traffic, exploration, and enjoyment. Furthermore, City Lake may benefit from additional recreational programming, in turn enhancing recreation opportunities and the commercial viability of surrounding properties.

Recommendation 1.1	Develop Parks and Recreation Master Plan Update
<p>A Parks and Recreation Master Plan guides the development of municipal parks, programs, and department operations over the course of approximately 10-years. The City's previous plan was adopted in January of 2013. In addition to begin a dated document, certain funding opportunities are more widely available to municipalities that keep up to date Parks Master Plans.</p> <p>It is recommended that the City work to update the existing plan with a particular focus on the interconnectivity between City Lake and downtown Hamlet. A robust public engagement effort as part of plan development will help identify the amenities and features that City stakeholders would like to see programmed around City Lake and give insights into how users would like to move between the Lake and downtown.</p> <p>In turn, this document will serve as a playbook for the City to begin enhancing downtown connections, plan future programming around the lake, and secure funding to make these plans a reality.</p>	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 1.2	Approach Richmond County staff to engage in a joint use agreement for land near City Lake
<p>The City of Hamlet and Richmond County currently own several parcels of land at the corner of North Bridges Street and East Hamlet Avenue. Currently, this land is undeveloped and sits across the street from many vacant storefronts. Due to this block's location between the downtown and City Lake, it offers ample opportunity for programming. It is recommended that City staff coordinate with County Staff to identify mutually beneficial site programming.</p> <p>For example, development of a community- or pocket-park would establish a connection between Boyd Lake Road Park, the City Lake Greenway, and Hamlet Avenue. In addition to providing recreation opportunities for City and County stakeholders, the facility would also enhance foot traffic along Hamlet Avenue and increase the economic viability of the mostly vacant commercial strip.</p>	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 1.3	Develop a Streetscape Master Plan and/or Corridor Plan to comprehensively prepare for corridor development
<p>Similar to the development of a Parks and Recreation Master Plan Update, development of a Streetscape Master Plan and/or a Corridor Plan for the corridor will help identify priority planning tasks and open avenues to secure project funding. While over-planning can be a concern in communities with already limited budgets, it is important to show state, federal, and private organizations a pre-meditated and publicly supported vision when requesting funding assistance. Such plans may also be paid for by existing funding opportunities, including the Rural Business Development Grant through the United States Department of Agriculture. Development of this planning effort will detail the specific action items necessary to interconnect the downtown with City Lake and support future funding requests by the City.</p>	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 1.4	Develop pedestrian wayfinding suite that directs to downtown amenities and City Lake, and provide signage along Main Street, Raleigh Street, Hamlet Avenue, and Boyd Lake Road
<p>Pedestrian wayfinding signage can be an effective way to connect people to amenities. Similar to the existing signage provided at The Depot, wayfinding signage can educate users of proximate amenities. This is increasingly important when attempting to connect to the furthest limits of the corridor.</p> <p>For example, signage near Boyd Lake Road Park could identify “The Opera House” and “The Depot” as just a 0.6 mile walk through downtown. In turn, users will be guided through all the commercial opportunities the downtown has to offer on their way to the next destination.</p> <p>Wayfinding signage can also complement overall City branding and help reinforce a regional identity. Use of railroad iconography can further enhance the City’s identity as the place to experience the history of American rail.</p>	
Goal Achievement	
Recommended Phase	Mid-term

Recommendation 1.5	Explore hiring of Downtown Economic Development Coordinator
<p>The Downtown Economic Development Coordinator's role is to support business enterprises and overall downtown health. These individuals are usually trained to pursue grants that support downtown businesses, host education opportunities for business owners, and organize downtown events with the support of other departments. Oftentimes, these positions will quickly pay for themselves in grant awards while simultaneously continuing to enhance the strength of businesses and community support. Such a position can also help market existing commercial space, such as the mostly vacant lots along East Hamlet Avenue near City Lake. It is recommended that the City evaluate the hiring of an Economic Development Coordinator.</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)




Objective #2: Redevelop the Opera House.


Restore and return the Hamlet Opera House to its former glory.

DESCRIPTION

Dating back to its construction in the early 20th century, the Hamlet Opera House was intended to serve as an entertainment venue for residents and rail passengers passing through. As a contributing structure in the Hamlet National Register Historic District, and publicly owned property, the opera house requires rehabilitation efforts so residents and visitors of the City can enjoy a piece of remaining history. The rehabilitation of the opera house begins with an understanding of the structure's current condition.



Recommendation 2.1	Reevaluate existing conditions of the opera house in order to update the 2003 existing conditions survey and code investigation report and remove any existing materials stored inside
A structural analysis of the Hamlet opera house will provide the city with an idea of what parts of the structure, materials, fixtures, and mechanical systems requiring repair and the severity of any issues. An understanding of the structure's current state will better guide the city when deciding on its future use. Existing storage within the opera house should be removed as part of the reevaluation.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 2.2	Explore the establishment of a Historical Preservation Commission (HPC) in accordance with §160D-303 and become a Certified Local Government (CLG) to increase eligibility for grant opportunities
<p>By establishing a Historical Preservation Commission, the City of Hamlet will open the door to funding opportunities that may aid in restoring and preserving historical structures such as the Hamlet Opera House. State and Federal Grant opportunities for historical restoration and preservation are most commonly issued by the North Carolina Department of Natural and Cultural Resources (NCDCCR) and come in the form of Historic Preservation Fund (HPF) pass-through grants.</p>	
<p>As a Certified Local Government (CLG), communities have direct access to State Historical Preservation (SHPO) staff for assistance with building assessments, surveys, and grant nominations, along with general preservation assistance. Being a CLG will demonstrate a level of commitment to saving structures from the past for future generations.</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)





Objective #3: Enhance City/Department Communications


Enhance and encourage intentional outreach from City staff to all residents of Hamlet.

DESCRIPTION

A healthy and transparent relationship between the City and its residents is important for creating a sense of place. It also aids in ensuring that during an emergency, residents know where to gather information in real time and trust the information they receive from the City.

Recommendation 3.1	Creation of engagement branding - color scheme, logos, slogans
Creating a uniform color scheme, font, and overall media package is important for consistency when communicating with residents. Think of the Golden Arches of McDonalds. You can see them driving along the highway, without any other signage, and know that a McDonalds is at the next exit. For the City, this would be a specific logo or slogan that is memorable as and embodies what makes Hamlet unique in single sentence or graphic. Having resident input on the final design would also be a great initiative to increase communication and brand recognition.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 3.2	Creation of a City Newsletter
Updating a website with every new bit of news can sometimes be tiring and taxing on staff. A one-page newsletter that is distributed biweekly or even monthly would create a specific place where residents can expect news and transparency. It can be distributed via email, on the desk of the utility office where many visit, or for those without email or mobility issues, it could also be stuffed in with the utility billing mailouts. Newsletter topics can range from fun facts about City staff, updates on grants, Board meeting summaries, sports highlights, etc.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)




Recommendation 3.3	Automation of content
Regarding weekly Board meetings, monthly utility billing or parks and recreation scheduling, or annual events like Train Day or Seaboard Festival, it would be wise to create template content that is easy to edit and redistribute to save time.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Objective #4: Improve Downtown Gateways.

Create welcoming and vibrant gateways in the City of Hamlet.

DESCRIPTION

A gateway to a city is a point of entry that residents and visitors alike pass through as they travel. This point of entry greatly influences the first impressions people will have when they visit and creates an overall feel for the City. Is it possible to utilize methods to freshen up and beautify the gateways to the City of Hamlet, creating a positive and welcoming environment, allowing for great first impressions for new visitors and a sense of pride for residents.




Recommendation 4.1	Revitalize and refreshen the current signage at the gateway entrances
<p>The current signage in Hamlet includes signs that were installed in 2019. These signs, and others in Hamlet, can quickly benefit from the efficient beautification of their surrounding area and freshening up of the signage itself.</p> <p>Provide bright and attractive landscaping around the surrounding gateway areas, to call attention to the signage itself. Lighting should be installed around the signage area, illuminating the spaces at night-time. Older signage can benefit from fresh coats of paint, or power washing. The Future Land Use Map can be referenced as a mechanism to support gateway development and pursue future funding.</p>	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)
Recommendation 4.2	Continue to identify emerging gateway areas that are becoming more populated and have increased traffic
<p>As the City grows and more people visit and travel through the area, there is an opportunity for new gateway entrances to be discovered and developed. A team of staff may be created to determine potentially viable locations for new gateway areas and may use small area plans and supporting efforts to incorporate the future gateway locations. Future gateway locations can also be incorporated into Future Land Use Map updates.</p>	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)
Recommendation 4.3	Ensure the gateways to the City of Hamlet are always maintained in a satisfactory state that does not show signs of disrepair or aging
<p>Over time, wear and tear on the gateways and entrances to an area can become worn and disheveled, making the area appear dilapidated. Adhering to a scheduled maintenance system will allow the gateways to continue looking inviting and beautiful for years to come.</p> <p>This process can begin by developing a schedule of maintenance for all gateways and signage, including a threshold for signage or landscaping that needs to be addressed. Ensure that all lighting and landscaping are working and in suitable condition.</p>	
Goal Achievement	
Recommended Phase	Ongoing (Current)


Objective #5: Update City's Development Ordinances with Plan Vision.


Update the City's Zoning Ordinance to align with the Plan's vision and implement the recommendations.


DESCRIPTION


In accordance with NCGS 160D, municipalities wanting to enforce zoning need to adopt a Comprehensive Land Use Plan. The Land Use plan creates the guidance, and the ordinance provides the execution. As such, the City's Development ordinances, such as the Zoning Ordinance and the Subdivision ordinance, should be consistent with the overall concepts conceived in the planning efforts related to the Comprehensive Plan. To this extent, when a property is annexed or rezoned, the new zoning designation should be consistent with the Future Land Use Plan. The City should also ensure that the policies and procedures incorporated into these development regulations reflect recent case law, best practices, and legislative changes.

Recommendation 5.1	Prepare a thorough ordinance assessment
Enable staff or an outside consultant to review and analyze the existing City ordinance (Zoning, Subdivision, Code of Ordinances) to identify inconsistencies and inefficiencies and recommend edits based on case law and legislation, best practices, emerging trends, and Hamlet's specific needs.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)
Recommendation 5.2	Integrate ordinances to develop a Unified Development Ordinance (UDO)
Consider the consolidation of the City's development ordinances into a single, user-friendly document. The UDO should contain tables, diagrams, and process charts to assist the City staff and general public in understanding the processes and procedures to develop land in Hamlet.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)
Recommendation 5.3	Institute Developer Agreements and Fee-in-Lieu Policy
Through the use of developer agreements and fee-in-lieu programs, the city can secure funding for necessary improvements if the developer/applicant is unable to construct such improvements. The governing body would be required to start a specified account for fee-in-lieu of funds to be deposited and held until such time that improvement can be made. Developer agreements are currently permitted but the Ordinance should be reviewed to determine if these agreements should be mandatory in particular situations where the potential risk and cost to the City is increased.	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)

Recommendation 5.4	Provide requirements for the provision of sidewalk and other infrastructure requirements
The development ordinance should include baseline regulations to ensure that infrastructure needs, such as lighting, sidewalks, stormwater management facilities, roads, and utilities are not only provided but designed to meet or exceed specific standards.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 years)

Recommendation 5.5	Update and revise the current use table in zoning ordinance
The current uses table is extensive. The City should consider eliminating the extraneous and outdated uses. Additionally, use descriptions must accompany uses within the table to ensure clear use definitions and consistent processing of applications. Additional revisions to the table should focus on expanding options and easing permissions for housing and mixed uses to encourage live, work, and play in Hamlet.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 5.6	Explore the use of an overlay district to preserve the historic scale and architecture in downtown Hamlet
While there are a variety of methods to implement historic preservation, the City should implement a simple overlay district which contains architectural standards for commercial and mixed-use buildings, sign-standards, streetscape, and parking requirements.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 years)




Recommendation 5.7	Revisit residential zoning districts and the associated dimensional standards
To encourage infill development, higher densities, and a variety of housing, the City should reexamine the current residential zoning districts. Allowances should be made for single-family, attached units, apartments, cottage homes, and accessory dwelling units. Lot sizes, setbacks, densities, and other standards should be revised to allow flexibility and encourage affordability.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Objective #6: Guide and Enhance Regional Growth to Align with Plan Vision.

Looking outward to our neighbors and County seat to assist in looking forward to a greater Hamlet.

DESCRIPTION

Exponential growth has been occurring across North Carolina, the 8th fastest growing state in the nation. Richmond County has also seen an increase in population and industry over time. To ensure that Hamlet is included in the regional growth that is to come, the City must consider marketing what makes it unique, and how to drive both residents and businesses to come here. Instead of competing with adjacent municipalities, the Ordinance and Comprehensive Plan should be written considering where Hamlet can fill in the gaps in other areas throughout Richmond County, becoming a desirable destination.


Recommendation 6.1	Marketing Hamlet on website (demographic data, links to partner organizations)
Updating the Hamlet website, as well as the Richmond County Chamber of Commerce and Richmond County Tourism Authority websites, with information about Hamlet can ensure that people are able to fall in love with the City before ever stepping foot downtown. Curating a small webpage using photos, quick facts, and historical information ensures that people are given the introduction to Hamlet that you, its residents, want them to have.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)
Recommendation 6.2	Create a social media campaign, and possible volunteer tourism board, which is responsible for streamlining Hamlet's online presence
Work with local institutions or experts who reside in Hamlet to create a uniform brand that can be used on all social media platforms and partnerships.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)
Recommendation 6.3	Work with County planning staff to align goals and objectives as they relate to future planning efforts such as UDO, bike/ped planning, etc.
Ongoing coordination with partner agencies will ensure the most efficient use of regional resources and support future cooperation. Services such as parks and recreation or senior resources function better when regional agencies such as Richmond County, the Chamber of Commerce, and other entities support overlapping goals and reduce redundant services. Monthly or bi-monthly meetings between Hamlet staff, County staff, and applicable agencies/departments may identify joint resources or efforts that would support all organizations and the region. Additional efforts can focus on existing and future planning efforts and coordinating resources to support regional emergency services such as fire protection.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)


Objective #7: Strategically Enhance City Infrastructure.


Systematically and methodically improve the City's infrastructure to ensure longevity and consistency of service.

DESCRIPTION

Utilize smart planning and technology to create a game plan for improvement of the City's infrastructure, to allow for future development to occur seamlessly. This can be accomplished by strategically enhancing the City's infrastructure in order to serve Hamlet today and prepare for serving future growth.

Recommendation 7.1	Research and utilize management software that can monitor and proactively maintain the City's infrastructure
<p>Technology has become an asset in today's fast-paced and technical world. As our world expands, new software becomes available that can provide assistance in monitoring infrastructure before any problems arise, allowing for less costly and less disruptive proactive measures.</p> <p>Begin by creating a list of wants and needs from software that can be utilized for the maintenance and tracking of infrastructure growth.</p> <p>Research which software other municipalities are utilizing and their strengths and weaknesses. Contact various software companies to request demonstrations, review costs and limitations. Determine which software may be most suitable for the needs of the City long-term.</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)

Recommendation 7.3	Provide educational materials to the residents of Hamlet regarding proper utility use.
<p>Residents are vital in preserving the quality of infrastructure within a municipality. Education can enable residents to interact with the infrastructure intelligently and purposefully on their end and allow for less costly maintenance.</p> <p>Research what other municipalities have done to provide informational materials to residents. This can include reviewing the types of information that could be applicable to the city. Emulate the information using specific branding for the city and create brochures and similar educational materials to distribute.</p> <p>During local special events, host an area that provides information on things like grease traps, wastewater runoff, preventing water pollution, etc. that allows the residents to be in control of decisions that affect the city and the outcome of water and sewer treatment.</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 years)

<p>Recommendation 7.2</p>	<p>Pursue grants that will assist in the development and improvement of City facilities, such as a new sewer treatment facility in the City of Hamlet</p>
<p>Various grants are available for the infrastructure needs of local municipalities. These grants can assist in a multitude of ways, including upgrades and repair of drinking water or wastewater treatment plans, upgrades, extensions or repair of public water or sewer lines, and more.</p>	
<p>Determine which types of projects the city is willing to dedicate grant money towards and develop a plan for the timeline of each project. This up-to-date information is vital for completing various applications. These grants can be provided by the State, local and federal levels, or privately funded.</p>	
<p>A staff member or agent can coordinate and represent the city to complete the applications by their deadlines. Once the grants are awarded, it is vital that the city ensure the projects move ahead in a timely manner.</p>	
<p>Goal Achievement</p>	
<p>Recommended Phase</p>	<p>Long-term (9+ Years)</p>




Objective #8: Address Downtown Vacancy.


Encourage a vibrant downtown area with a variety of businesses and create an attractive environment for them to thrive.


DESCRIPTION


Vacant storefronts in Hamlet's downtown core can cause aesthetic challenges and reduce downtown exploration. There is an opportunity to create a thriving and welcoming environment to attract visitors, by providing a well-landscaped area with quality dining, retail, and relaxation opportunities. This can actively address downtown vacancies and enhance the image of the city center.

Recommendation 8.1	Utilize the Chamber of Commerce to attract business owners to the downtown area. Support and assist the Hamlet Business Development Association (HBDA).
<p>The Richmond County Chamber of Commerce is a local asset that can prove beneficial to the downtown area of Hamlet. There is a substantial network of businesses that meet, promote and advocate for local businesses in the area. The Chamber engages in various events that Hamlet can partake in and host locally. This will allow potential business owners to come to Hamlet and meet with other entrepreneurs and seek out store fronts that may be vacant or otherwise in need of tenants.</p> <p>This can be accomplished by encouraging and supporting current business owners in the downtown area to join and network with the Chamber of Commerce of Richmond. Business owners can also be encouraged to host a Chamber event in the downtown area, potentially allowing the use of city facilities to host networking events. Utilize the full extent of the Chamber of Commerce by promoting business owners to attend various Chamber events.</p> <p>Partner with the Hamlet Business Development Association to promote, plan, and host new events in the downtown area that will attract visitors and residents to the area. Assist in promoting current events, including "TGI Fridays on Main" and the "Hamlet Boxcar Concert Series".</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)



Recommendation 8.2	Create a program that assists business owners in obtaining façade grants to assist in beautifying the downtown area
<p>A variety of welcoming and well-landscaped store front facades present an attractive downtown that residents and visitors will want to visit. This also assists in building the brand of the City of Hamlet's downtown area. However, it can be difficult for already overburdened small business owners to find the upfront capital to make necessary updates. Various grants and opportunities exist that can assist business and property owners in freshening up their buildings, and a program that makes it easy to apply for such grants is a helpful method to assist in updating facades.</p> <p>Recognize and become familiar with various façade grant opportunities. These exist at the local and national level. The City of Hamlet can consider creating and offering a 'façade improvement loan' program to private owners in the downtown area, using an appropriate risk-adjusted interest rate based on the terms and collateral provided. The National Main Street Program also provides grants to communities to support and capitalize revolving loan programs for façade improvements.</p> <p>Create a partnership with representatives of the downtown area, to enable coaching for property and business owners regarding applications for loans and façade grants. Promote the utilization of various funding opportunities presented through the National Main Street America program and host an educational workshop for business and property owners of the downtown area. This will showcase the variety of façade improvement grants and loans available to them.</p>	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)

Recommendation 8.3	Invest in minimum housing requirements, non-residential code enhancement, and general code enforcement
<p>Utilizing and expanding the existing City ordinances will be an important component of enhancing the City and downtown. Staff educated on the most up to date minimum housing, zoning, and building code standards can efficiently address properties that are below code.</p> <p>Furthermore, the City may strategically enhance the ordinances to meet this objective. This can be accomplished by determining which sections from the Code of Ordinances are helpful in eliminating the appearance of vacant storefronts downtown. Such a provision can pertain to properties that appear vacant or abandoned, those suffering from dilapidated conditions.</p> <p>Explore an addition to the section of general ordinances the require property owners to eliminate any "evidence of vacancy" in commercial buildings, i.e., Visible vacant spaces or deteriorating exterior building appearances.</p>	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)

Recommendation 8.4	Complete a Downtown Streetscape Master Plan which will provide adequate pedestrian lighting and other features that will benefit the downtown area
<p>The Downtown Streetscape Master Plan will guide the downtown of Hamlet towards recommendations and goals that will make the area safer, beautiful, and inviting. This will address items such as lighting, among others. Reference Recommendation 1.3 for further description.</p> <p>Work with creators of the Plan to provide input and gather information for the Downtown Master Streetscape Plan. Provide resources for the residents of the community, to help them engage with the creators of the Plan. Once the Master Plan is completed, focus on implementation of the items prioritized within the Plan. Completed items will increase community safety and allow the downtown area to become more welcoming.</p>	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)





Objective #9: Preserve Historical Downtown Hamlet


Protect and preserve the architecture, charm, and historic elements of Hamlet for future generations to enjoy.


DESCRIPTION

Although officially documented in the National Register of Historic Places in 1992, downtown Hamlet's history dates back to the late 1800's. To promote and achieve preservation in Hamlet, a blend of education, enforcement, and an overall intent must be evident. Gauging the community's interest in preserving the history that lies within downtown Hamlet should take place prior to monetary efforts associated with its revitalization. Once a broad-based interest level is determined, the city may consider pursuing opportunities to further solidify Hamlet's place in history.

Recommendation 9.1	Establish a Cultural Advisory Committee
The establishment of a volunteer cultural advisory committee will allow structures and locations of historical significance to be equitably represented. A cultural advisory committee can contribute to the City of Hamlet's rich history through educational opportunities of historical structures, locations, and people, such as J. Kenneth Lee, a Hamlet native who was one of the first African American students to attend UNC School of Law and a major civil rights champion. One example project that this committee could advise on would be the expansion of the Seaboard Trail to include some of these significant locations. A future enhancement project that the committee could take would be to accompany the Seaboard Trail with a self-guided walking tour and/or with QR codes to aid in historical education of significant structures such as the Hamlet Depot, Hamlet Library, Central Hotel, and many others included on the trail.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 9.2	Collaborate with local business and stakeholders to identify needs and goals associated with historic downtown and residential preservation
Through collaboration opportunities, the city will gather a sense of desire to further promote the preservation and revitalization efforts of commercial and residential structures in downtown Hamlet. A component of this engagement could be a walking tour of downtown, accompanied with a map to better orient local businesses and stakeholders to historical structures.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 9.3	Conduct a structural analysis of all vacant structures downtown to determine existing conditions and any necessary upfitting to come into compliance with the North Carolina building code
Conducting structural analyses will allow the city to determine the necessary scope of work and costs associated with restoration. A structural analysis will begin with individual structure assessments to determine overall conditions. Following structure assessments, the city can develop a list of necessary action items to help prioritize necessary rehabilitation effort then create a schedule to help track progress.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)

Recommendation 9.4	Explore establishment of a downtown overlay district to protect the overall character of the downtown area and surrounding residential neighborhoods
By establishing an overlay district, Hamlet could have a greater influence in the type and style of development downtown. An overlay district could provide direction for future infill and development of vacant tracts proximal to downtown. Benefits of establishing an overlay district include protection of individual sites of architectural, historic, or cultural significance and the provision of continuity between present and previous development standards.	
Goal Achievement	
Recommended Phase	Long-term (9+ Years)






Objective #10: Improve Commercial Opportunities and Encourage Amenities

Create a welcoming environment to attract and retain new residents and businesses.

DESCRIPTION

Collaboratively work to make Hamlet an attractive location for new and potential business owners, not only from an aesthetics perspective but an economically driven atmosphere with local support and incentives. This climate will allow current Hamlet businesses to thrive and be successful.



Recommendation 10.1	Coordinate with the Chamber of Commerce to conduct an industry recruitment and economic development analysis
Economic development and industry recruitment are critical components to the health of Hamlet. Staff should work with economic development experts to identify regional industry trends, identify target industries and their needs, and develop a plan to strategically recruit these businesses to Hamlet. Simultaneously, the plan should identify infrastructure needs for these specific industries and provide recommended infrastructure enhancements to make sites within the City 'turnkey' properties that are primed for purchase and development.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)
Recommendation 10.2	Work with the Chamber of Commerce and regional partners to create a Business Needs Assessment for the City of Hamlet
A needs assessment can be helpful for creating a summary of the goals of the business community. City staff may coordinate with the Chamber of Commerce or the Richmond Community College Small Business Center to identify and develop a needs assessment. These organizations can assist with bringing community's business representatives into meaningful conversation about commercial needs, determine measurable indicators for the assessment, and prioritize plan recommendations.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)
Recommendation 10.3	Work with landowners to proactively rezone sites slated for future commercial development
The Future Land Use Map is a valuable tool in shaping the future of a district's zoning and the types of development inside the zoning. City staff may use the Future Land Use Map as a tool to identify properties slated for future commercial use, and work directly with the landowners to proactively rezone these sites to more appropriate zoning districts. In turn, this can create parcels that are ready for "turnkey" development.	
Goal Achievement	
Recommended Phase	Ongoing (Current)


Objective #11: Expand Housing Options

Enhance and encourage a variety of housing types to support all ages, abilities, and incomes.

DESCRIPTION

The median income of Hamlet is \$32,224 about half of the North Carolina state median income of \$60,516 (*American Community Survey, 2021*). The rule of thumb is that living expenses should not equal more than 30% of your gross monthly income, before taxes and deductions are taken out. For renters, that 30% includes rent and utility costs like heat, water, and electricity. For homeowners, that would include interest, homeowners' insurance, property taxes and utilities, in addition to the mortgage. The housing market has experienced a boom across the country, one that many cannot afford to buy into. By expanding the housing types permitted, the City can ensure that there is a housing type for every kind of existing and potential resident no matter their socioeconomic status. In the past, it was more common to have single family homes be the primary housing type. As the market has shifted over the years, we are seeing more interest in townhomes, apartments, the "missing middle", and other attached housing types.

Recommendation 11.1	Update Zoning Ordinance through a housing lens - use table, infill, development standards
Currently, the Zoning Ordinance appears to prioritize single family housing in its design standards and by right development permissions. The use table needs to be updated to increase the number of zoning districts where a variety of housing types are permitted. Some ways to encourage additional housing types within existing communities would be to establish infill development standards. Infill development standards ensure that vacant or dilapidated lots have guidelines for redevelopment consistent with the neighborhood. These standards could regulate front setbacks to ensure a uniform block face as well as building height to ensure that new development is consistent with what is already existing.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)
Recommendation 11.2	Allow accessory dwelling units by-right in all districts
Currently, accessory dwelling units are allowed in only four of the twelve zoning districts and are limited to 600 square feet in floor area when detached and 400 square feet of floor area when attached. Accessory dwelling units, or as they are sometimes called the "In-Law Suite" should be permitted by right in all residential zoning districts. They provide an opportunity for increased density on a lot, filling a housing market need and could provide the property owner with rental income.	
Goal Achievement	
Recommended Phase	Mid-term (5-8 Years)

Recommendation 11.3	Encourage vertically mixed-use buildings, with housing above ground-floor commercial
<p>Currently, the downtown Hamlet area sees visitors for the train depot and other historical aspects of the downtown. They may dine at a local restaurant and walk to see some of the murals. But there is not an option for them to stay anywhere near this area that is marketed for tourism. Allowing housing to be located on upper floors of existing commercial areas opens the downtown area to more foot traffic and investment. Permitting mixed use properties will ensure that there is maximum investment in each lot.</p>	
Goal Achievement	
Recommended Phase	Mid-term (5-8 years)






Objective #12: Enhance Fire, Police and Medical Services



Support and improve City services to provide residents and business owners with efficient and effective resources.

DESCRIPTION

Over time, the City's institutions will need to expand alongside residential growth. This means there may be a need for more full-time and volunteer fire fighters, more police and de-escalation services, and access to urgent care facilities and hospitals. Staff must ensure that the Zoning Ordinance, Future Land Use Map, and Comprehensive Plan encourage land development for municipal services and promote the growth of these services as needed.

Recommendation 12.1	Research needs for police liaison and/or community watch partnerships
Research current crime ratings and crime types occurring in Hamlet and determine what is the best course of action to curb crime and maintain an effective and productive relationship with citizens. Nationally in recent years, there has been a growing recognition that law enforcement officers are being asked to solve problems that might be better addressed or proactively defused by social workers or mental health professions. The City may decide that in addition to police officers, it may be advisable to incorporate additional trained professionals to work alongside our law enforcement to support them in responding to crises.	
Goal Achievement	
Recommended Phase	Short-term (0-4 Years)

Recommendation 12.2	Complete community services assessment for fire department
The local fire department has been a pillar of the community, and many downtown main streets since the beginning of the profession. Currently Hamlet's department serves 3 districts under a local fee per structure basis. As the City grows, care will need to be taken to evaluate the existing payment model, paid vs. volunteer staffing, and what external resources are available from stakeholder communities.	
Goal Achievement	 
Recommended Phase	Mid-term (5-8 Years)

Recommendation 12.3	Revise the Zoning Ordinance to incentivize development and redevelopment of medical office, urgent care, and emergency facilities
Updating the Ordinance and Land Use Map to ensure that land is intentionally set aside for medical and emergency facilities is essential to providing a safe community. Ordinance updates could include specific design standards for medical offices that can ease the review process or increasing the number of zoning districts that medical facilities can be located in with specific design guidelines. Access to medical facilities is important to everyone, the senior population who currently reside in Hamlet, as well as future young families who want to ensure close proximity to medical services.	
Goal Achievement	 
Recommended Phase	Long-term (9+ Years)

Funding Considerations

Partnerships

The City of Hamlet is fortunate to have a number of partnerships, both internal and external to the City. It is recommended that the City leverage these partnerships for mutual benefit and to aid with the overall implementation of the plan. Within these partnerships exist grant and other funding opportunities. These partners include:

- Hamlet Business Development Association (HBDA)
- Hamlet Tree & Beautification Board
- Hamlet Depot and Museums
- Hamlet Lion's Club
- Richmond County Chamber of Commerce
- Richmond County Tourism Development Authority
- Richmond County Crime Stoppers
- Richmond Community College
- Richmond County
- North Carolina Department of Transportation
- Lumber River Council of Governments
- North Carolina Department of Environmental Quality

Grants and Potential Funding

As necessary and desired improvements are identified, City should look to its partnerships along with federal, state, and local agencies for grant opportunities. Many grants will require a matching component, leaving the applicant responsible for a portion of the project's cost. Grant stacking is an approach to tackling the matching portion of awarded grants. Strategic selection of grants can result in one grant providing the matching funds for another grant and vice versa. If the City is ineligible for grant opportunities to assist with covering improvement costs, other funding outlets may be available, such as general fund revenues, borrowing and through the creation of a capital improvement plan (CIP).

State Funding

When considering funding resources for multimodal transportation projects, the City should consider a funding resource in the North Carolina Department of Transportation (NCDOT) Integrated Mobility Division (IMD) Feasibility Studies Program. IMD provides grant opportunities that assist municipalities with technical feasibility evaluations from a design, permitting, and constructability standpoint. Also available at the state level, the North Carolina Division of Parks and Recreation offers a Recreational Trails Program Grant (RTP) that provides recipients with up to \$250,000 and requires a 25% match. RTP funding can be used for new trail and greenway construction along with improving existing pedestrian facilities and land acquisition for future trails and greenways. The North Carolina Parks and recreation Trust Fund (PARTF) is another excellent funding resource to bring future recreational facilities such as trails and greenways to Hamlet. PARTF provides dollar for dollar matching grants that can also be used to further pedestrian networks and acquire future park land.

For utility related improvements, such as water and sewer infrastructure enhancements, the City of Hamlet should consider pursuing grants offered by the State Wastewater and Drinking Water Reserve Programs. Grants and loans are offered through the program and can assist with public water and wastewater system projects.

Federal Funding

The City can also pursue funding at the federal level for projects ranging from downtown enhancement and revitalization, growing or establishing a pedestrian network, to needed utility infrastructure. The Safe Routes to School Program (SRTS) offers funding for pedestrian safety related projects, specifically for walking and biking to schools. This funding resource is an opportunity for Hamlet to upgrade sidewalks and paths that connect downtown and the surrounding neighborhoods to nearby schools, such as Fairview Heights Elementary.

Federal grant opportunities through the United States Environmental Protection Agency (EPA) and the United States Department of Agriculture (USDA). Specifically, these programs offer assistance for water and wastewater system projects through loans and grants for disadvantaged and or rural communities with populations less than 10,000.

Local Funding

The City of Hamlet can plan for funding of necessary and desired improvements through the development of a Capital Improvement Plan (CIP) and inclusion in the annual operating budget. The different approaches outlined in greater detail below provide local decision makers with ways to fund a variety of capital improvements based on priorities of the City, as opposed to state and federal grants and loans for single purposes.

GENERAL FUND REVENUES

The City should strategically allocate a set amount of funds to leverage towards grant opportunities and loans for desired improvements. Hamlet's general fund should be reflective of the community's needs and goals.
























BORROWING





















Rather than solely relying on the current operating budget, the City may consider bonding as a funding resource for necessary infrastructure improvements. Debt financing may prove to be the most cost-effective means of future funding for infrastructure improvements. A revenue or infrastructure improvement bond would provide substantial funding to complete proposed improvements such as water and sewer treatment facilities to increase capacities and new road construction while also providing incentive for potential partners or private developers to contribute additional funds.

CONSTRUCTING A CAPITAL IMPROVEMENT PLAN (CIP)

Creating a Capital Improvement Plan for each of the City's major funds will help the City plan for future capital improvements. Accompanying financial analysis will help the Hamlet prioritize and understand the financing of these projects as they relate to needed debt, taxes or user fee increases.

Recommendations Matrix

#	Action Item	Associated Goals	Phase Time Frame
1	Link downtown to City Lake		
1.1	Develop Parks and Recreation Master Plan Update.		Short-term
1.2	Approach Richmond County staff to engage in a joint use agreement for land near City Lake.		Short-term
1.3	Develop a Streetscape Master Plan and/or Corridor Plan to comprehensively prepare for corridor development.		Short-term
1.4	Develop pedestrian wayfinding suite that directs to downtown amenities and City Lake, and provide signage along Main Street, Raleigh Street, Hamlet Avenue, and Boyd Lake Road.		Mid-term
1.5	Explore hiring of Downtown Economic Development Coordinator.		Mid-term
2	Redevelop the Opera House		
2.1	Reevaluate existing conditions of the opera house in order to update the 2003 existing conditions survey and code investigation report and remove any existing materials stored inside.		Short-term
2.2	Explore the establishment of a Historical Preservation Commission (HPC) in accordance with §160D-303 and become a Certified Local Government (CLG) to increase eligibility for grant opportunities.		Mid-term
3	Enhance City/Department Communications.		
3.1	Creation of engagement branding - color scheme, logos, slogans.		Short-term
3.2	Creation of a City Newsletter.		Short-term
3.3	Automation of content.		Short-term
4	Improve Downtown Gateways.		
4.1	Revitalize and refreshen the current signage at the gateway entrances		Short-term
4.2	Continue to identify emerging gateway areas that are becoming more populated and have increased traffic.		Long-term
4.3	Ensure the gateways to the City of Hamlet are always maintained in a satisfactory state that does not show signs of disrepair or aging.		Ongoing
5	Update City's Development Ordinances with Plan Vision		
5.1	Prepare a thorough ordinance assessment		Short-term
5.2	Integrate ordinances to develop a Unified Development Ordinance (UDO)		Mid-term
5.3	Institute Developer Agreements and Fee-in-Lieu Policy		Long-term
5.4	Provide requirements for the provision of sidewalk and other infrastructure requirements		Mid-term
5.5	Update and revise the current use table in zoning ordinance		Mid-term
5.6	Explore the use of an overlay district to preserve the historic scale and architecture in downtown Hamlet		Mid-term
5.7	Revisit residential zoning districts and the associated dimensional standards		Short-term
6	Guide and Enhance Regional Growth to Align with Plan Vision		
6.1	Marketing Hamlet on website (demographic data, links to partner organizations)		Short-term
6.2	Create a social media campaign, and possible volunteer tourism board, which is responsible for streamlining Hamlet's online presence		Mid-term
6.3	Work with County planning staff to align goals and objectives as they relate to future planning efforts such as a UDO, bike/ped planning, etc.		Mid-term

7	Strategically Enhance City Infrastructure		
7.1	Research and utilize management software that can monitor and proactively maintain the City's infrastructure		Mid-term
7.2	Pursue grants that will assist in the development and improvement of City facilities, such as a new sewer treatment facility in the City of Hamlet		Long-term
7.3	Provide educational materials to the residents of Hamlet regarding proper utility use		Mid-term
8	Address Downtown Vacancy		
8.1	Utilize the Chamber of Commerce to attract business owners to the downtown area. Support and assist the Hamlet Business Development Association (HBDA)		Mid-term
8.2	Create a program that assists business owners in obtaining façade grants to assist in beautifying the downtown area		Long-term
8.3	Invest in minimum housing requirements, non-residential code enhancement, and general code enforcement		Long-term
8.4	Complete a Downtown Streetscape Master Plan which will provide adequate pedestrian lighting and other features that will benefit the downtown area		Long-term
9	Preserve Historical Downtown Hamlet		
9.1	Establish a Cultural Advisory Committee		Short-term
9.2	Collaborate with local business and stakeholders to identify needs and goals associated with historic downtown and residential preservation		Short-term
9.3	Conduct a structural analysis of all vacant structures downtown to determine existing conditions and any necessary upfitting to come into compliance with the North Carolina building code		Mid-term
9.4	Explore establishment of a downtown overlay district to protect the overall character of the downtown area and surrounding residential neighborhoods		Long-term
10	Improve Commercial Opportunities and Encourage Amenities		
10.1	Coordinate with the Chamber of Commerce to conduct an industry recruitment and economic development analysis		Short-term
10.2	Work with the Chamber of Commerce and regional partners to create a Business Needs Assessment for the City of Hamlet		Mid-term
10.3	Work with landowners to proactively rezone sites slated for future commercial development		Ongoing
11	Expand Housing Options		
11.1	Update Zoning Ordinance through a housing lens - use table, infill, development standards		Short-term
11.2	Allow accessory dwelling units by-right in all districts		Mid-term
11.3	Encourage vertically mixed-use buildings, with housing above ground-floor commercial		Mid-term
12	Enhance Fire, Police and Medical Services		
12.1	Research needs for police liaison and/or community watch partnerships		Short-term
12.2	Complete community services assessment for fire department		Mid-term
12.3	Revise the Zoning Ordinance to incentivize development and redevelopment of medical office, urgent care, and emergency facilities		Long-term

Appendix

The following appendix contains supplemental data used to support conclusions within the City of Hamlet Comprehensive Plan. This appendix includes the following material:

Hamlet Opera House Existing Conditions Survey & Code Investigation (2003)

March 31, 2023, Public Workshop Material Boards

August 3, 2023, Public Workshop Material Boards

City of Hamlet Future Land Use Map

City of Hamlet Zoning Map

*Hamlet Opera House Existing Conditions Survey &
Code Investigation (2003)*

INTRODUCTION

The purpose of this survey and code investigation is to provide the City of Hamlet and other interested parties with information necessary to make informed decisions on the future use and rehabilitation of the historic Hamlet Opera House. To facilitate this process, the Survey contains repair and maintenance recommendations structured to guide alterations to the building so as to retain its historic features and design. Similarly, Code Investigations have been conducted in the context of supporting safe occupancy of all components of the building in a manner sensitive to the historic building design and within the context of current Building Codes. In both cases, the results are intended to comply with the *Secretary of the Interior's Standards for Rehabilitation* (see Appendix A).

The survey provides a description of the conditions and deterioration of the building and prioritizes for short-term and long-term needs. The Survey also provides recommendations for immediate work needed to deal with issues of public safety and immediate risk to the building's structure and features.

EXECUTIVE SUMMARY

This Existing Condition Survey and Code Investigation addresses the physical condition of the structure and three main determinants of code applicability: 1) local zoning ordinances, 2) accessibility by the disabled, and, 3) the North Carolina Building Code. An understanding of the physical condition of the structure and the application of these ordinances and codes will, in large measure, guide the development of a building program for rehabilitation of the opera house and establish parameters for cost estimating of new work.

The requirements of the City of Hamlet Zoning Ordinance may impact the installation of rear fire egress stairs at the stage and north end of the auditorium and a zoning variance may be required. Depending on the design of a new Main Street marquee, a variance from the City's sign ordinance may be required.

With regard to rules and codes supporting access by the disabled, Volume 1-C and the Americans with Disabilities Act (ADA) were investigated. The requirements of both documents are similar and include a need for the following building alterations: provisions for on-grade access to the auditorium, door hardware modifications, and toilet modifications. Depending on the total dollar expenditure for work in the balcony and stage areas, elevators may be required in each.

Regarding general building modifications required by the Code, framing for the stage floor and roof will require additions and alterations to comply with current day loading requirements. Means of egress (doors, stairs, and landings) at the north end of the auditorium and the stage will likewise require additions and alterations in order to provide a sufficient quantity and width of openings. While portions of the existing electrical system may be salvaged and reused, this document recommends a complete reconstruction of plumbing and mechanical work and alterations to the electrical system to support the new utilities and fire egress requirements. The availability of existing utility tunnels below the first floor at the east and west walls of the auditorium will greatly facilitate the installation of new utilities.

A comprehensive interior and exterior rehabilitation program is recommended to preserve the historic fabric of the opera house. Recognizing that only minor evidence of the structure's original Neo-Classical design are extant and that the predominant Art Deco elements are also historic, this survey recommends a strategy of preserving both with: 1) an exterior and lobby rehabilitation consisting of Art Deco elements, a first floor auditorium rehabilitation using extant Neo-Classical elements, and a balcony rehabilitation using extant Art Deco fabric. Such a broad scope strategy will likely meet with the approval of the North Carolina State Historic Preservation Office because it recognizes, respects, and preserves all of the extant historic fabric and will allow the opera house to remain as a contributing structure in the Hamlet National Register Historic District.

The comprehensive rehabilitation program will include doors, windows, frames, glazing, finishes, light fixtures, and other elements such as the existing balcony stairs, molded proscenium opening, and tin ceiling.

Although this report does not make recommendations on how to phase future work, in general, items listed as "short term work" may be considered as vital to a first phase of work and items listed as "long term work" may be considered as parts of a second or third phase project.

GENERAL RECOMMENDATIONS

INTRODUCTION

The following general recommendations cover broad scope issues. They should be implemented simultaneously with prioritized maintenance and repair items in any building rehabilitation project. All rehabilitation work should be designed and constructed in accordance with the *Secretary of the Interior's Standards for Rehabilitation* (see Appendix A).

PROPOSED BUILDING REHABILITATION PROJECT

By virtue of the building's aesthetic design, its importance to the history of Hamlet as a rail hub, and the unique contribution of the building to the history of the arts in North Carolina, the Hamlet Opera House is a historic structure worthy of recognition and rehabilitation. While an initial rehabilitation concept has been promoted that targets a return of the building to its original Neo-Classical appearance, the 1926 Art Deco modifications are historically important, as well as being extensive in nature. The Art Deco appearance of the building constitutes the majority of the building's life and has been recognized by the North Carolina State Historic Preservation Office as contributing to the building's overall character. Consideration should be given to the rehabilitation of the building to reflect both periods of historic development, not only as a means of recognizing the significance of both periods, but also as a practical concession to the successful rehabilitation and reuse of the facility.

In the event that a complete building rehabilitation is not feasible at this time, every effort should be made to fund and implement the Immediate Work and Short-Term Work noted in this Survey and in order to stabilize and repair ongoing deterioration and allow the structure to be fully rehabilitated at a future date.

Major components of a building rehabilitation program are listed throughout this Survey and may be summarized as follows (components are not listed in any priority order):

- A. Remove hazardous materials.
- B. Rehabilitate interior finishes.
- C. Install plumbing fixtures and toilet accessories for the disabled.
- D. Install new plumbing, HVAC, and electrical systems.
- E. Rehabilitate original architectural fabric wherever possible.
- F. Make repairs to original windows and doors.
- G. Clean, repoint and repair masonry and stucco.
- H. Rehabilitate wood floor of the stage.
- I. Repair or replace structural elements damaged by moisture and insects.
- J. Patch and repair metal ceiling panels.
- K. Restore main façade to retain and replicate as much of the historic Art-Deco features as possible, including restoration of marquee.

- L. Reopen/rehabilitate foyer ceiling to reveal original Neo-Classical elements above existing ceiling.
- M. Rehabilitate foyer and lobby to preserve remaining Neo-Classical elements where possible and to restore existing Art Deco elements.
- N. Rehabilitate auditorium to Neo-Classical period to include restoring existing elements, establishing suspended chandeliers, and by equipping space with new seating reflective of the original Neo-Classical seating.
- O. Rehabilitate balcony to Art Deco period to include maintaining expanded size of balcony, use of the existing Art Deco sconces, installation of new or rehabilitated seating reflective of the existing Art Deco seating, and rehabilitation of the existing projection room.
- P. Rehabilitate stage, backstage and dressing area to be better equipped for performances.
- Q. Rebuild basement stairs or provide new stairs.

HAZARDOUS MATERIALS ABATEMENT

A building wide removal of all hazardous materials should be considered as a component of any rehabilitation project. If small repair or rehabilitation projects are undertaken, encapsulation of hazardous materials may be considered as an interim alternative to removal. However, a building-wide removal program should be the ultimate goal for hazardous materials abatement.

Any future maintenance or repair work involving cutting or sanding of surfaces containing lead paint should be undertaken with the guidance of a hazardous materials consultant and using approved HEPA equipment designed to contain and collect lead dust and particles. Encapsulation of lead paint with latex-based paint is an alternative for surfaces not requiring sanding or cutting.

MAINTENANCE WORK

Future repair problems can be lessened or eliminated by a periodic maintenance program focusing on building assemblies and materials having a high exposure to weather or use. Maintenance personnel should be trained in a specific program focusing on the correct diagnosis or maintenance problems, the use of proper repair materials, and in correct methods of maintenance.

A log book of maintenance and repair work should be kept. Such a book would list important information, such as the date and nature of a repair problem; materials used in repair work, including costs and quantities; and, the techniques used in making the repair. The log book should record ongoing periodic maintenance work in a similar manner.

All roofs, gutters, scuppers, downspouts, and drains should be inspected on a quarterly basis. Clean all gutters, scuppers, downspouts, and drains in the fall to remove leaves and in the spring to remove winter debris. Underground drain lines should be snaked out twice a year, regardless of need.

FIRE SAFETY

A fire protection plan for the structure should be considered. Some of the common causes of fires in historic structures are faulty electrical wiring, arson, careless or illicit smoking, and malfunction of heating equipment, open flames, sparks, and storage. Fire growth and spread can occur in a historic structure because of inadequate barriers, delayed detection and alarm, absence of automatic suppression systems, and delayed or difficult manual suppression.

The elements of a fire protection plan should include, but are not limited to:

- a) a fire protection sprinkler system;
- b) implementation of a "fire safety assessment" of the building on a yearly basis by Health and Safety Office Officials, the North Carolina Department of Insurance, the Director of user programs, and the local Fire Marshal;
- c) additional smoke and heat detection devices in unoccupied areas of the building such as the attic and near HVAC units; and,
- d) a lightning protection system.

Check fire extinguishers and other safety equipment once a year in coordination with site inspections by the Fire Marshal.

INSECTS

Conduct yearly pest inspections applying chemical treatments where warranted. Give special attention to damp areas in the attic or where wood framing adjoins finish grade in areas of inadequate ventilation, such as basement and crawl tunnels.

HISTORIC PRESERVATION REPORT

At the turn of the 20th century, trains provided the primary and most preferred means of traveling long distances. Train routes connected major cities, with stops along their routes to accommodate smaller locales and offer resting points for passengers. Hamlet's location midway between New York and Florida positioned the city to be a desirable point of rest for long east coast journeys. Hamlet quickly became a hub for train travel, with the city offering an impressive station, as well as several hotels and restaurants catering to travelers.

In response to Hamlet's growing prominence as a train line stop, the need for a formal entertainment venue was recognized as a practical addition to Hamlet's travel amenities. Eli A. Lackey, one of Hamlet's strongest advocates and investors, realized this need with the building of the Hamlet Opera House around 1914. Located on Main Street, the Opera House was within walking distance of the train station and hotels and added an imposing edifice along the City's main business street.

The design of the building mirrored that of Wilmington's c. 1912 Bijoux Theater (now demolished), which Mr. Lackey had visited while traveling (see Appendix B). The resemblance suggests that the same architect or builder designed both facilities. Like the Bijoux, the Hamlet Opera House offered a Neo-Classical façade adorned with plaster reliefs, moldings, columns, and figures symbolic of the arts and music (see Appendix B). The classical form of the façade was realized by a large, engaged broken pediment extending the width of the façade and accentuated with dentil and egg-and-dart moldings; a smooth architrave; and, four engaged, fluted, Ionic columns paired at each end of the pediment. Recessed in the center of the façade was a two-story, open-air atrium formed by a large semi-circular arch. The interior of the atrium continued the classical design with a series of wooden lattice grilles surrounded by plaster rope moldings of acanthus leaves; two intricate plaster medallions; a central plaster shield relief flanked by cupids; a large, multi-light chandelier; and, a mosaic tile floor containing the word "Hamlet." At street level, the façade incorporated a projecting cornice with acanthus and dentil moldings; large supporting brackets of siren heads; and, divided glass entrance doors to the interior lobby and balcony stairs. Of particular note for the façade were three oversized figures that rested atop the upper cornice – a standing renaissance trumpeter at the center flanked by two seated, winged cherubs playing lute and string. The presence of these full-dimensional figures appears to be unique to the opera houses of both Hamlet and Wilmington, though none of the figures are known to survive.

It appears that the design of the interior was much more restrained than that of the exterior, with the most decorative element being the large plaster, proscenium arch that framed the auditorium stage. The arch continues the Neo-Classical style of the building being composed of multiple bands of dentil, egg-and-dart, bead, and rope moldings, with a small crest of acanthus leaves at its center. Extending from the stage into the auditorium are a series of symmetrically placed, engaged, square pilasters that span from the floor to the ceiling and are linked to the stage by a low chair rail. Simple, cushion capitals terminate the pilasters and begin the rise of a smooth, curved plaster cornice that links the decorative metal ceiling with the plaster walls below. Between the pilasters, the walls contain attached, ribbed moldings forming one large wall panel between each pilaster.

These panels may have contained an accent color, murals, or other decorative treatment as a means of adorning the space. The ceiling of the interior is sheathed with the original decorative metal panels stamped in a classical pattern of octagonal medallions with scrolls and simplified egg-and-dart trims. Wood lattice grilles, matching those of the open-air atrium of the front façade, symmetrically punctuate the ceiling. These wooden grilles contributed to a passive ventilation system for the space (see Appendix D) and also offered suspension points for interior lighting fixtures. Abandoned electrical connections behind the grilles suggest that the space contained a series of electrified chandeliers, possibly similar to those evident in the 1914 photo of the front façade (see Appendix B). The barrel vault under the balcony also remains from the original interior and demarcates the termination point of the original and smaller balcony. The arch of the vault repeats the similarly arched atrium of the former front façade and most likely incorporated columnar supports along its outer edge that supported the balcony above. The existing landing of the balcony stairs coincides with the placement of the barrel vault and reinforces this termination feature of the original balcony. Other features of the interior related to the original Neo-Classical period include evidence of a curved orchestra pit, as well as beaded-board siding along the stairs and railing of the balcony.

In 1926, the Opera House was converted to the Carolina Theater and experienced a significant change in its previous appearance. The Neo-Classical motifs were largely removed or covered in favor of an Art Deco theme, popular at that time and reflective of the numerous movie palaces being erected in cities throughout the country. The façade's intricate classical moldings were replaced with a streamlined stucco façade of elongated vertical bands topped with fluted and chevron panels. A lighted marquee was added with a lighted canopy over the sidewalk. The open-air atrium was enclosed to form an entrance foyer and lobby with abstracted crown moldings, curved walls, and black vitrolite wainscot. The wall separating the lobby from the auditorium was altered with a series of Moorish-styled openings with decorative surrounds (now gone) and a pair of flanking double doors with applied Deco detailing. While the foyer and lobby were dramatically altered at this time, it appears that the existing restrooms flanking either side of the lobby retained some of the original Neo-Classical detailing. The smaller patterning of the ceramic tile floors in the restrooms reflect a traditional basket-weave pattern and black/white coloration in contrast to the larger scale and more contemporary patterning and coloration of the Art-Deco period tile of the foyer/lobby (fig. 45). Equally, the floor level of the restrooms is lower than that of the adjoining lobby, suggesting that the original tile floors of the foyer/lobby were merely tiled over with the Art-Deco period renovations, a situation that is supported by physical evidence of an earlier tile floor under the existing Art-Deco floor. Additionally, the restrooms contain painted wood partitions for the water closets that have paneled detailing and heavy construction related to the Neo-Classical period, and are most likely original features retained during subsequent renovations of the space.

The auditorium was altered more structurally than decoratively, with the removal of the orchestra pit, the extension of the balcony to double its original size, the introduction of a rear projection booth, the enclosure of at least two large windows over the rear exit doors, and the introduction of Deco wall sconces. Also during this time, the original classically detailed seating was altered to new seating with deco ornamentation and illuminated aisle panels. However, the classical proscenium, metal ceiling, and pilasters remained with few alterations.

It is unclear how dramatically the backstage area of the building has been altered over time. The fly loft appears to retain its original pulley, lifts, and laddering system; and the stage/backstage area appears to retain its original dimensions, with the exception of a small central projection of the stage into the auditorium. While dressing rooms were historically located in the basement space under the stage, little remains of that configuration and the majority of doors and windows serving those areas have been in-filled with brick. The stair system leading from backstage to the basement, though deteriorated, appears to retain its original configuration and materials.

The building's use as a venue for the arts and entertainment continued until the mid-1970s, when it ceased to operate as a movie theater. During its prime, the Opera House attracted audiences from surrounding counties, as well as being an attraction for passing travelers. The facility hosted such renowned players as opera great Enrico Caruso, the Cogburn Minstrels, Abie's "Irish Rose," and Al G. Fields, in addition to local plays and revues. After the 1970's, the building remained vacant or was used for random storage. The Seaboard Festival Day, Inc. purchased the Opera House in 1991 with plans for a phased rehabilitation of the structure for continued use as a community and entertainment center. In 1992, the Hamlet Opera House was listed as a contributing building of the Main Street Commercial Historic District, with the Art Deco façade noted as a contributing aspect of the building (see Appendix B).

SURVEY OF EXISTING CONDITIONS

SITE AND GROUNDS

General Description

The Hamlet Opera House is located in downtown Hamlet, along the City's main business street and within sight and walking distance of the Hamlet Train Station (fig. 1). The Opera House faces Main Street with vacant buildings adjoining to the east and west. Across Main Street is the Bank of Hamlet, a prominent downtown Neo-Classical building (fig. 2), which now houses an electronic supply business. Also on Main Street, east of the Opera House, are drug stores (fig. 3), a café, and various offices (fig. 4). West of the Opera House on Main Street is the City Hall complex and the post office (fig. 5). An alley runs behind the Opera House along the north façade. On the opposite side of the alley is a one-story brick building, which currently houses two beauty salons (fig. 6). Further north of the rear alley are train tracks which lead to the train station to the east of the Opera House (fig. 7). To the west of the building, across Raleigh Street, is a produce center and parking area (fig. 8).

On-street angled parking fronts the Opera House, as well as limited space to the rear of the structure off the alley to accommodate service and loading vehicles. There are no designated handicapped accessible parking spaces near the building.

The building contains two rear exits from the auditorium at the northeast and northwest corners. These two sets of double doors are required for egress from the building, but need modifications to suit current life-safety codes. Primary among those modifications is the leveling of the interior floor surface to meet the thresholds of the doors, which currently rise 8" above the interior floor level. A sloped floor surface to join the auditorium floor level with the higher threshold may satisfy this situation. Additionally, the exterior configurations of both exits will require modifications to ease egress. The northwest corner egress opens into a brick well 2'-9" below the surrounding grade. The well is in an advanced state of disrepair with the steps and retaining walls requiring rebuilding to meet code. The northeast corner egress opens onto a 3'-9" deep by 7'-6" wide concrete landing 3'-5" above grade. The grade in this area has encroached on the steps, partially covering the last tread; and, the pipe rail, landing, and steps are deteriorated and will require replacement to meet code. All or a portion of this landing may also fall outside of the property line and onto the property of the adjoining building. Information confirming the location of the property line has not yet been obtained, though this situation will need to be resolved before the egress can fully serve the Opera House.

The vacant building to the east of the Opera House has a rear loading dock that adjoins the Opera House with an overhanging canopy that has an I-beam support embedded in the east wall of the building (fig 9 & 10). This rear loading dock area is enclosed with a high chain-link fence that runs directly adjacent to the Opera House and its side exit stairs. Further east of the adjacent building is a drive connecting the rear alley with Main Street (refer to site plan in this report).

The Opera House shares a sloped site with other buildings along this portion of Main Street, where grade rises steadily from the train station to the intersection of Raleigh Street. The front façade of the building abuts the sidewalk of Main Street and follows the gradual climb of grade along Main Street from east to west. Between the east and west corners of the front elevation of the Opera House, the grade change is roughly 27", requiring two steps to access the east door of the building, while the west door retains a flush threshold with the sidewalk. A 1914 photo of the Opera House shows that this grade change has not altered significantly since the building's construction (see Appendix B).

From the front to the rear of the building, the grade declines steadily, with an approximate 5'-0" grade shift between Main Street and the alley behind the building. Along the rear of the building, current grade has risen above the original grade such that the threshold for the rear basement door at the northeast corner of the building is approximately 12" below the existing grade line (fig. 11). Additionally, the northeast corner exhibits a slight grade slope toward the building, resulting in the accumulation of run-off against the building and into the basement.

The building has little formal vegetation, with the exception of the detached sidewalk planters in front of the building on Main Street. The remaining land areas around the building are composed of poorly maintained overgrowth and grass. The rear northeast corner of the building is particularly overgrown, with unchecked weed and tree growth contributing to the general deterioration of the building (fig. 12). The overall appearance of the Opera House site is greatly diminished owing to this overgrowth and unchecked litter, as well as deteriorated steps, rails, doorways, and window coverings.

RECOMMENDATIONS

Immediate Work

- A. Remove litter from site and trim overgrowth.

Maintenance Work

- A. Engage a qualified arborist and/or landscape firm on a yearly basis to inspect and maintain plant materials.
- B. Maintain lawn in the vicinity of the building walls. Do not plant shrubs or ground cover near building as the proximity of plant leaves and roots may cause moisture to be absorbed into exterior walls, damaging soft masonry and mortar.
- C. Monitor the site for possible reoccurrence of fire ant colonies and apply chemical eradication treatments.

Short Term Work

- A. Permanently remove tree overgrowth from site by careful removal of root balls.
- B. Provide a handicapped accessible parking space on Main Street in closer proximity to the building. Provide an adjoining accessible curb cut.
- C. Modify existing exterior landings and stairs to east and west rear auditorium exit doors to comply with current code requirements. Note: work at east door may require an easement

or other agreement permitting work on adjoining property.

- D. Modify grades to permit the installation of an on grade egress door at the basement. If possible, locate this door to coincide with the exiting basement door near the northeast corner of the building.

Long Term Work

- A. Remove existing street tree and planting bed at Main Street (south) façade. There were no street trees or planting beds historically at this location and both use valuable sidewalk space needed for crowds who will gather to enter/exit the building.
- B. Provide an historically appropriate trash receptacle at the Main Street entrance.
- C. Make provision such as curb cut and sidewalk ramp for truck access to rear door near northwest corner of stage. Consider provisions for a portable dock adjoining this door that would allow a truck to park parallel to the north or west facades when making deliveries.

Items for Observation

- A. Condition of pavements.
- B. Downspouts, gutters, and area drains for signs of clogs and obstructions leading to overflow.

March 31, 2023, Public Workshop Material Boards



What does Hamlet look like to you?

In three (3) words, please describe how you see the City of Hamlet today.
In three (3) words, please describe how you see the City of Hamlet twenty (20) years from now.

Hamlet Today

- Small bedroom community
- Community - with history
- Neglected business district
- Historic, but lots of blight
- Retirement city
- Empty buildings, look awful
- Driving water improvement please
- Low income community
- Lack of community pride

Hamlet Tomorrow

- Community moving forward
- Downtown entertainment
- Enhance downtown to draw all groups
- Historic homes & buildings restored, cleaned up
- Growth by involvement
- Historical area highlighted
- Use resources with other amenities
- For fun & water recreation for families
- Many private businesses
- Utilize City Lake
- Local assets -> attractions to bring people here

VISUAL PREFERENCES — PEDESTRIAN / BICYCLE IMPROVEMENTS

Place Colored Dots On Top Preferred Elements:



21
Votes

Wide Sidewalks with benches and outdoor seating



1
Vote

Sidewalk adjacent to curb and street



3
Votes

Sidewalk off-set from road and separated with grass strip



4
Votes

Dedicated Bike Lanes



1
Vote

Wide multi-use paths (combination of sidewalk and bike lane)



No
Votes

Dedicated bike lane with bright pavement markings



1
Vote

Dedicated and Protected bike lane



1
Vote

Brick crosswalk with varying color and pavement texture from roadway



No
Votes

Crosswalk with varying color from roadway / public art

VISUAL PREFERENCES — LIGHTING

Place Colored Dots On Top Preferred Elements:



2
Votes



2
Votes



7
Votes

VISUAL PREFERENCES — STREET TREE PLANTINGS

Place Colored Dots On Top Preferred Elements:



14
Votes

Planted flower beds at base of trees



3
Votes

Tree wells and grates



5
Votes

Planters for flowers and small trees / shrubs



VISUAL PREFERENCES — PUBLIC SPACES

Place Colored Dots On Top Preferred Elements:



3
Notes



0
Notes



3
Votes



2
Votes



2
Votes



3
Votes



7
Votes



5
Votes



14
Votes

VISUAL PREFERENCES — GATEWAY IMPROVEMENTS

Place Colored Dots On Top Preferred Elements:



8
Votes



2
Votes



No
Votes



1
Vote



No
Votes



VISUAL PREFERENCES — Parks & Recreation

Place Colored Dots On Top Preferred Elements:



8
Votes



4
Votes



2
Votes



3
Votes



16
Votes



6
Votes



12
Votes



4
Votes

VISUAL PREFERENCES — STORMWATER IMPROVEMENTS

Place Colored Dots On Top Preferred Elements:



3
Votes



No
Votes



5
Votes



No
Votes



6
Votes



VISUAL PREFERENCES — MULTI-FAMILY RESIDENCES

Place Colored Dots On Top Preferred Elements:



No
Votes



No
Votes



16
Votes



No
Votes



4
Votes



No
Votes



No
Votes



No
Votes



7
Votes



No
Votes



No
Votes

DID WE MISS ANYTHING?

Please add any missing or interesting elements with a Post-It Note below!

- Apartments above businesses
- Residence with commercial & business below





Additional Comments?

Thank you for your participation in today's workshop!

If you have any additional comments, or specific interests you would like to voice, please include them directly on this board!

- Revitalize the central business district (definitely)
- Central park area with water attraction
- Expand public utilities (water/sewer) for growth
- Add water parks & family parks
- Connect downtown to City Lake with walking/biking trails
 - with disc golf along the way
- A hotel for overnight opportunities
- Improvements to water treatment plant
- Attract more industry to town

August 3, 2023, Public Workshop Material Boards



Recommendations

Objective #1: Link Downtown to City Lake.

Purpose: Create a walkable mixture of amenities for Hamlet residents and visitors by connecting downtown to the lakefront.

Action Item #	Action Item Description	Associated Goals	Phase
●	Develop Parks and Recreation Master Plan Update. <i>Play Rink</i>		Short-term
● 1	Approach Richmond County staff to engage in a joint use agreement for land near City Lake. ● ● ●		Short-term
1.3	Develop a Streetscape Master Plan and/or Corridor Plan to comprehensively prepare for corridor development.		Short-term
● 1.4	Develop pedestrian wayfinding suite that directs to downtown amenities and City Lake, and provide signage along Main Street, Raleigh Street, Hamlet Avenue, and Boyd Lake Road.		Mid-term
1.5	Explore hiring of Downtown Economic Development Coordinator.		Mid-term

Objective #2: Redevelop the Opera House.

Purpose: Restore and return the Hamlet Opera House to its former glory.

Action Item #	Action Item Description	Associated Goals	Phase
●	Reevaluate existing conditions of the opera house in order to update the 2003 existing conditions survey and code investigation report and remove any existing materials stored inside.		Short-term
2.2	Explore the establishment of a Historical Preservation Commission (HPC) in accordance with §160D-303 and become a Certified Local Government (CLG) to increase eligibility for grant opportunities.		Mid-term

Objective #3: Enhance City/Department Communications.

Purpose: Enhance and encourage intentional outreach from City staff to all residents of Hamlet.

Action Item #	Action Item Description	Associated Goals	Phase
3.1	Creation of engagement branding - color scheme, logos, slogans.		Short-term
● 3.2	Creation of a City Newsletter.		Short-term
3.3	Automation of recurring municipal content.		Short-term

Objective #4: Improve Downtown Gateways.

Purpose: Create welcoming and vibrant gateways in the City of Hamlet.

Action Item #	Action Item Description	Associated Goals	Phase
4.1	Revitalize and refreshen the current signage at the gateway entrances.		Short-term
4.2	Continue to identify emerging gateway areas that are becoming more populated and have increased traffic.		Long-term
● 4.3	Ensure the gateways to the City of Hamlet are always maintained in a satisfactory state that does not show signs of disrepair or aging.		Ongoing

Goal Summary

	Improve City services.
	Strategic growth and protect environmental/cultural resources.
	Expand housing opportunities.
	Enhance the historic downtown.
	Support businesses and economic growth.

Phasing Summary

Ongoing = Current; Short-Term = 0 - 4 years;
Mid-Term = 5-8 years; Long-Term = 9+ years



Recommendations

Objective #1: Link Downtown to City Lake.

Purpose: Create a walkable mixture of amenities for Hamlet residents and visitors by connecting downtown to the lakefront.

Action Item #	Action Item Description	Associated Goals	Phase
●	Develop Parks and Recreation Master Plan Update. <i>Play Rink</i>		Short-term
● 1	Approach Richmond County staff to engage in a joint use agreement for land near City Lake. ● ● ●		Short-term
1.3	Develop a Streetscape Master Plan and/or Corridor Plan to comprehensively prepare for corridor development.		Short-term
● 1.4	Develop pedestrian wayfinding suite that directs to downtown amenities and City Lake, and provide signage along Main Street, Raleigh Street, Hamlet Avenue, and Boyd Lake Road.		Mid-term
1.5	Explore hiring of Downtown Economic Development Coordinator.		Mid-term

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● 4.3	Ensure the gateways to the City of Hamlet are always maintained in a satisfactory state that does not show signs of disrepair or aging.		Ongoing

Goal Summary

	Improve City services.
	Strategic growth and protect environmental/cultural resources.
	Expand housing opportunities.
	Enhance the historic downtown.
	Support businesses and economic growth.

Phasing Summary










Ongoing = Current; Short-Term = 0 - 4 years;
Mid-Term = 5-8 years; Long-Term = 9+ years



Recommendations

Objective #9: Preserve Historical Hamlet.

Purpose: Protect and preserve the architecture, charm, and historic elements of Hamlet for future generations to enjoy.

Action Item #	Action Item Description	Associated Goals	Phase
9.1	Collaborate with local business and stakeholders to identify needs and goals associated with historic and residential preservation.	  	Short-term
9.2	Conduct a structural analysis of all vacant structures downtown to determine existing conditions and any necessary upfitting to come into compliance with the North Carolina building code.	  	Mid-term
9.3	Explore establishment of a downtown overlay district to protect the overall character of the downtown area and surrounding residential neighborhoods.	  	Long-term








Objective #10: Improve Commercial Opportunities and Encourage Amenities.

Purpose: Create a welcoming environment to attract and retain new residents and businesses.

Action Item #	Action Item Description	Associated Goals	Phase
10.1	Work with the Chamber of Commerce and regional partners to create a Business Needs Assessment for the City of Hamlet.	 	Mid-term
10.2	Work with landowners to proactively rezone sites slated for future commercial development.		Ongoing
10.3	Coordinate with the Chamber of Commerce to conduct an industry recruitment and economic development analysis.	  	Short-term






Objective #11: Expand Housing Options.

Purpose: Enhance and encourage a variety of housing types to support all ages, abilities, and incomes.

Action Item #	Action Item Description	Associated Goals	Phase
11.1	Update Zoning Ordinance through a housing lens - use table, infill, development standard.	 	Short-term
11.2	Allow accessory dwelling units by-right in all districts.	 	Mid-term
11.3	Encourage vertically mixed-use buildings, with housing above ground-floor commercial.	  	Mid-term



Objective #12: Enhance Fire, Police, and Medical Services.

Purpose: Support and improve City services to provide residents and business owners with efficient and effective resources.

Action Item #	Action Item Description	Associated Goals	Phase
12.1	Research needs for police liaison and/or community watch partnerships.		Short-term
12.2	Complete community services assessment for fire department.	 	Mid-term
12.3	Revise the Zoning Ordinance to incentivize development and redevelopment of medical office, urgent care, and emergency facilities.	 	Long-term

Handwritten note: We have already worked with the Historical Fire Committee on this.

Goal Summary

	Improve City services.
	Strategic growth and protect environmental/cultural resources.
	Expand housing opportunities.
	Enhance the historic downtown.
	Support businesses and economic growth.

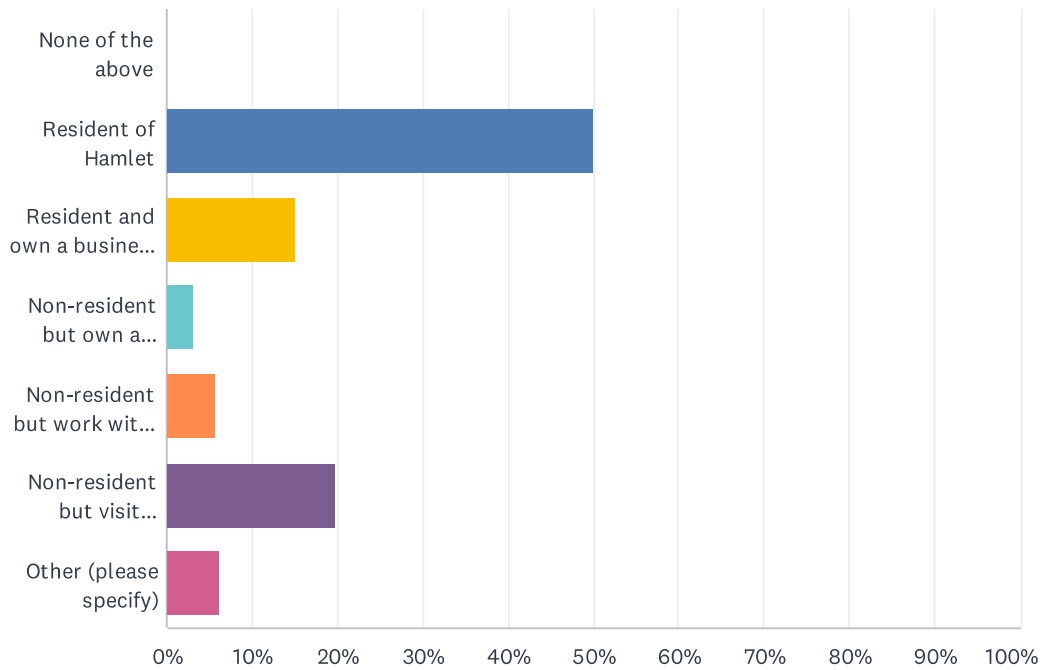
Phasing Summary

Ongoing = Current; Short-Term = 0 - 4 years;
Mid-Term = 5-8 years; Long-Term = 9+ years

City of Hamlet Comprehensive Plan Survey Data

Q1 Please identify your association with the City of Hamlet (choose one):

Answered: 246 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Resident of Hamlet	50.00%	123
Resident and own a business or property in Hamlet	15.04%	37
Non-resident but own a business or property in Hamlet (live outside City limits)	3.25%	8
Non-resident but work within Hamlet (live outside City limits)	5.69%	14
Non-resident but visit Hamlet (live outside City limits)	19.92%	49
Other (please specify)	6.10%	15
TOTAL		246

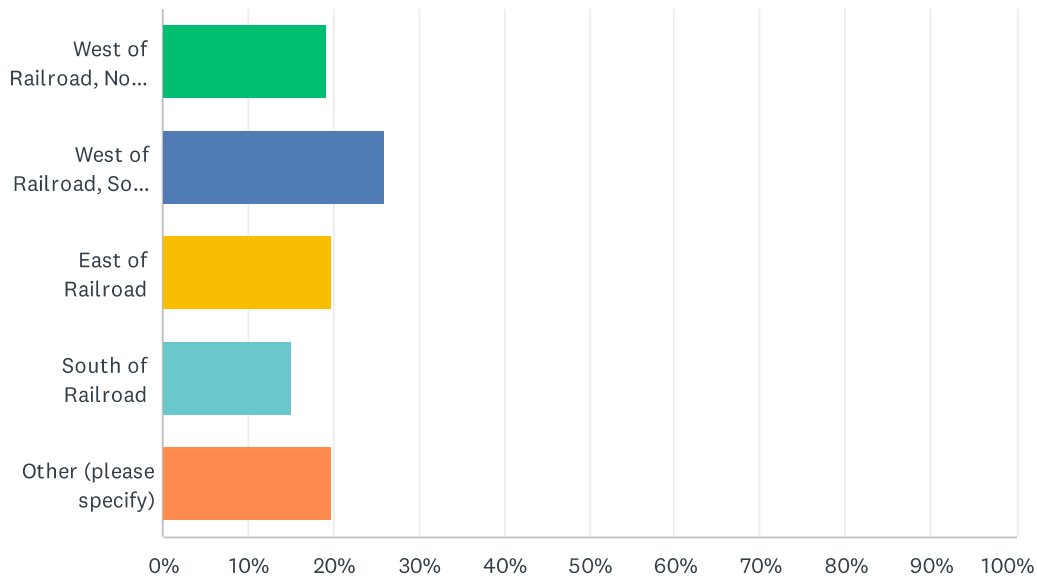
#	OTHER (PLEASE SPECIFY)	DATE
1	Family in the area.	3/23/2023 12:09 PM
2	Prior resident	3/23/2023 9:01 AM
3	Raised in the city but now live outside the city limits but have property in the city	3/23/2023 7:07 AM
4	Grew up in Hamlet	3/22/2023 3:02 PM
5	Non resident have family living in hamlet	3/20/2023 9:45 PM
6	I grew up in Hamlet and now live in Rockingham.	3/20/2023 7:38 PM
7	Born in Hamlet, grew up in Hamlet, work in Hamlet, live just outside town.	3/10/2023 7:20 PM

City of Hamlet Community Survey for the Comprehensive Plan

8	Born & raised here. Left for 50 years. Retired back here in 2012	3/9/2023 5:07 PM
9	Employee at City Hall	3/6/2023 8:33 PM
10	WORK IN HAMLET, LIVE IN ROCKINGHAM	3/6/2023 2:39 PM
11	Grew up in Hamlet, 1960-72	3/4/2023 9:07 PM
12	Born and raised there, graduated from HHS.	3/1/2023 11:05 AM
13	Grew up in Hamlet, but left to join the military.	3/1/2023 11:01 AM
14	75% living resident, own house/property and pay city and county taxes. (I owe and live in other homes where I pay 4 county taxes and 2 city taxes = no I do not rent anywhere nor rent out my properties)	2/28/2023 11:53 AM
15	<p>I'm not a resident, but I have a love for Hamlet that dates back to when I was 4 years old in 1957 when I first laid eyes on it. I've actively promoted it since Marchell David was the City Manager and worked with the Walker Marketing Rep to promote it and was instrumental in bringing both UNC-TV (PBS) and the Tarheel Traveler to Hamlet. At the time I was a board member/volunteer and did the social media for the Hamlet Depot & Museums. During that time I created a blog named All Aboard Hamlet. I returned as a board member/volunteer and continued promoting Hamlet and the HD&M and worked as the social media coordinator/manager including creating graphics to actively promoting events and supporting our awesome Museum Director/Hamlet Downtown Coordinator, Mechelle Preslar. Although Covid caused me to step down from all of my roles with the HD&M as soon as I was well enough to get back to promoting Hamlet, photographing Hamlet (events at times, too) I've been back at it. I've wanted to see Hamlet prosper and grow not only for the locals/residents, but to make it an attractive spot for Richmond County residents and those living outside of RC and tourists, as a welcoming venue much like Southern Pines is. There is much work to be done and a change in attitude for many who just prefer to blame the city (and even some business owners do, too). A piece of my heart belongs to Hamlet. I could go on and on as to why I believe I meet the criteria to complete this survey, but will end with this. I support any and every single thing the City of Hamlet hopes and plans to do as and once the "vision" is developed from the feedback. Without vision, the people perish, is so true and the same is true of cities to small town America. And will do all I can to promote and support it.</p>	2/27/2023 10:04 AM

Q2 You indicated that you live in Hamlet. Please select where you live.

Answered: 146 Skipped: 100



ANSWER CHOICES	RESPONSES	
West of Railroad, North of Marlboro Street	19.18%	28
West of Railroad, South of Marlboro Street	26.03%	38
East of Railroad	19.86%	29
South of Railroad	15.07%	22
Other (please specify)	19.86%	29
TOTAL		146

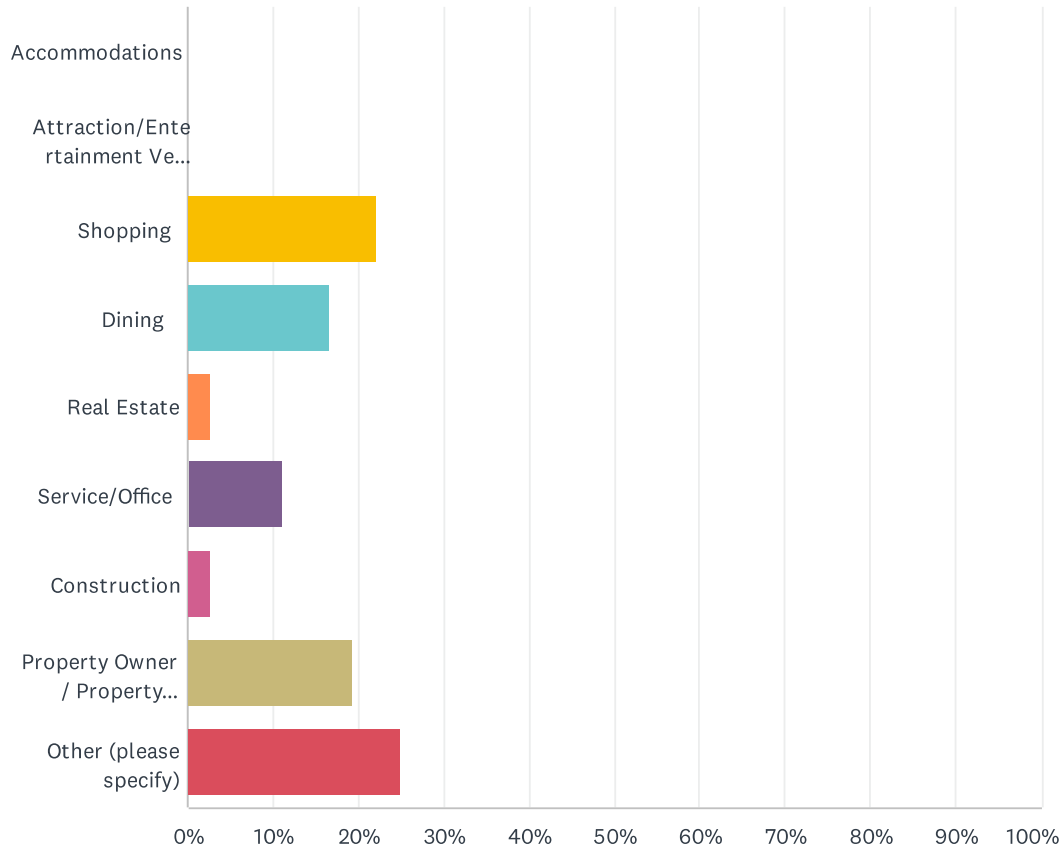
#	OTHER (PLEASE SPECIFY)	DATE
1	McDonald Ave	4/1/2023 1:28 PM
2	Myrtle Ave	3/26/2023 12:39 PM
3	Body lake area	3/25/2023 10:02 AM
4	Hamlet avenue.	3/24/2023 8:14 PM
5	New here...on High st	3/23/2023 12:05 PM
6	off of 381	3/22/2023 10:48 PM
7	by west Hamlet near the SF252.0 MP	3/22/2023 2:35 PM
8	City Lake area 2nd Street	3/21/2023 3:23 PM
9	Off highway 38	3/20/2023 8:20 PM
10	Hylan Avenue- I don't know directions!	3/20/2023 7:51 PM
11	629 Oak Avenue	3/20/2023 7:28 PM

City of Hamlet Community Survey for the Comprehensive Plan

12	Marlboro Street	3/19/2023 5:23 PM
13	Jefferson St.	3/19/2023 1:14 PM
14	South off of Hwy38	3/19/2023 10:40 AM
15	Not sure where you mean by " railroad"	3/18/2023 12:33 PM
16	West of Marlboro, South of Hwy 74. This is very confusing	3/6/2023 4:11 PM
17	East of Marlboro, South of the railroad	3/6/2023 3:58 PM
18	County	3/6/2023 3:38 PM
19	Not sure	3/5/2023 1:15 PM
20	Longwood Park	3/2/2023 7:05 AM
21	W Main	3/1/2023 8:31 PM
22	Highway 38	2/28/2023 9:11 PM
23	Pinecroft	2/27/2023 3:23 PM
24	Rollins ave?	2/27/2023 3:21 PM
25	Hwy 381	2/27/2023 10:33 AM
26	103 Madison Ave	2/26/2023 11:57 AM
27	Pinecroft	2/25/2023 10:34 PM
28	New here so I don't know what the answers mean. I live by the lake	2/25/2023 9:14 PM
29	Pinecroft	2/25/2023 7:39 PM

Q3 If you indicated that you own a business within Hamlet. Please categorize the nature of your business.

Answered: 36 Skipped: 210



ANSWER CHOICES	RESPONSES
Accommodations	0.00% 0
Attraction/Entertainment Venue	0.00% 0
Shopping	22.22% 8
Dining	16.67% 6
Real Estate	2.78% 1
Service/Office	11.11% 4
Construction	2.78% 1
Property Owner / Property Management	19.44% 7
Other (please specify)	25.00% 9
TOTAL	36

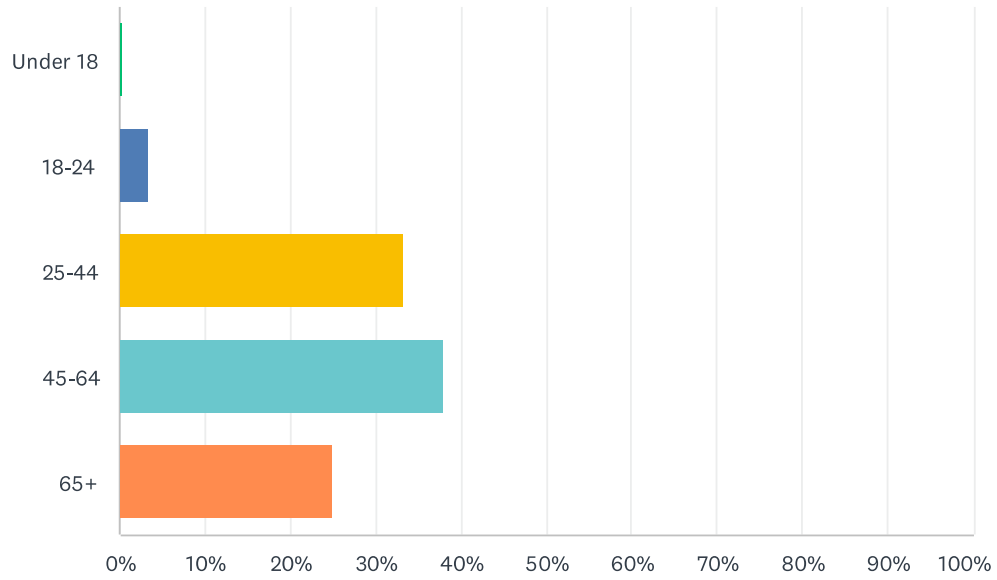
#	OTHER (PLEASE SPECIFY)	DATE
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City of Hamlet Community Survey for the Comprehensive Plan

1	N/A	3/28/2023 10:30 PM
2	Nonr	3/23/2023 9:26 AM
3	Agriculture	3/22/2023 6:42 PM
4	Food truck/Beverage service	3/20/2023 11:31 AM
5	Do not own business in Hamlet	3/19/2023 5:23 PM
6	Retired and sold building	3/5/2023 12:00 PM
7	No	2/27/2023 3:51 PM
8	Home	2/26/2023 11:57 AM
9	Development	2/25/2023 1:11 PM

Q4 Please indicate your age:

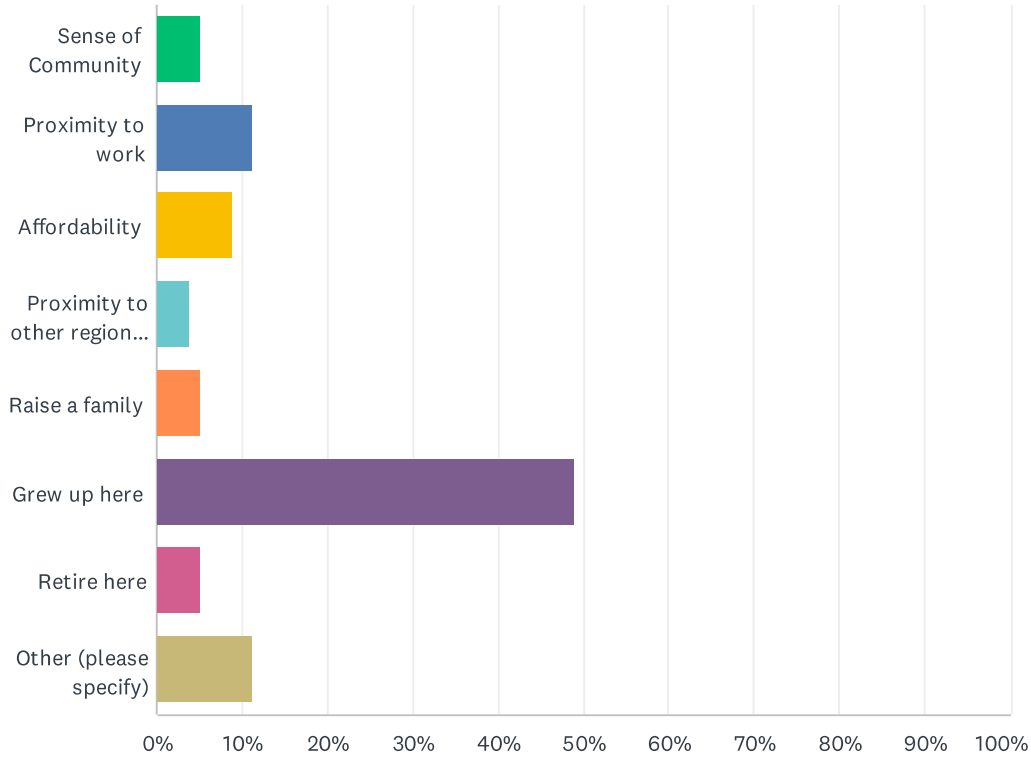
Answered: 237 Skipped: 9



ANSWER CHOICES	RESPONSES	
Under 18	0.42%	1
18-24	3.38%	8
25-44	33.33%	79
45-64	37.97%	90
65+	24.89%	59
TOTAL		237

Q5 What is your primary reason for living in, working in, and/or visiting Hamlet:

Answered: 232 Skipped: 14



ANSWER CHOICES	RESPONSES	
Sense of Community	5.17%	12
Proximity to work	11.21%	26
Affordability	9.05%	21
Proximity to other regional assets (close to Charlotte, railroad, etc.)	3.88%	9
Raise a family	5.17%	12
Grew up here	49.14%	114
Retire here	5.17%	12
Other (please specify)	11.21%	26
TOTAL		232

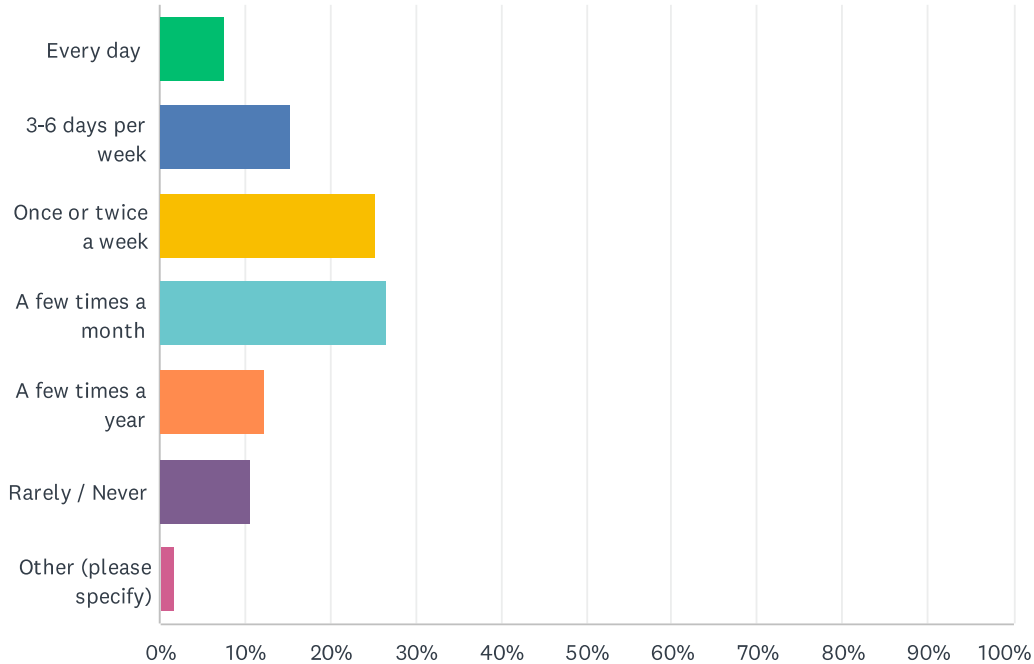
#	OTHER (PLEASE SPECIFY)	DATE
1	Between my family and husband's family	4/1/2023 1:29 PM
2	Rural to City	3/28/2023 10:31 PM
3	Go to church and eating at Seaboard	3/27/2023 6:32 PM

City of Hamlet Community Survey for the Comprehensive Plan

4	It's home	3/23/2023 10:35 AM
5	My hometown and worked in Hamlet	3/23/2023 7:08 AM
6	fell in love with a piece of property	3/22/2023 10:50 PM
7	Only option at this time	3/22/2023 2:46 PM
8	Do business and shop and Dr appointments, etc	3/21/2023 1:20 PM
9	The business was already here	3/20/2023 10:04 PM
10	Dentist	3/20/2023 8:44 PM
11	Investing	3/9/2023 4:13 PM
12	Friends and Volunteer at Hamlet Depot.	3/7/2023 8:53 AM
13	to see family	3/6/2023 4:31 PM
14	visit family	3/6/2023 3:56 PM
15	Grew up in Hamlet & return for reunions & Seaboard Festival	3/4/2023 9:08 PM
16	Friends live in the hamlet	3/2/2023 1:08 AM
17	Shopping	3/1/2023 6:33 PM
18	None of the above	2/28/2023 8:07 PM
19	Grew up here and live here 75% of my time.	2/28/2023 11:54 AM
20	Friends, family, restaurants	2/27/2023 8:37 PM
21	Moved here to be closer to elderly parents	2/27/2023 3:24 PM
22	Moved home to care for elderly parents	2/27/2023 11:52 AM
23	Shop and visit special events	2/27/2023 11:22 AM
24	Refer to my lengthy explanation as to why I'm completing this survey. Thanks in advance.	2/27/2023 10:05 AM
25	Own B-2 and O-I zoned Hwy 74 W & Ledbetter Rd vacant properties.	2/27/2023 9:03 AM
26	Moved here to be close to my son who lives in Rockingham	2/25/2023 1:42 PM

Q6 How often do you frequent businesses, attractions, and/or services in the downtown area of Hamlet?

Answered: 233 Skipped: 13

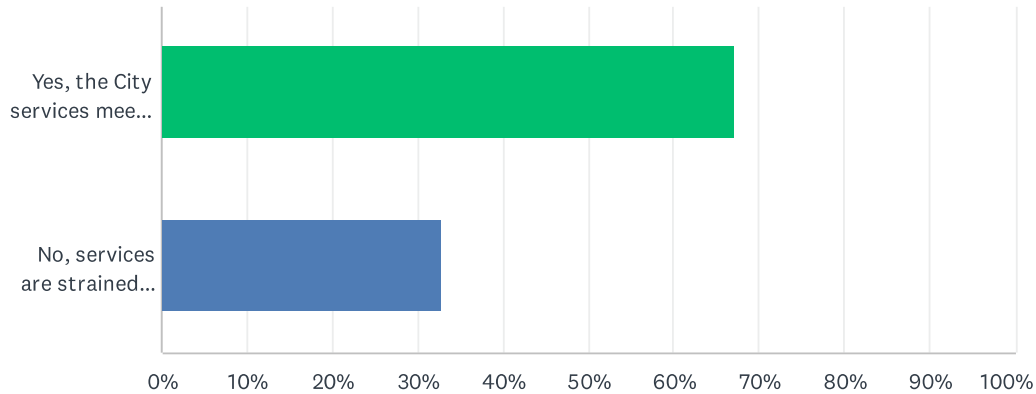


ANSWER CHOICES	RESPONSES	
Every day	7.73%	18
3-6 days per week	15.45%	36
Once or twice a week	25.32%	59
A few times a month	26.61%	62
A few times a year	12.45%	29
Rarely / Never	10.73%	25
Other (please specify)	1.72%	4
TOTAL		233

#	OTHER (PLEASE SPECIFY)	DATE
1	1-2 times per month, more during summer	3/20/2023 7:53 PM
2	Currently live out of State	3/2/2023 7:07 AM
3	Only time they are open on Saturdays that fit into my schedule.	3/1/2023 11:16 AM
4	More at times depending on what's happening to the weather when photograph it.	2/27/2023 10:06 AM

Q7 Do the existing City services (administration, police, public works, etc.) meet community needs?

Answered: 210 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes, the City services meet community needs	67.14%	141
No, services are strained and do not meet community needs	32.86%	69
TOTAL		210

#	IF YOU ANSWERED NO, PLEASE EXPLAIN WHICH SERVICES DO NOT MEET THE COMMUNITIES NEEDS AND WHY:	DATE
1	The water bill. They can't do anything about it, but the bill is random. It is low sometimes when we've had a water leak during the billing period or I've been watering the garden all month. Then it will be high when we've taken a week long vacation in the dead of winter. It is like they just pick a random number or can't read the meter proficiently.	4/1/2023 1:33 PM
2	Police staffing short	4/1/2023 1:24 PM
3	City services are well managed but it would be nice to have more frequent debris pick up.	3/29/2023 11:40 AM
4	We need activities other than sports leagues from Parks and Recreation.	3/29/2023 6:00 AM
5	The citizens don't really know all the things about administration or public works.	3/26/2023 1:00 PM
6	I do not know for sure. Though storm drains. Need to be cleaned out very bad. Close to ave hardware Hamlet avenue.	3/24/2023 8:16 PM
7	Fire department, someone told me they don't have paramedics anymore	3/23/2023 10:12 PM
8	Hamlet Fire / Rescue obviously needs more personnel. Often times First Health EMS has to answer EMS calls in Hamlet. I have heard that the fire department struggles to meet minimum staffing on a regular basis. I personally have a background in public safety from another county and that is why these issues are important to me. Whatever the issue is, (pay, personnel, retention) it needs to be addressed. Also the police department needs more officers. As a citizen, I dislike seeing multiple police cars/trucks sitting in the parking lot and not out on patrol. As a member of the community I would like to know more about the recruitment and retention strategies used in both, the fire and police departments. Also I would like to see Department heads from all departments, be in attendance at the city council meetings and for them to give an overview of how their departments are operating and improving. We need to hear more from our public safety!	3/23/2023 9:49 PM

City of Hamlet Community Survey for the Comprehensive Plan

9	Not applicable	3/23/2023 4:47 PM
10	I don't live in Hamlet so I don't know that much about the city services but I do know the police department is understaffed.	3/23/2023 2:38 PM
11	I think there needs to be more police presence in certain areas. I know there has been some enforcement on keeping yards clean but there needs to be more. It effects the growth in Hamlet.	3/23/2023 11:48 AM
12	..	3/23/2023 9:27 AM
13	Don't know	3/23/2023 9:02 AM
14	Streets and sidewalks need repairs, business district is dire need of a facelift.	3/23/2023 7:55 AM
15	The limb pick-up needs to be better. They ride the same street multiple times a day to avoid doing work. Also the police need to work Hamlet avenue in front of the hardware for speeding. Street paving and repairs needs help.	3/23/2023 7:14 AM
16	The fire department is very understaffed.	3/22/2023 7:35 PM
17	Recycling cans like trash cans, more business support, more creative activites (not just parades and fireworks	3/22/2023 3:08 PM
18	Hamlet PD needs new and better cops and not a bunch of Butholes with attitudes towards the caller .	3/22/2023 2:37 PM
19	Hamlet city workers do not clean up the city anymore. There's trash and debris along city roadsides and vacant dilapidated buildings that makes the city look like an eyesore and a ghost town.	3/21/2023 1:25 PM
20	City of Hamlet employees do not keep the grounds upkept appropriately & can be seen riding around daily without actually doing any work.	3/20/2023 9:22 PM
21	I am extremely concerned about the poor water quality and that it could be affecting my health.	3/20/2023 7:30 PM
22	From my knowledge the current needs are met	3/20/2023 11:33 AM
23	Police Department is strained and does not meet the community needs.	3/19/2023 5:26 PM
24	Police are scarce	3/18/2023 8:08 PM
25	Police have not been properly staffed.	3/18/2023 12:34 PM
26	The trash on our street was not picked up this week, and no notice was given.	3/12/2023 5:30 PM
27	The City does not plan for the future very well, it's an overlooked city need. Maybe this project will help change that situation.	3/10/2023 7:23 PM
28	For years, I have been getting the contaminated water pages with my water bill and it always states that they are working on the issue, I now have cancer	3/10/2023 5:30 PM
29	water dept needs to bring water quality up immediately, police dept needs to up it's game a little, streets need to be paved, sidewalkd upgraded, many lots with bushes need to be mowed along with sidewalk areas, city lake needs work around banks, pier at city lake needs upgrade.	3/9/2023 1:43 PM
30	You can't even go into the police department to ask a question. Fire department is awesome and always very helpful.	3/7/2023 6:46 PM
31	Extremely high water bills. Hamlet cannot grow because the sewer system is so old no one can be added to the system.	3/7/2023 6:21 AM
32	With every water bill we receive a notice that our water is outside the safe limits for one or more items. Also we are seriously concerned about air quality and the rail tie burning facility, the zoning and planning committees should have prevented this from being built especially so close to our water supply.	3/6/2023 8:18 PM
33	Not much value for the taxes we pay. Fire good, police poor, public works fair, admin fair. Cost vs reward doesn't add up. Hamlet was better 30 yrs ago.	3/6/2023 7:24 PM
34	City maintenance seems to be down. People put trash out without proper permits and it stays out beside the road. Someone should make them aware of the enfraction . After a week or so I	3/6/2023 4:50 PM

City of Hamlet Community Survey for the Comprehensive Plan

will take it to the dump myself to keep my neighbor hood clean . But I should not have to take on this job . Landscaping around the city has fallen short after a few extra have recently retired. It is a shame that this younger generation doesn't put fourth any extra effort in doing their job . Management needs to step up and follow through with the expectations of the city and the job they were hired to do .

35	I think it is bad that the residents can't drink or cook with the water due to letters that they received regarding the water issues- Well, they could but chose not to do so. Also, I don't pay as near as much as they do for a service that they can't use.	3/6/2023 4:35 PM
36	Feel trash is not cleaned up amd road ways need to be cleared so storm drains can work	3/6/2023 4:32 PM
37	The water system is terrible and hasn't been upgraded in forever. The state of NC had to step in and restrict our sewer. I cannot build a house and tap on to a sewer line. Looking to move my business to Rockingham	3/6/2023 4:21 PM
38	Police Department is pitiful. Laughingstock of the county. Public works is better than average. Neutral on Administration.	3/6/2023 4:13 PM
39	Police seem understaffed & undertrained. Water safety levels are out of wack more times than not. Storm drains go unattended & are grown up all over town. Trees & shrubs block intersections preventing safe passage from crossing. Stray animals roaming the streets	3/6/2023 4:04 PM
40	I used to be a resident of Hamlet and I have vowed that I will never move back there for the simple fact that your water bills are SO expensive. My single grandmother pays 60-70 a month for water. That is NOT acceptable, especially when she's constantly receiving letters about the quality of her water.	3/6/2023 3:59 PM
41	I feel a City this size should be up to date or more advanced on the services they offer to the community. There is a definite need for a larger work staff.	3/6/2023 3:16 PM
42	Need for better sidewalks for public use	3/5/2023 7:30 PM
43	Sometimes I do believe that there is a strain on these services.	3/5/2023 1:17 PM
44	Water. Afraid to drink, bath, water garden or wash my dog with the contaminated water.	3/5/2023 9:20 AM
45	The water is poison and YOU ARE CHARGING MORE THAN EVER ,seems fair	3/5/2023 9:15 AM
46	I don't know because I haven't lived there since 1972	3/4/2023 9:09 PM
47	I have no idea... I have not returned to Hamlet (my Hometown) in many years.	3/2/2023 7:08 AM
48	Every aspect of our services is strained, which occurred when the tax differentiation was changed with the county. Hamlet streets crew need help, citizens need to be held accountable for their messes regardless of if they are a business or individual, law enforcement needs to differentiate and not just concentrate on one specific. It is hard to do in our changing times without the financial support needed to add to the providers of the services. Also, elected officials need to do their due diligence for ALL citizens and not just the few.	3/1/2023 11:19 AM
49	The town should hire one or two police detectives whose only job is drugs and gang activity. Stop relying on other agencies to do this.	3/1/2023 11:07 AM
50	Street need more attention, paving, curbing cleaned and edge sidewalks, litter, code enforcement on run down house and business, upgrade sewer and water systems, face lift the entire town make it attractive.	2/28/2023 9:30 PM
51	community administration/leaders are resistant to change & prefer to cling to old ideas & approaches, I would like to see: 1. opportunities calling for new ideas & input for existing problems, 2. group/volunteer projects (clean ups, beautifications, crime & safety, etc 3. youth activities(other than recreational sports) 4. enforcement of city codes & violations ie improper roadside trash/debris in city limits, 5.more willingness in accepting or even entertaining fresh views & ideas from stake holders 6. holding property owners accountable for rundown unsafe houses & buildings, 7. an aggressive approach to remove numerous dangerous trees which threaten the safety of people & property 8. Utility & street employees acting with a greater sense of urgency 9. Perhaps community gardens 10.	2/27/2023 5:28 PM
52	Not enough police presents of road	2/27/2023 3:53 PM
53	Never see police chief, fire chief, or town administrator. Hardly ever see police patrolling	2/27/2023 3:47 PM

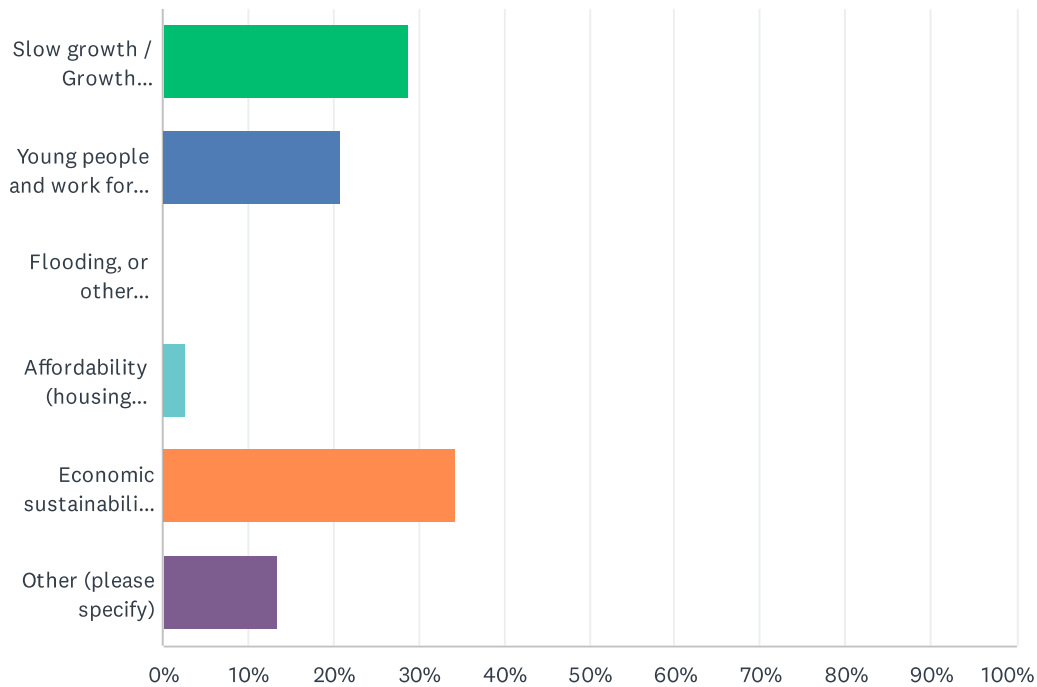
City of Hamlet Community Survey for the Comprehensive Plan

neighborhoods. Yard waste on the roadside for weeks not picked up. Does not seem to be anyone making sure work is getting done. A locked police station does not make me feel safe.

54	The area needs to be cleaned up. Fines need to be given to those who have a trashy yard.	2/27/2023 3:25 PM
55	I think the way the city serves the public is very antiquated. I think it worked well in the past when the town was smaller. But things need to be more streamlined. It needs to be easier for citizens to access services. I also think the website should be better because right now it is it super easy to know where to find things.	2/27/2023 3:04 PM
56	Cannot make a true selection because I do not know.	2/27/2023 11:53 AM
57	Trash pickup should be more often.	2/27/2023 10:44 AM
58	Since I'm not a resident, I can't answer. All I know is I read and hear complaints from residents that the services are strained to don't meet the needs. It could be more of an attitude than fact. I don't know, though, and I don't feed the beast so to speak. I'm very aware of what I share on my All Aboard Hamlet Facebook Page and do not use it to complain, but rather, support and promote Hamlet, Hamlet Events, and businesses.	2/27/2023 10:08 AM
59	No opinion.	2/27/2023 9:04 AM
60	The streets within the city limits look terrible when the power company chops the tops out. City should discard those trees completely to bring a much needed facelift to the streets. More consistent street sweeping.	2/27/2023 8:44 AM
61	A LOT could be improved.	2/25/2023 9:39 PM
62	We are short staffed in the police department.	2/25/2023 3:20 PM
63	The existing city services are very supportive and helpful. It would be great to have more services for promoting the region, coordinating services for renovation projects and obtaining grants.	2/25/2023 1:26 PM
64	Improved children attractions	2/25/2023 1:12 PM

Q8 What is your primary concern for Hamlet's future:

Answered: 216 Skipped: 30



ANSWER CHOICES	RESPONSES	
Slow growth / Growth happening in neighboring communities	28.70%	62
Young people and work force aged persons leaving / aging population	20.83%	45
Flooding, or other environmental concerns	0.00%	0
Affordability (housing prices, etc.)	2.78%	6
Economic sustainability (open storefronts, high employment, etc.)	34.26%	74
Other (please specify)	13.43%	29
TOTAL		216

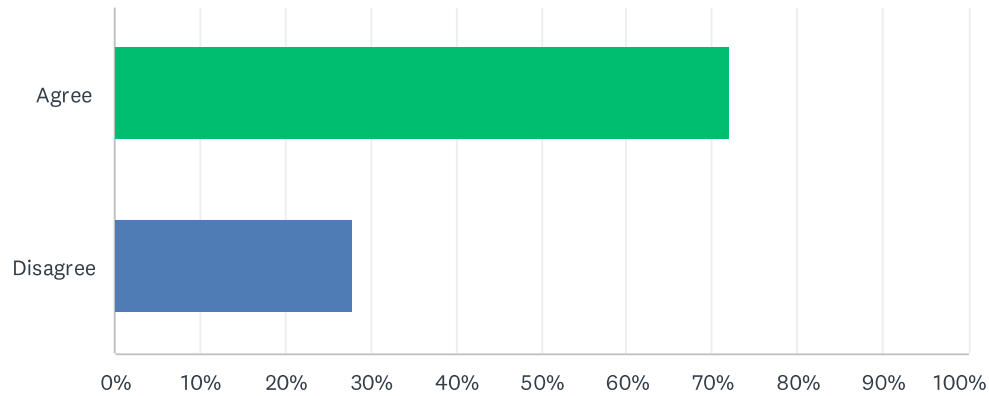
#	OTHER (PLEASE SPECIFY)	DATE
1	Continue to either improve or demolish derelict housing to make area more attractive for growth. Hamlet has great potential which is why we decided to retire here.	3/25/2023 10:06 AM
2	Crime	3/23/2023 2:40 PM
3	Literally all of these are going to make Hamlet a ghost town	3/22/2023 3:08 PM
4	Deterioration of structures/property	3/21/2023 10:42 AM
5	Young people don't need to see the opportunity to thrive and do well here	3/20/2023 10:07 PM
6	Quality of life in Hamlet could be much better.	3/10/2023 7:25 PM
7	Infrastructure, high paying jobs	3/10/2023 5:34 PM

City of Hamlet Community Survey for the Comprehensive Plan

8	Deteriorating condition of homes and structures, safety, protection of valuable old trees	3/10/2023 3:50 PM
9	Safety, physical condition of homes and property, damage of trees due to severe cutting	3/10/2023 3:17 PM
10	existing business look aged, this affects business	3/9/2023 7:41 AM
11	Lack of job opportunities	3/7/2023 7:21 AM
12	Activities for our youth outside of parks and recreation	3/6/2023 8:18 PM
13	The town has been going backwards for years. Taxes are high but nothing improves. Streets haven't been paved in 30+ years, but we have sidewalks nowhere. Need to reverse the trend.	3/6/2023 7:28 PM
14	decades of no leadership and lack of planning for the future	3/6/2023 4:21 PM
15	High Taxes vs services rendered	3/6/2023 4:14 PM
16	Fear the crime rate is growing in Hamlet & nothing to offer young family's to live & work here.	3/6/2023 4:06 PM
17	ALL OF THE ABOVE	3/6/2023 4:00 PM
18	Run down homes need addressed	3/6/2023 3:44 PM
19	All of the above	3/6/2023 3:40 PM
20	I don't know enough about the area yet	3/6/2023 2:44 PM
21	Water contamination: If consumed long enough, health decline for everyone will happen!	3/5/2023 9:23 AM
22	Water is poison FIX IT	3/5/2023 9:15 AM
23	Our town has the ability to be great, but it must continue to move forward in all areas. Housing prices are out of sight for those wanting to come back and services are not offered to entice them to come back. Bars downtown are NOT the answer.	3/1/2023 11:21 AM
24	All are concerning. Stakeholder input/accountability/pride can improve all of the above	2/27/2023 5:32 PM
25	The area has become very trashy. Yards are allowed to be unkept, trash all over, rotting abandon houses and businesses.	2/27/2023 3:27 PM
26	Slow growth, economic sustainability, being an attractive "choice" for new and future businesses and doing all it can to make it a shop local, eat local, be local town.	2/27/2023 10:10 AM
27	Crime	2/27/2023 10:06 AM
28	Areas of Hamlet like Spring Street and nearby areas seem to be getting worse and bring down the whole city. High crime, violence, drugs in this area...g	2/25/2023 7:42 PM
29	Crime	2/25/2023 1:43 PM

Q9 Please state if you agree or disagree with the following statement, “I have access to basic needs and services in Hamlet.” Basic needs and services would be considered health care, food/grocery, clothing, child care, etc.

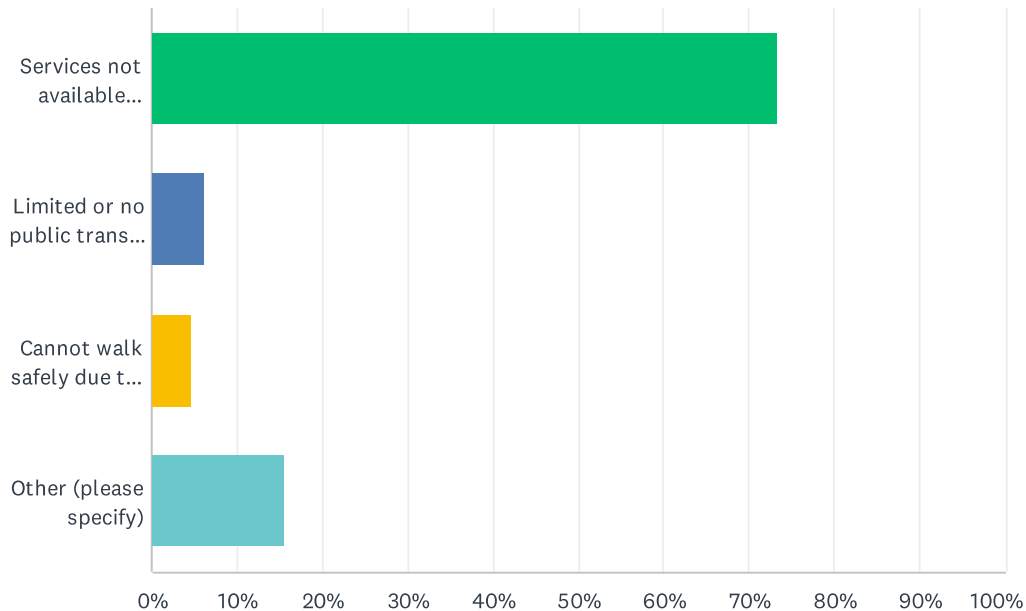
Answered: 215 Skipped: 31



ANSWER CHOICES	RESPONSES	
Agree	72.09%	155
Disagree	27.91%	60
TOTAL		215

Q10 You indicated that you do not have access to basic needs and services in Hamlet. Please state the barriers preventing you from accessing basics needs and services.

Answered: 64 Skipped: 182



ANSWER CHOICES	RESPONSES	
Services not available locally or services are located outside of Hamlet.	73.44%	47
Limited or no public transit options	6.25%	4
Cannot walk safely due to inadequate or missing sidewalks/crosswalks	4.69%	3
Other (please specify)	15.63%	10
TOTAL		64

#	OTHER (PLEASE SPECIFY)	DATE
1	Water quality	4/1/2023 1:34 PM
2	no hospital, movie theatre, american eatery downtown, cleaner downtown and areas close to downtown	3/23/2023 4:13 PM
3	Healthcare inadequate	3/10/2023 5:36 PM
4	Need safe clean water running in my home!	3/5/2023 9:24 AM
5	The water is POISON	3/5/2023 9:16 AM
6	Don't know because I haven't lived there since 1972	3/4/2023 9:11 PM
7	Have the limitations of water/sewer connections been resolved?	2/27/2023 5:34 PM
8	I agree with all of these. Some of the poorest parts of our city have no sidewalks. It can be quite difficult to walk from shopping centers to other parts of the town. There is no public	2/27/2023 3:05 PM

City of Hamlet Community Survey for the Comprehensive Plan

transport to speak of. Also, many of the services are located outside of the city, and we must travel to other cities to receive them.

9	As someone with almost one foot in Hamlet I know Hamlet doesn't offer enough for residents to completely shop local, buy local, with the exception of grocery stores and Hamlet Hardware. Services offered may be enough, but what I've heard as well as read there isn't. This is huge question to boil down to a sentence or two.	2/27/2023 10:13 AM
10	All of the above listed items	2/25/2023 9:15 PM

Q11 You indicated that services are not available within Hamlet. Please state which services are not currently provided.

Answered: 37 Skipped: 209

#	RESPONSES	DATE
1	Hospital	4/1/2023 1:25 PM
2	Clothing. Groceries are limited.	3/29/2023 9:04 PM
3	Shopping clothes and household needs	3/29/2023 11:25 AM
4	Food lion is really the only basic need we use in hamlet, we go to rockingham or Moore county for everything else.	3/29/2023 7:11 AM
5	Hospital, Specialist Medical,	3/28/2023 10:40 PM
6	No clothing options available in the size/style that fits my needs	3/28/2023 10:24 PM
7	Pharmacies that accept Tricare insurance...for military retirees.	3/23/2023 12:11 PM
8	Lots of empty stores. More variety in food, specialty shops. Hamlet is a cute and welcoming place. The empty stores are depressing and sad	3/22/2023 2:43 PM
9	Health Department	3/22/2023 2:37 PM
10	Limited health care options within Hamlet, Limited housing and affordability, limited clothing and basic need options in Hamlet, other options located mainly in other cities.	3/22/2023 2:35 PM
11	Hospital clothing store movie theater restaurants Open weekends and evening meals recreation center for the whole family boating outside movie theater , picnics water park canoeing kiking community pool walking trails RV park community building for plays and outdoor live music each month farmers market for local farms and other businesses to sell their local made products it would be great to have apartments above building for owners to live with their business on first floor. Need help with renovations and Loans for store owners to update buildings and revitalize down town Maine & Hamlet Aves	3/21/2023 3:47 PM
12	Need a mental health agency and hospital would be nice to have again. Work and Trade programs to aid young people ages 14-17 to be responsible, productive and motivate career development.	3/21/2023 1:33 PM
13	Cigar Lounge	3/20/2023 9:32 PM
14	All of my doctors, medical care etc. is in Moore County because there isn't quality medical care in Richmond County.	3/20/2023 7:35 PM
15	Health Care, Hospital, Restaurants	3/19/2023 8:05 PM
16	Doctor Hospital	3/19/2023 5:17 PM
17	24 hour childcare and gyms	3/18/2023 8:09 PM
18	No clothing. No sit down restaurants for dinner.	3/18/2023 12:35 PM
19	Health care, commerce, safety, visual appeal	3/10/2023 7:30 PM
20	Limited grocery options Limited childcare options We need good restaurants open in the evening	3/9/2023 3:11 PM
21	No Upscale restaurants. Can't find the items that you need at grocery store. No place to shop for nice clothes. No movie theater. Must go to Rockingham or Southern Pines. No really nice park area for children or for adults to walk.	3/7/2023 6:46 PM
22	It's really about the quality of the services. There are no child care or education options that meet our needs, the healthcare provided is also quite limited and lower quality especially when	3/6/2023 8:21 PM

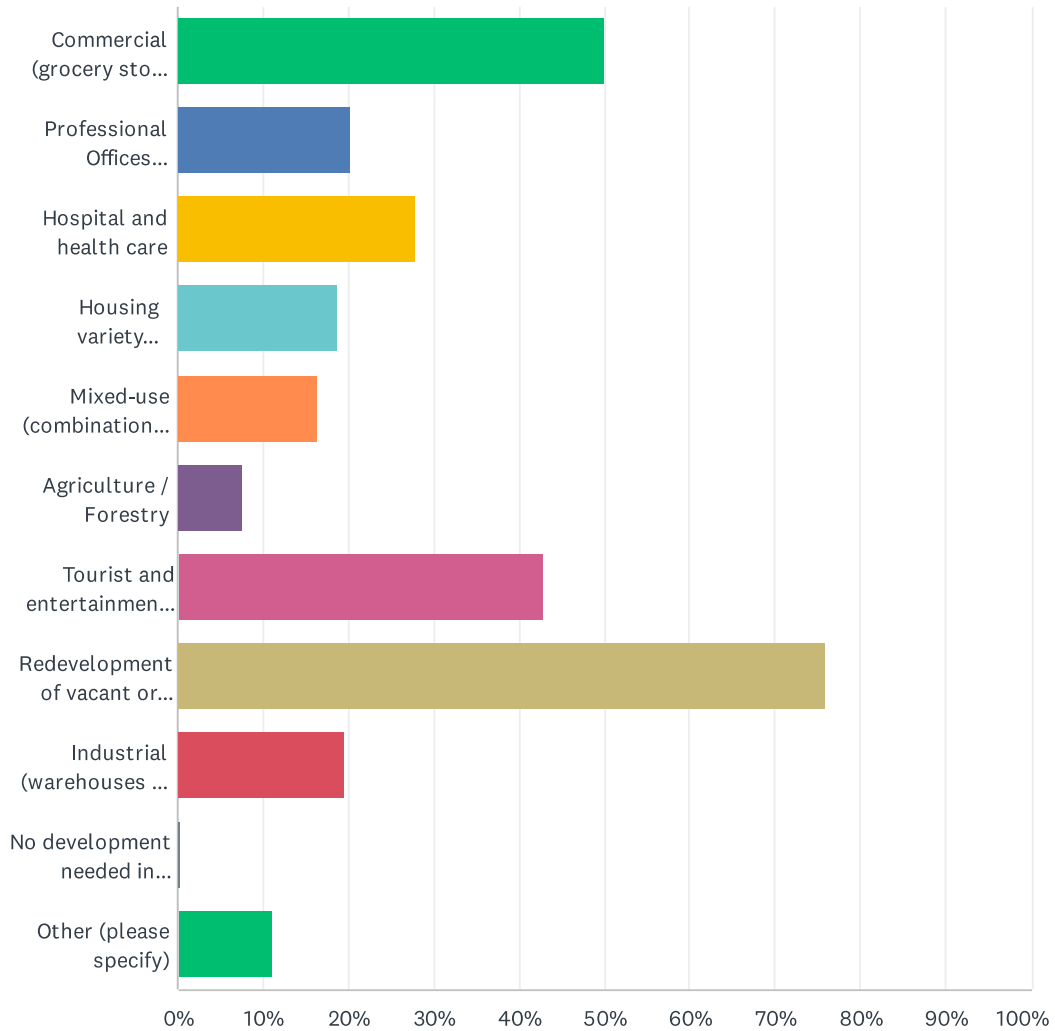
City of Hamlet Community Survey for the Comprehensive Plan

compared to what is provided in Moore County as an example.

23	no clothing stores that have any good items	3/6/2023 4:38 PM
24	Adequate Health Care and Grocery Stores	3/6/2023 4:21 PM
25	No healthcare other than Dental. Very limited retail and dining options	3/6/2023 4:14 PM
26	Limited healthcare facilities, no after school program for kids so they can stay out of trouble, nicer parks for the younger kids are located in other areas of the county, services for the elderly are located in other areas of the county, not many restaurants to choose from in Hamlet, and shelter for the homeless and bartered mothers with kids are located in other parts of the county.	3/3/2023 4:51 PM
27	Limited shopping, limited medical care, limited recreational opportunities(although it HAS improved)	3/2/2023 12:18 PM
28	Retail options, taverns,	3/1/2023 8:34 PM
29	Quality healthcare is a major issue. Trauma care/speciality care is extremely lacking in Hamlet.	2/28/2023 11:59 AM
30	Health	2/27/2023 8:07 PM
31	Hospital, specialist needed for healthcare	2/27/2023 3:49 PM
32	No good grocery stores or restaurants.	2/27/2023 3:28 PM
33	Clothing	2/27/2023 1:14 PM
34	Clothing stores are unavailable. Boutique shops would be of interest. But downtown Hamlet is run down and unattractive.	2/27/2023 8:48 AM
35	Moore county	2/25/2023 10:36 PM
36	Of the basic needs that are available in Hamlet, most are too expensive. Better prices on most things in Rockingham.	2/25/2023 9:44 PM
37	Medical services for primary care.	2/25/2023 3:22 PM

Q12 What kind of development do you see as needed for Hamlet's future, if any?

Answered: 208 Skipped: 38



City of Hamlet Community Survey for the Comprehensive Plan

ANSWER CHOICES	RESPONSES	
Commercial (grocery store, bank, retail, restaurants)	50.00%	104
Professional Offices (doctors, lawyers, accountants, etc)	20.19%	42
Hospital and health care	27.88%	58
Housing variety (age-restricted, cityhomes, condos)	18.75%	39
Mixed-use (combination of housing and commercial/office in same building)	16.35%	34
Agriculture / Forestry	7.69%	16
Tourist and entertainment use	42.79%	89
Redevelopment of vacant or underutilized properties	75.96%	158
Industrial (warehouses and factories)	19.71%	41
No development needed in Hamlet, located in surrounding communities	0.48%	1
Other (please specify)	11.06%	23
Total Respondents: 208		

#	OTHER (PLEASE SPECIFY)	DATE
1	Safe places to walk/run/children to play	4/1/2023 1:35 PM
2	Pet care / services, After school activities, Beauty services (nail, lashes, etc)	3/29/2023 9:07 PM
3	We need updated and clean parks. Sidewalks for walking.	3/29/2023 6:03 AM
4	Not sure if businesses are the answer or just people utilizing the space we have.	3/28/2023 10:50 PM
5	Industry thats safe in the community, air quality, waste management.	3/28/2023 10:44 PM
6	More modernized amenities	3/24/2023 12:36 PM
7	Clearing of all these abandoned or run down properties. Doesn't look as if the City of Hamlet actually cares about the city	3/22/2023 5:52 PM
8	Reaction facility with what we have with our lake	3/21/2023 3:48 PM
9	Greenway spaces for walking/biking	3/21/2023 10:43 AM
10	Need reliable tradesmen. Plumbers, carpenters, etc.	3/19/2023 10:44 AM
11	Greenways	3/10/2023 7:31 PM
12	Fix EV Chargers across from the Seaboard Station	3/9/2023 8:37 PM
13	We need resources and training for modern skill based jobs, creative services, web development, other professional services.	3/6/2023 8:24 PM
14	new water system	3/6/2023 4:59 PM
15	Child entertainment	3/6/2023 4:34 PM
16	Water that is not POISON!!!!	3/5/2023 9:17 AM
17	Probably all of the above	3/4/2023 9:12 PM
18	Recreation center with more up to date and offerings like dance classes, tech classes, etc	2/28/2023 3:57 PM
19	Tourism/entertainment avenues have not been effective for development. A lack of commercial properties limit growth for our city. Perhaps tapping into medical/hospital may draw a greater tax base from older retired tax payers who do NOT draw from services like education, housing assistances	2/27/2023 5:46 PM

City of Hamlet Community Survey for the Comprehensive Plan

20	Need clean rental housing/apts.	2/27/2023 3:29 PM
21	Stuff for the youth	2/27/2023 10:55 AM
22	Jobs.. 1 out of 4 cannot read. Who is going to invest in companies when hiring practices to standard are not achieved	2/25/2023 10:39 PM
23	Safe Parks for walking, outdoor activities	2/25/2023 1:48 PM

Q13 Please describe Hamlet and your vision for the future of the City using three, independent, and separate words (eg. family, transportation, community).

Answered: 178 Skipped: 68

ANSWER CHOICES	RESPONSES
Word 1	100.00% 178
Word 2	97.75% 174
Word 3	93.26% 166

#	WORD 1	DATE
1	family	4/2/2023 11:58 PM
2	Family	4/2/2023 11:12 AM
3	Family	4/1/2023 1:35 PM
4	Industry	4/1/2023 1:27 PM
5	Pride	3/30/2023 6:15 PM
6	Quaint	3/29/2023 9:07 PM
7	Community	3/29/2023 3:00 PM
8	Unity	3/29/2023 11:41 AM
9	Upcoming	3/29/2023 11:26 AM
10	Home	3/29/2023 10:51 AM
11	We need affordable shopping	3/29/2023 7:36 AM
12	Community	3/29/2023 6:04 AM
13	Family	3/28/2023 10:51 PM
14	Drinking Water Safety	3/28/2023 10:49 PM
15	Revitalized	3/28/2023 10:29 PM
16	Community	3/26/2023 1:14 PM
17	Economic sustainability	3/26/2023 1:05 PM
18	Community	3/25/2023 2:44 PM
19	Appealing	3/25/2023 1:38 PM
20	Improvement	3/25/2023 10:10 AM
21	Opportunities housing	3/24/2023 8:20 PM
22	Growth	3/24/2023 10:21 AM
23	Unsafe	3/23/2023 10:19 PM
24	Transparent	3/23/2023 9:53 PM
25	Retail	3/23/2023 6:56 PM
26	Community	3/23/2023 4:15 PM

City of Hamlet Community Survey for the Comprehensive Plan

27	creative	3/23/2023 2:45 PM
28	Housing	3/23/2023 1:16 PM
29	entertainment	3/23/2023 12:12 PM
30	Safety	3/23/2023 12:07 PM
31	Sober	3/23/2023 10:43 AM
32	Visitor sites	3/23/2023 9:04 AM
33	Community	3/23/2023 7:56 AM
34	Cleaned	3/23/2023 7:21 AM
35	Housing	3/23/2023 6:01 AM
36	Underutilized	3/22/2023 11:37 PM
37	entertainment	3/22/2023 10:55 PM
38	Safe	3/22/2023 7:36 PM
39	Family	3/22/2023 6:54 PM
40	Family	3/22/2023 6:45 PM
41	Progression	3/22/2023 5:53 PM
42	Safety	3/22/2023 5:00 PM
43	Business	3/22/2023 4:27 PM
44	Community	3/22/2023 3:27 PM
45	Small	3/22/2023 3:09 PM
46	Entertainment	3/22/2023 2:45 PM
47	needs Friendlier people	3/22/2023 2:41 PM
48	Historic	3/22/2023 2:39 PM
49	Unique	3/22/2023 2:37 PM
50	Family	3/22/2023 12:31 PM
51	Energy	3/21/2023 4:45 PM
52	Commutation	3/21/2023 3:52 PM
53	Families	3/21/2023 1:36 PM
54	Family	3/21/2023 10:45 AM
55	Family	3/21/2023 8:52 AM
56	Ambition	3/20/2023 10:09 PM
57	Community	3/20/2023 9:53 PM
58	Shops	3/20/2023 9:33 PM
59	History	3/20/2023 9:29 PM
60	Community	3/20/2023 9:24 PM
61	Entertaining	3/20/2023 9:17 PM
62	Family	3/20/2023 8:51 PM
63	Community	3/20/2023 7:55 PM
64	Community	3/20/2023 7:45 PM

City of Hamlet Community Survey for the Comprehensive Plan

65	Housing	3/20/2023 7:38 PM
66	Entertainment	3/20/2023 11:35 AM
67	community	3/19/2023 10:32 PM
68	Safety	3/19/2023 8:08 PM
69	Family	3/19/2023 5:29 PM
70	restaurants	3/19/2023 5:09 PM
71	Family	3/19/2023 1:17 PM
72	Community	3/19/2023 10:47 AM
73	Community	3/18/2023 9:45 PM
74	Family	3/18/2023 8:11 PM
75	New leadership	3/18/2023 12:37 PM
76	Safety	3/18/2023 10:08 AM
77	Growing	3/18/2023 10:07 AM
78	History	3/12/2023 10:26 PM
79	Revitalization	3/12/2023 5:39 PM
80	Coordinated	3/10/2023 7:34 PM
81	Hub	3/10/2023 5:38 PM
82	Family	3/10/2023 3:53 PM
83	Beautification	3/10/2023 3:21 PM
84	Progressive	3/9/2023 11:11 PM
85	Community	3/9/2023 8:37 PM
86	Family	3/9/2023 5:31 PM
87	Outdated	3/9/2023 4:16 PM
88	Entertainment	3/9/2023 3:12 PM
89	lacking	3/9/2023 1:47 PM
90	Family	3/8/2023 10:58 AM
91	Growth	3/7/2023 8:23 PM
92	Family	3/7/2023 6:47 PM
93	Old	3/7/2023 1:07 PM
94	Growth	3/7/2023 10:22 AM
95	Friends	3/7/2023 8:59 AM
96	Employment	3/7/2023 7:23 AM
97	Safe	3/6/2023 8:28 PM
98	Youth	3/6/2023 8:23 PM
99	Safe	3/6/2023 7:30 PM
100	community	3/6/2023 6:25 PM
101	utilities	3/6/2023 5:00 PM
102	Community	3/6/2023 4:56 PM

City of Hamlet Community Survey for the Comprehensive Plan

103	Family	3/6/2023 4:35 PM
104	railroad	3/6/2023 4:23 PM
105	Community	3/6/2023 4:16 PM
106	Safe	3/6/2023 4:08 PM
107	family	3/6/2023 4:01 PM
108	Community	3/6/2023 3:45 PM
109	Pet friendly	3/6/2023 3:43 PM
110	Repurpose	3/6/2023 3:25 PM
111	Family	3/6/2023 2:45 PM
112	Community	3/6/2023 2:23 PM
113	Accessible	3/6/2023 2:20 PM
114	Family	3/5/2023 7:34 PM
115	Retirement	3/5/2023 1:19 PM
116	Hotels	3/5/2023 12:05 PM
117	Water	3/5/2023 9:18 AM
118	Businesses	3/4/2023 9:13 PM
119	Public transportation	3/3/2023 4:53 PM
120	Place for family	3/2/2023 6:27 PM
121	Family	3/2/2023 12:20 PM
122	Families	3/2/2023 11:44 AM
123	Community	3/2/2023 1:13 AM
124	eclectic	3/1/2023 8:37 PM
125	Christmas parade	3/1/2023 6:35 PM
126	Revitalization	3/1/2023 2:22 PM
127	Inviting	3/1/2023 11:23 AM
128	Education	3/1/2023 11:12 AM
129	Safe	3/1/2023 9:35 AM
130	Opportunity	2/28/2023 11:29 PM
131	Family	2/28/2023 10:40 PM
132	Rundown	2/28/2023 9:33 PM
133	Family	2/28/2023 9:16 PM
134	Industry	2/28/2023 8:20 PM
135	Community	2/28/2023 3:58 PM
136	Opportunity	2/28/2023 3:57 PM
137	Quality EMS and Medical Facilities	2/28/2023 12:05 PM
138	Businesses	2/28/2023 11:59 AM
139	Wholesome	2/27/2023 8:40 PM
140	Families moving to Hamlet	2/27/2023 8:09 PM

City of Hamlet Community Survey for the Comprehensive Plan

141	Family	2/27/2023 8:08 PM
142	Vacation	2/27/2023 7:30 PM
143	Pride	2/27/2023 5:48 PM
144	I see a place where the community supports one another and collectively assists in the development of the city and its services.	2/27/2023 5:17 PM
145	Businesses	2/27/2023 4:44 PM
146	Run down	2/27/2023 3:55 PM
147	Education	2/27/2023 3:53 PM
148	Cleanup	2/27/2023 3:30 PM
149	Home	2/27/2023 3:25 PM
150	Thriving	2/27/2023 3:06 PM
151	Community	2/27/2023 1:15 PM
152	Community	2/27/2023 12:06 PM
153	Revision	2/27/2023 11:33 AM
154	Family	2/27/2023 11:12 AM
155	Growth	2/27/2023 10:55 AM
156	Home	2/27/2023 10:47 AM
157	Restaurants	2/27/2023 10:36 AM
158	Improvements	2/27/2023 10:31 AM
159	Community	2/27/2023 10:21 AM
160	Economics	2/27/2023 10:09 AM
161	Over-looked	2/27/2023 9:08 AM
162	Subsisting	2/27/2023 8:52 AM
163	Family	2/26/2023 6:09 PM
164	Events	2/26/2023 3:45 PM
165	Family	2/26/2023 12:01 PM
166	Family revisit Church	2/25/2023 10:41 PM
167	safety	2/25/2023 9:45 PM
168	Transportation	2/25/2023 9:16 PM
169	Self-serving	2/25/2023 8:27 PM
170	Friendly	2/25/2023 8:25 PM
171	Quaint	2/25/2023 7:44 PM
172	Family	2/25/2023 5:19 PM
173	Vibrant	2/25/2023 3:40 PM
174	Tourism, Railroad related	2/25/2023 3:24 PM
175	Kid-friendly	2/25/2023 3:08 PM
176	Family	2/25/2023 1:49 PM
177	Crossroads	2/25/2023 1:30 PM
178	Community	2/25/2023 1:14 PM

City of Hamlet Community Survey for the Comprehensive Plan

#	WORD 2	DATE
1	transportation	4/2/2023 11:58 PM
2	Variety	4/2/2023 11:12 AM
3	Businesses	4/1/2023 1:35 PM
4	Community	4/1/2023 1:27 PM
5	Community	3/30/2023 6:15 PM
6	Central	3/29/2023 9:07 PM
7	Pride	3/29/2023 3:00 PM
8	Community	3/29/2023 11:41 AM
9	Downtown	3/29/2023 11:26 AM
10	Pride	3/29/2023 10:51 AM
11	Mental health care	3/29/2023 7:36 AM
12	Active	3/29/2023 6:04 AM
13	Community	3/28/2023 10:51 PM
14	Business Invite	3/28/2023 10:49 PM
15	Hometown	3/28/2023 10:29 PM
16	Family	3/26/2023 1:14 PM
17	Better Housing development	3/26/2023 1:05 PM
18	Transportation	3/25/2023 2:44 PM
19	Community	3/25/2023 1:38 PM
20	Community	3/25/2023 10:10 AM
21	City health and businesses grow.	3/24/2023 8:20 PM
22	Opportunity	3/24/2023 10:21 AM
23	Undeveloped	3/23/2023 10:19 PM
24	Growth	3/23/2023 9:53 PM
25	Professional	3/23/2023 6:56 PM
26	adaptive	3/23/2023 2:45 PM
27	Opportunity	3/23/2023 1:16 PM
28	availability	3/23/2023 12:12 PM
29	Family	3/23/2023 12:07 PM
30	County-Supported	3/23/2023 10:43 AM
31	Railroad related attractions	3/23/2023 9:04 AM
32	Shopping	3/23/2023 7:56 AM
33	appealing	3/23/2023 7:21 AM
34	Taxes	3/23/2023 6:01 AM
35	Trying	3/22/2023 11:37 PM
36	safety	3/22/2023 10:55 PM
37	Family	3/22/2023 7:36 PM

City of Hamlet Community Survey for the Comprehensive Plan

38	Community	3/22/2023 6:54 PM
39	Safety	3/22/2023 6:45 PM
40	Improvement	3/22/2023 5:53 PM
41	Prosperity	3/22/2023 5:00 PM
42	Community	3/22/2023 4:27 PM
43	Attractive	3/22/2023 3:27 PM
44	Self sustaining	3/22/2023 3:09 PM
45	Family	3/22/2023 2:45 PM
46	need to fix the buildings behind the tornado	3/22/2023 2:41 PM
47	Growing	3/22/2023 2:39 PM
48	Community	3/22/2023 2:37 PM
49	Community	3/22/2023 12:31 PM
50	Community	3/21/2023 4:45 PM
51	Family values	3/21/2023 3:52 PM
52	GAINFUL Employment	3/21/2023 1:36 PM
53	Nature/trees	3/21/2023 10:45 AM
54	Growth	3/21/2023 8:52 AM
55	Individual excellence	3/20/2023 10:09 PM
56	Memorial	3/20/2023 9:53 PM
57	Lounge	3/20/2023 9:33 PM
58	Knowledge	3/20/2023 9:29 PM
59	Home	3/20/2023 9:24 PM
60	Community	3/20/2023 9:17 PM
61	Food	3/20/2023 8:51 PM
62	Revitalization	3/20/2023 7:55 PM
63	Bustling	3/20/2023 7:45 PM
64	Medical care	3/20/2023 7:38 PM
65	Thriving	3/20/2023 11:35 AM
66	sports	3/19/2023 10:32 PM
67	Utilization	3/19/2023 8:08 PM
68	Transportation	3/19/2023 5:29 PM
69	Growth	3/19/2023 1:17 PM
70	Bridges	3/19/2023 10:47 AM
71	Family	3/18/2023 9:45 PM
72	Safe	3/18/2023 8:11 PM
73	Growth	3/18/2023 12:37 PM
74	Community	3/18/2023 10:08 AM
75	Friendly	3/12/2023 10:26 PM

City of Hamlet Community Survey for the Comprehensive Plan

76	Businesses	3/12/2023 5:39 PM
77	Appealing	3/10/2023 7:34 PM
78	Of	3/10/2023 5:38 PM
79	Community	3/10/2023 3:53 PM
80	Natural areas/Walking trails	3/10/2023 3:21 PM
81	Innovative	3/9/2023 11:11 PM
82	Attractions	3/9/2023 8:37 PM
83	Homeplace	3/9/2023 5:31 PM
84	Underdeveloped	3/9/2023 4:16 PM
85	Educational	3/9/2023 3:12 PM
86	opportunities	3/9/2023 1:47 PM
87	community	3/8/2023 10:58 AM
88	Retail	3/7/2023 8:23 PM
89	Commercial	3/7/2023 6:47 PM
90	Beautiful	3/7/2023 1:07 PM
91	History	3/7/2023 10:22 AM
92	Community	3/7/2023 8:59 AM
93	Clean	3/7/2023 7:23 AM
94	Thriving	3/6/2023 8:28 PM
95	Family	3/6/2023 8:23 PM
96	Prosperous	3/6/2023 7:30 PM
97	distressed	3/6/2023 6:25 PM
98	roads	3/6/2023 5:00 PM
99	Prosperous	3/6/2023 4:56 PM
100	Child safety	3/6/2023 4:35 PM
101	career	3/6/2023 4:23 PM
102	Vitality	3/6/2023 4:16 PM
103	Clean	3/6/2023 4:08 PM
104	community	3/6/2023 4:01 PM
105	Safe	3/6/2023 3:45 PM
106	Increase traffic for businesses	3/6/2023 3:43 PM
107	Development	3/6/2023 3:25 PM
108	Small town	3/6/2023 2:45 PM
109	Prosperity	3/6/2023 2:23 PM
110	Charming	3/6/2023 2:20 PM
111	Drug-free	3/5/2023 7:34 PM
112	Community	3/5/2023 1:19 PM
113	Restaurants	3/5/2023 12:05 PM

City of Hamlet Community Survey for the Comprehensive Plan

114	POISON	3/5/2023 9:18 AM
115	Culture	3/4/2023 9:13 PM
116	YMCA	3/3/2023 4:53 PM
117	More places for fun	3/2/2023 6:27 PM
118	Innovation	3/2/2023 12:20 PM
119	Growth	3/2/2023 11:44 AM
120	Uniting	3/2/2023 1:13 AM
121	refined	3/1/2023 8:37 PM
122	Train depot	3/1/2023 6:35 PM
123	Family	3/1/2023 2:22 PM
124	History	3/1/2023 11:23 AM
125	Restoration	3/1/2023 11:12 AM
126	Quality of life	3/1/2023 9:35 AM
127	Charm	2/28/2023 11:29 PM
128	Community	2/28/2023 10:40 PM
129	Trashy	2/28/2023 9:33 PM
130	Community	2/28/2023 9:16 PM
131	Downtown Redevelopment	2/28/2023 8:20 PM
132	Entertainment	2/28/2023 3:58 PM
133	Arts	2/28/2023 3:57 PM
134	Decrease taxes cost to meet the cost per dollar of home value in Hamlet	2/28/2023 12:05 PM
135	Health care	2/28/2023 11:59 AM
136	Quaint	2/27/2023 8:40 PM
137	Need public transportation	2/27/2023 8:09 PM
138	Jobs	2/27/2023 8:08 PM
139	Travel	2/27/2023 7:30 PM
140	Supportive	2/27/2023 5:48 PM
141	Activities	2/27/2023 4:44 PM
142	Trashy looking	2/27/2023 3:55 PM
143	Economic development/jobs	2/27/2023 3:53 PM
144	Community	2/27/2023 3:30 PM
145	Community	2/27/2023 3:25 PM
146	Welcoming	2/27/2023 3:06 PM
147	Rich	2/27/2023 1:15 PM
148	Family	2/27/2023 12:06 PM
149	Community	2/27/2023 11:33 AM
150	Growth	2/27/2023 11:12 AM
151	Safety	2/27/2023 10:55 AM

City of Hamlet Community Survey for the Comprehensive Plan

152	Prosperous	2/27/2023 10:47 AM
153	Activities	2/27/2023 10:36 AM
154	Old	2/27/2023 10:31 AM
155	Prosperous	2/27/2023 10:21 AM
156	Community	2/27/2023 10:09 AM
157	Hope	2/27/2023 9:08 AM
158	Interconnectivity	2/27/2023 8:52 AM
159	Jobs	2/26/2023 6:09 PM
160	Community	2/26/2023 3:45 PM
161	Sports	2/26/2023 12:01 PM
162	None	2/25/2023 10:41 PM
163	affordability	2/25/2023 9:45 PM
164	Doctors	2/25/2023 9:16 PM
165	Developing	2/25/2023 8:27 PM
166	Planning	2/25/2023 8:25 PM
167	Peaceful	2/25/2023 7:44 PM
168	Community	2/25/2023 5:19 PM
169	Community	2/25/2023 3:40 PM
170	Destination off the bypass	2/25/2023 3:24 PM
171	Events	2/25/2023 3:08 PM
172	Community	2/25/2023 1:49 PM
173	Historic	2/25/2023 1:30 PM
174	Safe	2/25/2023 1:14 PM
#	WORD 3	DATE
1	commercial	4/2/2023 11:58 PM
2	Local	4/2/2023 11:12 AM
3	Community	4/1/2023 1:35 PM
4	Family	4/1/2023 1:27 PM
5	Growth	3/30/2023 6:15 PM
6	Touristic	3/29/2023 9:07 PM
7	Involvement	3/29/2023 3:00 PM
8	Transportation	3/29/2023 11:41 AM
9	Restaurants	3/29/2023 11:26 AM
10	Opportunity	3/29/2023 10:51 AM
11	Housing	3/29/2023 7:36 AM
12	Happening	3/29/2023 6:04 AM
13	Vision	3/28/2023 10:51 PM
14	Recreation	3/28/2023 10:49 PM

City of Hamlet Community Survey for the Comprehensive Plan

15	Economy	3/28/2023 10:29 PM
16	Workforce	3/26/2023 1:14 PM
17	Transportation	3/26/2023 1:05 PM
18	Hospital	3/25/2023 2:44 PM
19	Housing	3/25/2023 1:38 PM
20	healthcare	3/25/2023 10:10 AM
21	College maintain growth.	3/24/2023 8:20 PM
22	Community	3/24/2023 10:21 AM
23	Cheap	3/23/2023 10:19 PM
24	Opportunities	3/23/2023 9:53 PM
25	Community	3/23/2023 6:56 PM
26	inclusive	3/23/2023 2:45 PM
27	Generational	3/23/2023 1:16 PM
28	safety	3/23/2023 12:12 PM
29	Clean up	3/23/2023 12:07 PM
30	Peaceful	3/23/2023 10:43 AM
31	Family	3/23/2023 7:56 AM
32	Employment	3/23/2023 6:01 AM
33	History	3/22/2023 11:37 PM
34	festivals	3/22/2023 10:55 PM
35	Work	3/22/2023 7:36 PM
36	Opportunity	3/22/2023 6:54 PM
37	Opportunity	3/22/2023 6:45 PM
38	Modern	3/22/2023 5:53 PM
39	Community	3/22/2023 5:00 PM
40	Safety	3/22/2023 4:27 PM
41	Railfan paradise	3/22/2023 3:27 PM
42	Hopping	3/22/2023 3:09 PM
43	Safety	3/22/2023 2:45 PM
44	Re Pave the Streets and Main street.	3/22/2023 2:41 PM
45	Travel	3/22/2023 2:39 PM
46	Attractive	3/22/2023 2:37 PM
47	Restaurants	3/22/2023 12:31 PM
48	Thriving	3/21/2023 4:45 PM
49	Make it beautiful	3/21/2023 3:52 PM
50	Healthy community	3/21/2023 1:36 PM
51	Revitalization	3/21/2023 10:45 AM
52	Quality	3/21/2023 8:52 AM

City of Hamlet Community Survey for the Comprehensive Plan

53	Passion to share your passion	3/20/2023 10:09 PM
54	Vostalgic	3/20/2023 9:53 PM
55	Steak	3/20/2023 9:33 PM
56	Growth	3/20/2023 9:29 PM
57	Retro	3/20/2023 9:24 PM
58	Growth	3/20/2023 9:17 PM
59	Shopping	3/20/2023 8:51 PM
60	Rehabilitation	3/20/2023 7:55 PM
61	Family	3/20/2023 7:45 PM
62	Family friendly businesses	3/20/2023 7:38 PM
63	Inviting	3/20/2023 11:35 AM
64	heritage	3/19/2023 10:32 PM
65	Resources	3/19/2023 8:08 PM
66	Community	3/19/2023 5:29 PM
67	Jobs	3/19/2023 1:17 PM
68	Parks	3/19/2023 10:47 AM
69	Safe	3/18/2023 9:45 PM
70	Accessible	3/18/2023 8:11 PM
71	Livable	3/18/2023 12:37 PM
72	Entertainment	3/18/2023 10:08 AM
73	Helpful	3/12/2023 10:26 PM
74	Tourism	3/12/2023 5:39 PM
75	Planned	3/10/2023 7:34 PM
76	Seaboard	3/10/2023 5:38 PM
77	Growth	3/10/2023 3:53 PM
78	Structure Restoration	3/10/2023 3:21 PM
79	Health	3/9/2023 11:11 PM
80	Food	3/9/2023 8:37 PM
81	High school	3/9/2023 5:31 PM
82	Potential	3/9/2023 4:16 PM
83	History	3/9/2023 3:12 PM
84	concern	3/9/2023 1:47 PM
85	Transportation	3/8/2023 10:58 AM
86	Entertainment	3/7/2023 8:23 PM
87	Hospital	3/7/2023 6:47 PM
88	Old	3/7/2023 1:07 PM
89	Restaurants	3/7/2023 10:22 AM
90	Downtown	3/7/2023 8:59 AM

City of Hamlet Community Survey for the Comprehensive Plan

91	Safe	3/7/2023 7:23 AM
92	Innovative	3/6/2023 8:28 PM
93	Venues	3/6/2023 8:23 PM
94	Growing	3/6/2023 7:30 PM
95	trying	3/6/2023 6:25 PM
96	family	3/6/2023 5:00 PM
97	Growing	3/6/2023 4:56 PM
98	Teen programs	3/6/2023 4:35 PM
99	decline	3/6/2023 4:23 PM
100	Clean	3/6/2023 4:16 PM
101	Community	3/6/2023 4:08 PM
102	Desirable	3/6/2023 3:45 PM
103	Unity among government	3/6/2023 3:43 PM
104	Community	3/6/2023 3:25 PM
105	Kid Friendly	3/6/2023 2:45 PM
106	Sustainability	3/6/2023 2:23 PM
107	Resilient	3/6/2023 2:20 PM
108	Beautification	3/5/2023 7:34 PM
109	Assessibility	3/5/2023 1:19 PM
110	Economic development	3/5/2023 12:05 PM
111	Rectify!!!!!!	3/5/2023 9:18 AM
112	Opportunities	3/4/2023 9:13 PM
113	Homeless shelter	3/3/2023 4:53 PM
114	Kids needs things to do	3/2/2023 6:27 PM
115	Progress	3/2/2023 12:20 PM
116	Tourism	3/2/2023 11:44 AM
117	Foundation	3/2/2023 1:13 AM
118	affordable	3/1/2023 8:37 PM
119	Events	3/1/2023 2:22 PM
120	Excitement	3/1/2023 11:23 AM
121	Jobs	3/1/2023 11:12 AM
122	Community	3/1/2023 9:35 AM
123	Culture	2/28/2023 11:29 PM
124	Sustainability	2/28/2023 10:40 PM
125	Stuck	2/28/2023 9:33 PM
126	Abandoned places torn down	2/28/2023 9:16 PM
127	Community revitalization	2/28/2023 8:20 PM
128	Hospital	2/28/2023 3:58 PM

City of Hamlet Community Survey for the Comprehensive Plan

129	Jobs	2/28/2023 3:57 PM
130	Retirement services as well as young family services offered	2/28/2023 12:05 PM
131	Tourism	2/28/2023 11:59 AM
132	Community	2/27/2023 8:40 PM
133	Need activities for children	2/27/2023 8:09 PM
134	Safety	2/27/2023 8:08 PM
135	Entertainment	2/27/2023 7:30 PM
136	Progressive	2/27/2023 5:48 PM
137	Children	2/27/2023 4:44 PM
138	Safety	2/27/2023 3:53 PM
139	Challenging	2/27/2023 3:30 PM
140	Growth	2/27/2023 3:25 PM
141	Innovative	2/27/2023 3:06 PM
142	Exciting	2/27/2023 1:15 PM
143	Transformation	2/27/2023 12:06 PM
144	Growth	2/27/2023 11:33 AM
145	Community	2/27/2023 11:12 AM
146	Fun	2/27/2023 10:47 AM
147	Attractive	2/27/2023 10:21 AM
148	Safety	2/27/2023 10:09 AM
149	Possibilities	2/27/2023 9:08 AM
150	Community	2/27/2023 8:52 AM
151	Fun	2/26/2023 6:09 PM
152	Shopping	2/26/2023 3:45 PM
153	Community	2/26/2023 12:01 PM
154	Old time residents left or died out. Look at progressive Rockingham	2/25/2023 10:41 PM
155	city pride	2/25/2023 9:45 PM
156	Affordability	2/25/2023 9:16 PM
157	Growing	2/25/2023 8:27 PM
158	Good decisions	2/25/2023 8:25 PM
159	Vigilant	2/25/2023 7:44 PM
160	Cleaner	2/25/2023 5:19 PM
161	Clean	2/25/2023 3:40 PM
162	Community	2/25/2023 3:24 PM
163	Fun	2/25/2023 3:08 PM
164	Active	2/25/2023 1:49 PM
165	Welcoming	2/25/2023 1:30 PM
166	Dying	2/25/2023 1:14 PM

Q14 If you would like to be included in any future updates on the Comprehensive Plan, please provided the following information:

Answered: 80 Skipped: 166

ANSWER CHOICES	RESPONSES	
Name	100.00%	80
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	80
Phone Number	0.00%	0

#	NAME	DATE
1	Sommer Martin	4/1/2023 1:36 PM
2	Stephanie Al-Zubaidy	3/29/2023 9:08 PM
3	Mary Miller	3/29/2023 3:03 PM
4	Jerry Andrews	3/29/2023 11:42 AM
5	Cheryl andrews	3/29/2023 11:27 AM
6	Amanda Motley	3/29/2023 10:52 AM
7	S. Ferguson	3/29/2023 7:15 AM
8	Amanda Brown	3/29/2023 6:11 AM
9	Kieonda	3/26/2023 1:09 PM
10	Amber Baldwin	3/25/2023 1:39 PM
11	William Ruting	3/24/2023 10:25 AM
12	LAURA A JAMES	3/23/2023 4:15 PM
13	Ashley Howell	3/23/2023 1:16 PM
14	Barbara Hood	3/23/2023 12:08 PM
15	Ray Mills	3/23/2023 7:57 AM
16	Wayne Fuller	3/23/2023 7:24 AM
17	Michael D Williams	3/23/2023 6:01 AM
18	Melissa C Honeycutt	3/22/2023 10:59 PM
19	Tamika Richie	3/22/2023 5:59 PM

City of Hamlet Community Survey for the Comprehensive Plan

20	Clayton Holmes	3/22/2023 4:28 PM
21	Mary Davis	3/22/2023 2:37 PM
22	Gina	3/22/2023 12:35 PM
23	Pam DILLMAN	3/21/2023 3:58 PM
24	Julia Hodges	3/21/2023 1:39 PM
25	Pat Preslar	3/21/2023 8:53 AM
26	Mark Cockerton	3/20/2023 10:12 PM
27	Jackeline Cockerton	3/20/2023 9:26 PM
28	Janet Holt	3/20/2023 8:51 PM
29	Marissa Grooms	3/20/2023 7:56 PM
30	Kim Pence	3/20/2023 7:51 PM
31	Pamela Young	3/20/2023 7:40 PM
32	Pam Cribb	3/20/2023 11:41 AM
33	Ashley Covington	3/18/2023 8:12 PM
34	Tom Sallie	3/18/2023 10:09 AM
35	Marcus Norton	3/10/2023 8:09 PM
36	N/a	3/9/2023 11:11 PM
37	Anthony Norton	3/9/2023 8:38 PM
38	Pennie Allen	3/9/2023 5:36 PM
39	Wanda Honeycutt	3/9/2023 3:12 PM
40	James Stricklin	3/9/2023 1:50 PM
41	Sam Ballard Jr.	3/8/2023 11:00 AM
42	Trisha Lunceford	3/7/2023 10:24 AM
43	Michael Daily	3/6/2023 8:31 PM
44	Abbie Covington	3/6/2023 6:25 PM
45	Dana Smith	3/6/2023 5:03 PM
46	Jamie Boone	3/6/2023 4:57 PM
47	Bill Bayless	3/6/2023 4:22 PM
48	Mechelle	3/6/2023 3:25 PM
49	William P Horne Jr	3/5/2023 12:06 PM
50	Jane Wroton	3/4/2023 9:15 PM
51	Shantel McDonald	3/3/2023 4:56 PM
52	James Bullard	3/2/2023 6:28 PM
53	Debbie James	3/2/2023 11:47 AM
54	Carol Hart	3/2/2023 1:15 AM
55	Holly Norton	3/1/2023 2:22 PM
56	Lynnette Goodwyn-Eller Butler	3/1/2023 11:24 AM
57	Gerald L Pait	3/1/2023 11:19 AM

City of Hamlet Community Survey for the Comprehensive Plan

58	Tony Clewis	2/28/2023 10:41 PM
59	Ashley Shepherd	2/28/2023 3:58 PM
60	Constance Lanier	2/28/2023 12:08 PM
61	Valeria Lunceford	2/27/2023 8:10 PM
62	Melissa Boone	2/27/2023 5:59 PM
63	Eddrena Hood-Davis	2/27/2023 5:19 PM
64	Terri Dunn	2/27/2023 4:46 PM
65	Tracy McLean	2/27/2023 3:53 PM
66	Shelly Eubanks	2/27/2023 3:31 PM
67	Andrea Brasher	2/27/2023 12:06 PM
68	Jeanne Holland Newton	2/27/2023 11:00 AM
69	Mary Miller	2/27/2023 10:38 AM
70	Ethan	2/27/2023 10:32 AM
71	Kathy Liles	2/27/2023 10:09 AM
72	Hilton Haines	2/27/2023 9:15 AM
73	Dava	2/26/2023 6:13 PM
74	Tom Smart	2/25/2023 8:27 PM
75	Mr.Bill	2/25/2023 7:46 PM
76	Liane Goulet	2/25/2023 5:20 PM
77	Rodney	2/25/2023 3:41 PM
78	Stephanie Van Hassel	2/25/2023 3:09 PM
79	Jane	2/25/2023 1:49 PM
80	Stephanie Al-Zubaidy	2/25/2023 1:31 PM
#	COMPANY	DATE
	There are no responses.	
#	ADDRESS	DATE
	There are no responses.	
#	ADDRESS 2	DATE
	There are no responses.	
#	CITY/TOWN	DATE
	There are no responses.	
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	sommer.martin1_1_11@yahoo.com	4/1/2023 1:36 PM

City of Hamlet Community Survey for the Comprehensive Plan

2	stephanie@axetogrindnc.com	3/29/2023 9:08 PM
3	marythumper@aol.com	3/29/2023 3:03 PM
4	wwipro@gmail.com	3/29/2023 11:42 AM
5	cakelly67@gmail.com	3/29/2023 11:27 AM
6	asmotley@icloud.com	3/29/2023 10:52 AM
7	sefergus3@yahoo.com	3/29/2023 7:15 AM
8	wiecher_al@hotmail.com	3/29/2023 6:11 AM
9	kieondamiller10@gmail.com	3/26/2023 1:09 PM
10	jakiakatina@gmail.com	3/25/2023 1:39 PM
11	billrut68@gmail.com	3/24/2023 10:25 AM
12	laura_james@sbcglobal.net	3/23/2023 4:15 PM
13	amh081217@gmail.com	3/23/2023 1:16 PM
14	hoodbarbie@yahoo.com	3/23/2023 12:08 PM
15	rayray7825@gmail.com	3/23/2023 7:57 AM
16	kfuller@carolina.rr.com	3/23/2023 7:24 AM
17	tillerybum@gmail.com	3/23/2023 6:01 AM
18	mchoneycutt@live.com	3/22/2023 10:59 PM
19	mika_williams@hotmail.com	3/22/2023 5:59 PM
20	claytonrholmes@yahoo.com	3/22/2023 4:28 PM
21	mdavis@hamletnc.us	3/22/2023 2:37 PM
22	angelbowler2002@yahoo.com	3/22/2023 12:35 PM
23	pnd030448@msn.com	3/21/2023 3:58 PM
24	julia_cummings73@myyahoo.com	3/21/2023 1:39 PM
25	plpreslar@gmail.com	3/21/2023 8:53 AM
26	markqbrit@yahoo.com	3/20/2023 10:12 PM
27	jackeline.robinson@yahoo.com	3/20/2023 9:26 PM
28	janetholt7@gmail.com	3/20/2023 8:51 PM
29	mpugh@vt.edu	3/20/2023 7:56 PM
30	pence3@yahoo.com	3/20/2023 7:51 PM
31	pamelasimmons954@gmail.com	3/20/2023 7:40 PM
32	pamcribb@yahoo.com	3/20/2023 11:41 AM
33	acovington84@yahoo.com	3/18/2023 8:12 PM
34	tsallie@gmail.com	3/18/2023 10:09 AM
35	norton@windstream.net	3/10/2023 8:09 PM
36	n/a	3/9/2023 11:11 PM
37	arn1992.an@gmail.com	3/9/2023 8:38 PM
38	mimmielouallen@aol.com	3/9/2023 5:36 PM
39	whoneycutt23@carolina.rr.com	3/9/2023 3:12 PM

City of Hamlet Community Survey for the Comprehensive Plan

40	jstricklin@carolina.rr.com	3/9/2023 1:50 PM
41	samballard237@gmail.com	3/8/2023 11:00 AM
42	trishalunceford@gmail.com	3/7/2023 10:24 AM
43	mdaily90@gmail.com	3/6/2023 8:31 PM
44	acovington1@carolina.rr.com	3/6/2023 6:25 PM
45	drcredskinsfan@yahoo.com	3/6/2023 5:03 PM
46	jamieboone01@icloud.com	3/6/2023 4:57 PM
47	wb.28345@gmail.com	3/6/2023 4:22 PM
48	mechellesrudy@hotmail.com	3/6/2023 3:25 PM
49	wphorne1942@gmail.com	3/5/2023 12:06 PM
50	janegwroton@yahoo.com	3/4/2023 9:15 PM
51	mcdonald_shantel@yahoo.com	3/3/2023 4:56 PM
52	cleaninglady06@gmail.com	3/2/2023 6:28 PM
53	debbiejacobs49@yahoo.com	3/2/2023 11:47 AM
54	chopinmom52@gmail.com	3/2/2023 1:15 AM
55	hollymarshae@gmail.com	3/1/2023 2:22 PM
56	lynnettebutler@gmail.com	3/1/2023 11:24 AM
57	jpait@cfl.rr.com	3/1/2023 11:19 AM
58	tpclewis@yahoo.com	2/28/2023 10:41 PM
59	mrsashleyshepherd@gmail.com	2/28/2023 3:58 PM
60	claniern@gmail.com	2/28/2023 12:08 PM
61	valerialunceford@yahoo.com	2/27/2023 8:10 PM
62	tulahboone@gmail.com	2/27/2023 5:59 PM
63	ehood.davis@gmail.com	2/27/2023 5:19 PM
64	terribelle56@yahoo.com	2/27/2023 4:46 PM
65	tracylaurette@yahoo.com	2/27/2023 3:53 PM
66	shellyeubanks@gmail.com	2/27/2023 3:31 PM
67	rain_storm65@yahoo.com	2/27/2023 12:06 PM
68	jeanne711@aol.com	2/27/2023 11:00 AM
69	marythumper@aol.com	2/27/2023 10:38 AM
70	erburns85@gmail.com	2/27/2023 10:32 AM
71	katnabbi@gmail.com	2/27/2023 10:09 AM
72	hdh1230@att.net	2/27/2023 9:15 AM
73	Martin	2/26/2023 6:13 PM
74	tsmart5@carolina.rr.com	2/25/2023 8:27 PM
75	waggonersb@gmail.com	2/25/2023 7:46 PM
76	lianegoulet68@gmail.com	2/25/2023 5:20 PM
77	coastal.rodney@gmail.com	2/25/2023 3:41 PM

City of Hamlet Community Survey for the Comprehensive Plan

78	admin@nerdycollective.com	2/25/2023 3:09 PM
79	janebingham@gmail.com	2/25/2023 1:49 PM
80	stephalzubaidy@gmail.com	2/25/2023 1:31 PM
#	PHONE NUMBER	DATE
	There are no responses.	

Q15 Do you have any additional comments/concerns for the project team to consider in the City of Hamlet's Comprehensive Plan?

Answered: 73 Skipped: 173

#	RESPONSES	DATE
1	A splash pad would be awesome!	4/1/2023 1:36 PM
2	The business area to be open on the weekends, more than a just a couple hours on Saturday mornings. Make mainstreet come alive.	3/29/2023 3:03 PM
3	Please keep us posted on city council agendas concerning comprehensive development	3/29/2023 11:27 AM
4	We need to constantly ask ourselves, what is best for our children? All of us want an inviting, safe place where our families can go to both Main Streets to shop and eat and visit. We want to be able to send our kids to our parks on their bikes and not worry they will be run over by motor vehicles. (Entirely the fault of the city wide 35mph speed limits in our neighborhoods with no sidewalks. Speed limits must be lowered.) When cities are family friendly, development follows.	3/29/2023 6:11 AM
5	More community involvement throughout the year. More updates and information about what's happening on state level that affects the city. More resources to assist low income families.	3/26/2023 1:09 PM
6	None	3/25/2023 1:39 PM
7	We have lived in Hamlet 5 years. Found d the area quite by accident. Reminded us of days gone by and quiet. We noticed that gradually a few of the derelict buildings were removed or improved. This is the best way to attract new businesses and residents. First impressions are important, there seems so much potential to once again be a vibrant area of North Carolina. Thank you	3/25/2023 10:15 AM
8	Looking to see more development of the downtown area, improvements to the city lake/lake walk and enforcing the laws about cleaning up trash in people's yards. Also removing dilapidated properties as necessary.	3/24/2023 10:25 AM
9	I want to see more updates on improvements to our city and progress of projects. Why are there always open positions for city employees? Is turnover rate in certain departments not an issue?	3/23/2023 10:21 PM
10	Please do not put public safety on the back burner. These are the people we rely on, on the worst days. Public safety affects everyone. Public safety in the city of Hamlet, while small, should be held to a very very high standard. The city needs to make an effort to build up the public safety departments especially the Fire Department. It's has been going down hill.	3/23/2023 9:56 PM
11	I wish everyone the best on this endeavor	3/23/2023 2:46 PM
12	Remove all the trees along the street thar keep the storm drains stopped up.	3/23/2023 7:24 AM
13	Thank you	3/22/2023 11:38 PM
14	Please consider creating an area or arena for teenagers to have somewhere to gather safely. A skating area or open air park, etc. It would be advantageous for all of parents to know where they are and that they are safe.	3/22/2023 10:59 PM
15	Hamlet needs to continue investing in its current structure to bring them to their former glory. For example, the memorial park project is great but even more can me done to make that stadium a baseball destination. This would bring thousands of dollars for the city of Hamlet every year	3/22/2023 6:59 PM
16	I stated it earlier, but as someone who was not born or raised here, respect for how the city is portrayed would be beneficial. I grew up in hoods that looked much worse than any I've seen in NC, but I still know a hood when I see one. Many parts of Hamlet are so run down, they give off an unfavorable reputation. Even on the main roads that are used by travelers daily. Too	3/22/2023 5:59 PM

City of Hamlet Community Survey for the Comprehensive Plan

many abandoned properties in need of razing right in plain site. Sad. It seems the residents of Hamlet love the area, but those in charge of the city do not. You can't want to invite folks without having an inviting image.

17	Young people need activities/things to do, especially teenagers.	3/22/2023 3:05 PM
18	Craft, Crochet and Knit store would be good.	3/22/2023 12:35 PM
19	Please keep us informed on dates and times	3/21/2023 3:58 PM
20	Integrate people of color in businesses and equal opportunities for everyone.	3/21/2023 1:39 PM
21	Successfully generous people with a passion for business are very rare. But they do exist. When someone approaches Hamlet with a business idea. Be positive and get out of the way	3/20/2023 10:12 PM
22	Please consider utilization of existing building as hometown bookstore or Barnes & Noble with The Salty Bean Coffee Co inside.	3/20/2023 9:26 PM
23	Not without knowing the goals, the driving force behind the plan, or any specifics, not at this time.	3/20/2023 7:56 PM
24	I love my hometown of Hamlet and I want to see Main Street brought back to life. During Christmas, 2022 my sister and I visited 3 stores in Hamlet. It was the best feeling to "shop local." I would love to see more retail like a small scale gift shop, a speciality bakery, a small clothing store with "one of a kind" clothing (not a consignment shop).	3/20/2023 7:51 PM
25	Get the water plant putting out clean safe water!!	3/20/2023 7:40 PM
26	Hamlet has so much potential and much to offer. Our downtown could be very similar to areas in NC such as Pittsboro, Southern Pines and Cheraw, SC. We need to invest in ways to bring people to Hamlet. Darlington, SC built a waterpark for their community that brings people from NC and SC on daily basis(in season) that has generated revenue for the city/county and community. Ideas such as this allows people recreation as well as building on additional ways to grow our community in a positive way.	3/20/2023 11:41 AM
27	Bridge that Railroad goes over on 74 in need of repair.	3/19/2023 10:49 AM
28	Great growth opportunity if you utilize it. Moore county is expanding housing this way as Moore county is becoming unaffordable. More people can work from home and only need to live 100 miles from work place. That allows us to pull from Charlotte and Raleigh. Need to look at what Rockingham and Cheraw have accomplished to get shops and restaurants into their area. We are way behind.	3/18/2023 12:41 PM
29	City needs to condemn old falling down houses that make this city look bad. Refreshing the look of downtown facades may attract costumers to current business.	3/12/2023 5:42 PM
30	Yes, I suggest more aggressive securement of transportation funds, ordinance changes to make the city more visually appealing, connected greenways throughout the city, get back your ETJ that was relinquished to the county and expand that area, develop a small area corridor plan for the interstate corridor as a subset of the comp plan, Get a handle of the drugs and crime - it's out of control and perceived as unsafe, establish 2 new town centers at the intersections of 38 and 177 and the interstate and connect these with the town via highway widening projects and associated infrastructure, redesign the old fairgrounds including a kayaking area along a widened creek, develop a historic preservation component for the comp plan, connect (plan) the incorporation of RCC into an integral part of the town, "market" the city to the interstate traffic, offer accommodation and assistance that promote city churches - be creative, because this can be done, the two downtowns are another whole set of initiatives that require more than this brief list.	3/10/2023 8:09 PM
31	Attract Industry, reduce taxes	3/10/2023 5:40 PM
32	I appreciate what this group is trying to do for the city!	3/10/2023 3:22 PM
33	N/a	3/9/2023 11:11 PM
34	EV Chargers	3/9/2023 8:38 PM
35	It's been hard living back here. I'm used to large variety of entertainment & restaurants. It's very boring	3/9/2023 5:36 PM
36	Hamlet should be promoted more. Maybe on billboards Need to showcase our history more	3/9/2023 3:12 PM

City of Hamlet Community Survey for the Comprehensive Plan

Maybe a walking tour Highlight the railroad of course. But also the architecture of some of our beautiful homes and Stories of some of our famous residents We need downtown restaurants open for evening dining. (Example Cheraw's downtown)

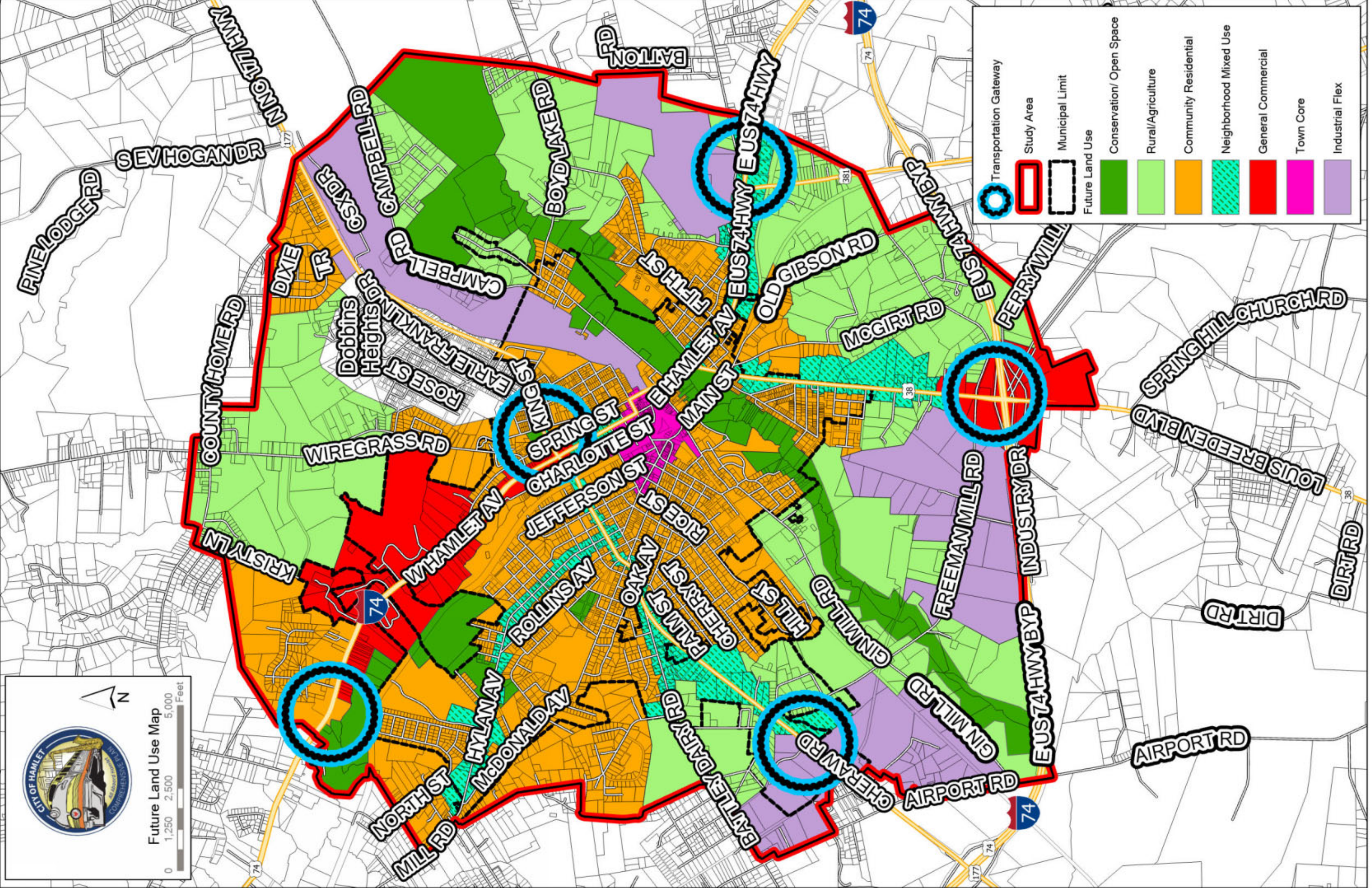
37	it seems that nobody is in charge of some of our depts or either a lack of ability to get things done. we have given our employees every tool that is needed and seems that some services are lacking	3/9/2023 1:50 PM
38	Roadside parking needs addressed. Many roads within city limits are hard to drive through due to it. There are also people operating business without license at their residence in city limits.	3/9/2023 7:45 AM
39	Do better with notifications besides Facebook, I'm not a user.	3/7/2023 10:24 AM
40	I'd like to see an emphasis on upskilling, education and resources for young people and those looking for a new career. There are so many opportunities to learn new skills and work remote now that didn't exists even 10 years ago. Would love to see an emphasis on this in our community, a co working space with community resources, workshops, coaching, etc.	3/6/2023 8:31 PM
41	We need to figure how to add to the tax base. Work on crime and drug issues. Make Hamlet a desirable place for people to live again. Get spending and cost under control.	3/6/2023 7:32 PM
42	Need to bring Hamlet back to the glory days...	3/6/2023 5:03 PM
43	Please fix the sidewalks and take the dead trees off of Main Street.	3/5/2023 7:35 PM
44	Education and schools	3/5/2023 12:06 PM
45	Start with discounting the poison water. Correct the problems with the water system immediately, as the very first and highest priority, or you are failing the entire community	3/5/2023 9:22 AM
46	Thanks for all your efforts to present Hamlet's history & promote growth!	3/4/2023 9:15 PM
47	Public transportation, sidewalks, public basketball court outside of the projects, bigger better parks for kids of all ages, more restaurants, YMCA, more doctors offices, a hospital, and a better community.	3/3/2023 4:56 PM
48	Really do need more family oriented places for fun.	3/2/2023 6:28 PM
49	Would love to see correlation with central theme ie railroad for tourism like Mt Airy has done. Railroad themed restaurants, shops, recreation, etc. Cooperation among business owners, govt. etc would be great. Great start, guys! Things are looking UP here!	3/2/2023 12:24 PM
50	The city needs to look into cleaning up around the lake and making an area that could possibly be rented out for events etc the lake is beautiful we should use it to our advantage. Better walking trails, the trail is nice but to much debris and just doesn't seem safe if you're walking alone since some homeless or people with addiction hanging out there	3/2/2023 11:47 AM
51	Try to unify the old and the young. Blend the infrastructures.	3/2/2023 1:15 AM
52	I would love to be more involved in my community and reached out to 2 different Council members to express such, so if the need arises just let me know.	3/1/2023 11:24 AM
53	Clean up Spring St., find uses for all the empty stores downtown, set a limit on the numbers of restaurants in town. Establish a covered area for train watchers who come to town. Investigate the viability of having sailing regattas on the City Lake. Set up a kayak course on the lake.	3/1/2023 11:19 AM
54	Pursue investing partner, call and recruit businesses, don't just sit around wait for them to come go after them. Find contractors to fix up housing, apply for grants etc	2/28/2023 9:35 PM
55	Tear down old abandoned homes that are falling apart.	2/28/2023 9:17 PM
56	Sustainability and housing are important	2/28/2023 3:58 PM
57	Keep resident areas for residents and DO NOT allow businesses in resident zone areas. DO NOT change zoning laws is one of my major concerns.	2/28/2023 12:08 PM
58	Do something about run down; abandoned houses/ store fronts. Makes our town look terrible.	2/27/2023 8:10 PM
59	Biggest concern is that this "Comprehensive Plan" won't include fresh ideas and plans from diverse perspectives	2/27/2023 5:59 PM
60	There should be more advertising for downtown. Also the empty buildings downtown NEED to	2/27/2023 11:37 AM

City of Hamlet Community Survey for the Comprehensive Plan


be dealt with...need to be...(specifically the buildings that are falling down)

61	<p>There have been visionaries in the past who always had Hamlet's best interest at heart and weren't afraid to put feet to their dreams to make them happen, and this goes back to the early 1900s. Hard work plus action, cooperation and inspiring others to "climb on board". In doing so, they inspired others to grab ahold of those dreams adopt them as their own, to one day long after the lifeblood of Hamlet pretty much dried up, the railroad (passenger train to freight service) a cooperative decision was made to move the depot across the tracks and turn it 90 degrees (an engineering marvel) and turn it into an amazing museum and for it to become the star of the Hamlet Depot & Museums' Complex. A few years later, at least the store fronts on Main were painted and facades were finally repaired (Lackey Building). It all, I'm sorry, it looks terrible again. And the #1114 and caboose in Main Street Park are showing signs of needing to be painted again. Then, as far as appearances, not much else was done. Hamlet needs to become much more of an attractive place for new businesses to locate on Main and Hamlet Avenue, for example, across the board from mom 'n pops, individually owned/operated, specialty shops and boutiques, bakeries and restaurants. You name it. In doing so it would bring more locals "to town" to support "shop local, buy local, eat local, be local" and those from Richmond County and beyond it's borders, including making it an attractive and worthy destination for day trips, or just for shopping and/or a meal or coffee or a treat. So, some concrete incentives need to be created. Since I came up with the "All Aboard Hamlet" as my blog title well over 13 years ago, I still believe it's a vision and attitude that must be embraced to exercised, by the residents, city council, city management, city employees, residents and for those of us who generously invest time in promoting/marketing "showing off" Hamlet; it's assets; as well as by the enormous number of those who no longer live in Hamlet, yet grew up in Hamlet and still love their "home town". And don't publicly speak ill of it. That being said, it needs to become a tag line/philosophy even "our" visitors should adopt and embrace. And SHARE. I know my husband and I love the historic area of Southern Pines and other small towns, yet we love it even more, because it's close by and the variety of businesses along Broad Street and the side streets as well as the park make it a great destination for us to shop, walk and enjoy. We want visitors, non residents, to tourists, to feel that way about Hamlet.</p>	2/27/2023 11:00 AM
62	<p>Get the downtown areas open on the weekends at the same time, to get foot traffic walking in all the stores and buying things. Restaurants open as well.</p>	2/27/2023 10:38 AM
63	<p>Growth in community activities and downtown buildings. Open to the public bar instead of membership based. Small town feel needs revitalized</p>	2/27/2023 10:32 AM
64	<p>Stressing traffic flow from areas north of Rockingham to shopping via Ledbetter Rd, avoiding congestion at Long Drive & Clemmer Rd, could spell growth for Hamlet. Would like to see a gate/barrier behind Whistle Stop to restrict access to sewer easement behind ABC Store.</p>	2/27/2023 9:15 AM
65	<p>Happy to see there is an interest to revitalize our community and willingness to have the conversation to get change happening.</p>	2/27/2023 8:54 AM
66	<p>Wish there were more high end jobs here. Our 3 educated sons have jobs elsewhere that are not even available in our county. Huge loss of good people who go away to college.</p>	2/26/2023 6:13 PM
67	<p>Keeping the streets and curbing cleaned off.</p>	2/26/2023 12:02 PM
68	<p>Hire a competent city manager, budget officer, director of tourism, marketing manager</p>	2/25/2023 10:42 PM
69	<p>Keep costs low</p>	2/25/2023 9:17 PM
70	<p>Any way we could get more support services (plumbers, mechanics, electricians, etc)?</p>	2/25/2023 8:29 PM
71	<p>Consider sewer needs for our city's future</p>	2/25/2023 8:27 PM
72	<p>Revitalize older areas of Hamlet. Gentrification of some areas needed to bring back the beautiful areas of Hamlet long ago...</p>	2/25/2023 7:46 PM
73	<p>I appreciate that someone is taking steps to improve our city!</p>	2/25/2023 3:09 PM

City of Hamlet Future Land Use Map



	Transportation Gateway
	Study Area
	Municipal Limit
	Future Land Use
	Conservation/ Open Space
	Rural/Agriculture
	Community Residential
	Neighborhood Mixed Use
	General Commercial
	Town Core
	Industrial Flex



Future Land Use Map

0 1,250 2,500 5,000 Feet

North arrow pointing up.

RNE LODGE RD
SEV HOGAN DR
AMHILL LN
DIXIE TR
OSYDR
CAMPBELL RD
BOYDLAKE RD
BATTON RD

DOBBINS HEIGHTS
ROSE ST
EARLE FRANKLIN DR
CAMPBELL RD
KING ST
WIREGRASS RD

KRISTY LN
WHAMLET AV
HILAN AV
MCDONALD AV
NORTH ST
MILL RD

SPRING ST
CHARLOTTE ST
JEFFERSON ST
OAKAY
PALM ST
GERRY ST
HILL ST
BATTLE DAIERY RD
GERRY RD

EHAMLET AV
MAIN ST
RICE ST
GERRY ST
HILL ST
GN MILL RD
GN MILL RD
AIRPORT RD

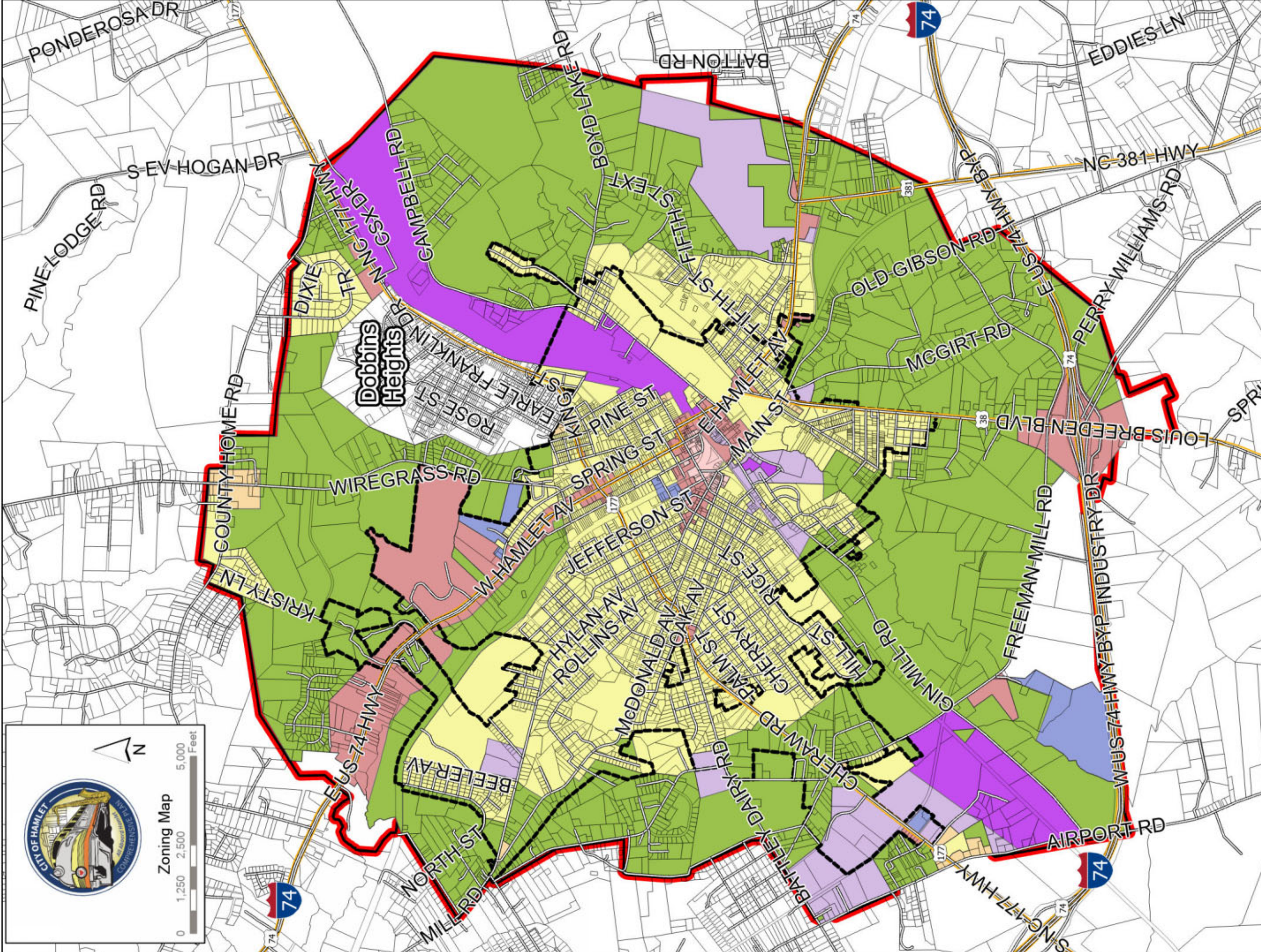
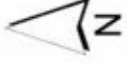
OLD GIBSON RD
MCGIRT RD
PERRY WILLI
SPRING HILL CHURCH RD
LOUIS BREEDEN BLVD
DIRT RD
DIRT RD
AIRPORT RD

EUS 74 HWY
EUS 74 HWY
EUS 74 HWY
EUS 74 HWY BYP
INDUSTRY DR
EUS 74 HWY BYP

City of Hamlet Zoning Map



Zoning Map



Study Area

- Study Area (Red outline)
- Municipal Limit (Black dashed outline)

Hamlet Zoning

- B-3 Neighborhood Business (Orange)
- B-1 Central Business (Light Pink)
- B-2 General Business (Red)
- I-2 Heavy Industrial (Purple)
- L-1 Light Industrial (Light Purple)
- O-I Office and Institutional (Blue)
- Residential (R-20, R-10, R-8, R-6, R-6M) (Yellow)
- RA-20 Residential Agriculture (Green)