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CITY OF HAMLET REGULAR MONTHLY MEETING
HAMLET CITY HALL- COUNCIL CHAMBERS
201 MAIN STREET, HAMLET, NC 28345
TUESDAY, OCTOBER 13, 2026
6:00 PM
Minutes

Governing Body Present:

Mayor	Amy Guinn
Mayor Pro-Tem	Abbie Covington
Council Member	Oscar Sellers
Council Member	Eddie Martin
Council Member	Tony Clewis
Council Member	Maurice Stuart

Staff Present:

Interim City Manager	Mackenzie Webb
City Attorney	TC Morphis
City Clerk	Heather Hawks

1. **Call to Order**

Mayor Guinn called the meeting to order at 6:00 pm.

2. **Invocation/Moment of Silence**

Bishop McDonald provided the invocation.

3. **Adoption of Agenda**

Council Member Stuart motioned to adopt the agenda. Mayor Pro-Tem Covington provided the second. The motion passed unanimously.

4. **Consent Agenda**

Mayor Pro-Tem Covington made a motion to adopt the Consent Agenda with the amendment to September 9, 2026, minutes. Council Member Clewis provided the second. The motion passed unanimously.

New Business

5. **Crudup Rezoning**

Interim City Manager Webb stated that Betty J. Crudup, the owner of property located at 113 Pinewood Circle, Tax Map #748203246100 filed a rezoning request to rezone 1 parcel from B-2 General Business to RA-20 Residential Agriculture. She stated that the Planning Board reviewed the application at their September meeting and unanimously recommended approval. She stated that surrounding properties are zoned Residential Agriculture (RA-20) and General Business (B-2).

Betty Crudup stated that she is requesting that her property be rezoned from B-2 General Business to RA-20 Residential Agriculture. She explained that the property was zoned residential when she purchased it years ago but was rezoned to General Business by the State in anticipation of a highway being constructed though the property. She stated that the highway project did not get completed. She stated that she would like the option to place a mobile home on her property in the future but can't because of its current zoning as General Business.

Mayor Guinn opened the public hearing.

There were no comments.

Mayor Guinn closed the public hearing.

Mayor Pro-Tem Covington made a motion to adopt the Statement of Reasonableness and Consistency indicating the proposed rezoning is consistent, Council Member Stuart provided the second. The motion passed unanimously.

Council Member Stuart made a motion to recommend approval of the rezoning of 113 Pinewood Circle, Tax Map #748203246100 from B-2 General Business to RA-20 Residential Agriculture; the rezoning is consistent with the City of Hamlet Zoning Ordinance and Comprehensive Plan, Mayor Pro-Tem Covington provided the second. The motion passed unanimously.

6. **Ferrofab Rezoning**

Interim City Manager Webb stated that Chris Haur, the representative of Ferrofab, the owner of property located at 1416 Hylan Ave (Tax Map 748103139746) filed a rezoning request to rezone the parcel from I-1 Light Industrial to B-3-CZ-01 Neighborhood Business, Conditional Zoning. She stated that this rezoning request is not for the entire parcel, but rather the front portion of the property that has been subdivided prior to the Planning Board meeting. She stated that the Planning Board reviewed the application at their September meeting and unanimously recommended approval and that surrounding properties are zoned R-8 Residential, R-20 Residential, RA-20 Residential Agriculture, I-1 Light Industrial, and that B-3 Neighborhood Business is located within half a mile.

City Attorney Morphis stated that when the proposal was presented to the Planning Board the previous month, the applicant agreed to certain conditions to address concerns raised by neighboring property owners. He stated that Council could consider additional conditions as part of the conditional rezoning process if necessary. He also stated that any additional conditions would require discussion with and agreement from the property owner before the rezoning could be approved. Lastly, he stated that conditional rezoning allows Council to place restrictions on future uses of the property.

Attorney Riana Smith with Smith Bowers stated that the applicant had previously appeared before the Planning Board in November 2025 for the rezoning of the property located at 1416 Hylan Avenue from I-1 Light Industrial to B-3 Neighborhood Business. She stated that the neighboring property owners had expressed concerns regarding safety and security. She stated in response to concerns, the applicant proposed that additional security measures would include building lighting, parking lot lighting, signage indicating video surveillance on the property, continuously monitored security cameras, and six- to eight – foot wooden fence along the property. She stated that the building height would not exceed 22 feet and that parking spaces would be reduced to 35 to assist with stormwater management. She stated that prohibited uses were identified in the presentation and that the proposed use complies with the City's Unified Development Ordinance (UDO) and would be less intensive than the property's current permitted uses.

Council Member Clewis asked whether fencing would be installed in front of the proposed business and across the street.

Ms. Smith confirmed that a split-rail fence would be installed along the front of the property and that the applicant had offered to install similar fencing for the neighboring properties across the street.

Council Member Stuart inquired what Ms. Smith meant by UDO.

Ms. Smith explained that the applicant would be required to comply with the City of Hamlet's Unified Development Ordinance upon approval of the rezoning.

Council Member Martin asked whether the picture in the presentation was what the proposed business would look like and asked whether the proposed business would be a convenience store.

Ms. Smith responded the proposed business would be similar to the one pictured but would operate as a retail store primarily.

Mayor Pro-Tem Covington stated that the proposed store would provide a convenient stop for residents traveling home rather than serving as a destination.

Council Member Sellers stated that another retail store is located less than half a mile from the proposed site and asked whether the applicant had discussed the project with surrounding residents.

Ms. Smith stated that they had spoken with residents directly across from Ferrofab and that Council would hear from them during tonight's public hearing.

Council Member Sellers stated that the feedback he has gotten is not in favor of the proposed retail store.

Council Member Clewis asked whether the 35 parking spaces would comply with the City's ordinance.

Interim City Manager Webb confirmed that the parking spaces would meet the requirements for a building of that size.

Matthew Taggart with Rhetson Company stated that he appreciated the conversations Kasey Cranford had with him and Ms. Smith to find ways to address concerns she and other neighbors had. He also stated that this business would serve the current residents in the area and shouldn't cause more traffic. He stated some conditions that he and Ms. Cranford agreed on include building lighting, parking lot lighting, signage indicating that the property is under surveillance, continuously monitored security cameras, and a six- to eight-foot wooden fence along the site. He stated that the building's height would be limited to no more than 22 feet and that the number of parking spaces would be reduced to

35 to assist with stormwater management and that he had changed the store sign to a smaller monument sign that would be ground level. He stated they would also include prohibited uses, which would limit what type of businesses could come in if ownership changed in the future.

Council Member Sellers stated that he has concerns regarding heavy traffic and speeding along Hylan Avenue.

Mr. Taggart stated that he believes the proposed retail store would help reduce traffic speeds as vehicles enter and exit the property. He stated that the proposed entrance would require NCDOT approval.

Mayor Pro-Tem Covington asked about the dirt road adjacent to Ferrofab that crosses the property.

Mr. Taggart stated that a gate would be installed along the fence to provide access because the road would serve as shared access between the two properties.

Council Member Clewis asked if the list of prohibited uses shown by Mr. Taggart was currently permitted under the zoning district.

Mr. Taggart stated that while some uses are permitted, restrictions would be included in the contract to ensure those uses are not allowed if ownership is changed. He stated that industrial zoning generally allows more flexibility.

Council Member Stuart asked whether the proposal had been presented to the Planning Board.

Mr. Taggart responded that it had been presented to the Planning Board apart from the signage change.

Council Member Clewis asked about the City's sign ordinance and if the proposed sign would meet the City's regulations.

Interim City Manager Webb stated that sign regulations vary by zoning district and that the proposed sign would be smaller than the maximum permitted size.

Mr. Taggart confirmed that they did not plan on installing a taller sign.

Council Member Clewis asked what would happen if neighbors were to complain about the light from the sign.

Mr. Taggart stated that the sign for the proposed retail store would follow the City's lighting ordinance.

Council Member Sellers expressed concerns regarding potential noise from the parking lot and enforcement of City ordinances.

Mr. Taggart stated that the proposed business was not expected to generate significant parking lot activity and would also be beneficial by providing additional tax revenue for the City.

Council Member Clewis asked what the hours of operation would be at the proposed business.

Mr. Taggart stated the hours of operation would be 8:00 a.m. to 9:00 p.m.

Mayor Guinn opened the public hearing.

Trish Parker from 1602 Hylan Ave stated that she is opposed to the proposed retail store and expressed concerns regarding high traffic on Hylan Avenue, public safety, litter, increase in homeless traffic, the potential impact of her

property value decreasing, and future uses of the property. She also stated that she had not been notified of the rezoning.

Council Member Sellers stated that his concern is that Briarwood is a large subdivision and there is already a lot of heavy traffic on Hylan Ave.

Esco Latimer stated that he has concerns with the information on meetings being distributed and posted in a timely manner for residents to see. He asked what additional revenue the proposed business would generate for the City.

Council Member Clewis asked which residents received notification letters regarding the rezoning.

Interim City Manager Webb stated that all rezonings are advertised in compliance with general statutes. All adjacent property owners received two notification letters prior to the public hearing. She stated that a sign was placed on the property, the rezoning was advertised twice in the local newspaper, the first advertisement running at least ten days before the hearing, and that City Council meeting agendas are posted on the City Hall television and on Council Chamber door.

Kasey Cranford stated that she had attended the Planning board meeting in 2025 when the rezoning was recommended for approval and had remained in contact with Ms. Smith and Mr. Taggart following City Council's denial of the rezoning request. She stated that she understood Ferrofab's interest in utilizing or selling vacant property and believed a conditional rezoning would be preferable to a general district rezoning. She thanked Mr. Taggert for the proposed fencing, landscaping, lighting, and additional security measures offered to surrounding property owners. She expressed concerns regarding criminal activity in the surrounding area and requested that the Planning Board consider conditional rezoning so that the proposed lighting, security measures, and other commitments could be incorporated as conditions of the rezoning. She also stated that if the rezoning were denied, the property could later be sold and developed under its existing industrial zoning classification.

Mayor Pro-Tem Covington asked whether Mrs. Cranford believed the developer had offered reasonable terms.

Mrs. Cranford stated that the discussions had been positive and that the applicant's willingness to meet with her was a step in the right direction.

Mayor Pro-Tem Covington asked if Mrs. Cranford thinks that they made efforts to accommodate the neighbors.

Mrs. Cranford stated that she had reached out to the applicant and that is why she believes they had been in constant communication with her throughout the process.

Council Member Stuart expressed concerns regarding communication with surrounding property owners and asked whether other residents who opposed the rezoning were present.

Mrs. Cranford stated that some residents were unable to attend due to personal circumstances and caregiving responsibilities.

Council Member Clewis stated that this was the first time an applicant had reached out to surrounding residents following the denial of a rezoning request to address their concerns.

Mrs. Cranford stated that she was at the meeting tonight because of the previous conversations she'd had with the developers.

Council Member Clewis asked about the current noise levels associated with Ferrofab. He stated that he has been working on getting the speed limit reduced on that part of Hylan Ave to 35 mph. He stated that the State of NC had initially denied his request, but that he had resubmitted the request along with the resolution that was adopted at the last City Council meeting.

Council Member Stuart stated that he had considered both sides of the rezoning request and felt the applicant should have contacted more residents in the surrounding community. However, he expressed his support for business development in Hamlet.

Council Member Martin asked why more residents from the Briarwood and Hylan Avenue communities were not present to oppose the rezoning at tonight's meeting. He stated that only two or three individuals spoke in opposition and he stated that he believes that Council should consider the best interests of the City of Hamlet, including the potential for increased tax revenue and more jobs.

Mayor Pro-Tem Covington made a motion to adopt the Statement of Reasonableness and Consistency indicating the proposed rezoning is consistent, Council Member Clewis provided the second. The motion passed unanimously.

Mayor Pro-Tem Covington made a motion to recommend approval of the rezoning of 1416 Hylan Ave (Tax Map 748103139746) with all proposed conditions from I-1 Light Industrial to B-3-CZ-01 Neighborhood Business, Conditional Zoning; the rezoning is consistent with the City of Hamlet Zoning Ordinance and Comprehensive Plan, Council Member Clewis provided the second. The motion passed 3 to 2 with Council Member Sellers and Council Member Stuart in opposition.

7. **Stormwater Asset Inventory and Assessment (AIA)**

Interim City Manager Webb stated that LKC and the McAdams Company team have completed the City's Stormwater AIA and will present their findings as well as the Stormwater Assessment Report, Capital Improvement Plan, and O & M Plan.

Zachary Bennett of LKC Engineering and Max Grogan of McAdams Company presented the following presentation;

This Stormwater Report provides an inventory and mapping of the city's assets:
- Provides insight into the level of service of our existing system.
- Outlines maintenance, repair, and replacement decisions.
- Includes information on financial practices to fund the proposed improvements.
- A tool for system planning and utility management
  - –Increase level of service
  - –Limit utility downtime
  - –Long-term cost savings

A survey was performed across the City limits to collect asset locations, pipe and structure attributes, and rim and invert elevations where accessible. Visual inspections were performed within the established priority area to identify the condition and functionality of system components. The ensuing inventory was reviewed, hydraulic performance was evaluated, priorities were assessed, and the CIP and O&M reports were developed.

Common deficiencies observed conditions included sediment and leaf debris restricting inlets and connecting pipes, utility conflicts, ad some assets could not be fully inspected due to buildup.

Continuing Maintenance and Inspection:
- Clean sediment and debris, and track locations with recurring buildup.

• Use visual checks and the O&M Manual's inspection program to identify changing conditions and needed repairs.
• Record findings and completed work in the inspection log and/or GIS.
• Use updated inspection information to maintain the capital project list while planned improvements proceed.

Capital Improvement Plan:
• Eight candidate projects within the established Priority Area, totaling $4,420,000 in 2026 dollars.
• Ten-year planning framework.
• Projects address reported drainage capacity and condition deficiencies.
• Conceptual improvements require further survey and engineering design.

The proposed streets that need improvement are:

- Spring Street
- Wilmington and Raleigh Street
- Thomas Street
- 4th Street Culvert
- Wilmington Ave Inlet
- McDonald Ave Inlet
- Oak Ave Manhole
- Minturn Ave-Vance Street

Recommended Funding Options:
• General fund contributions
• A stormwater fee or tax approach
• Government grant funding
• Debt financing for capital work

From Planning to Construction:
• Confirm priorities and secure funding for individual projects or the capital program.
• Complete final survey, utility coordination and project-specific hydraulic analysis.
• Prepare engineering plans, specifications and updated estimates.
• Advance approved work through bidding and construction, then obtain as-built survey and update GIS.

Recommended Next Steps:
• Adopt Asset Management Plan & Capital Improvement Plan
    - Review/update annually
• Consider budgeting annual funds for system maintenance/upgrades, to implement the recommended O&M program
    - Establish a stormwater fee to supplement the general fund
    - Invest in equipment (i.e., Jetter/ combo truck) to avoid contracting work out
• Seek funding to assist in the large capital investment needed to implement the Capital Improvement Plan
    - Grant & low-interest loan opportunities

Council Member Stuart made a motion to adopt Resolution 2026-13 accepting the Results of the Asset Inventory and Assessment Project for the City's Stormwater Collection System NCDEQ-DWI Project Number: SRP-SW-ARP-0079, Mayor Pro-Tem Covington provided the second. The motion passed unanimously.

8. Road Closure for Seaboard 5k

Director of Community Engagement Preslar stated that the 42nd Annual Seaboard 5K will be on Saturday, October 31, 2026. She stated for the safety of the runners and spectators, McDonald Avenue, between Rice Street and Austin Street,

will be closed from 6:00 a.m. until 10:00 a.m. on Saturday, October 31, 2026.

Council Member Martin made a motion to adopt Resolution 2026-14 authorizing closure of McDonald Avenue between Rice Street and Austin Street on October 31, 2026, from 6:00 AM to 10:00 AM for the Seaboard 5K. Council Member Sellers provided the second. The motion passed unanimously.

9. Hamlet Middle School and Monroe Ave Elementary School Zone Resolution

Officer JC Richardson presented a recommendation to the North Carolina Department of Transportation (NCDOT) to reduce the speed limit and establish a posted school zone for Hamlet Middle School and Monroe Ave Elementary School to enforce stricter traffic and speed laws in these areas during school hours.

Mayor Pro-Tem Covington asked about the hours of enforcement.

Officer Richardson stated that the speed limit would be reduced 30 minutes before school begins and stay in effect 30 minutes after dismissal.

Interim City Manager Webb clarified that the speed limit would be reduced to 25 mph during those times.

Council Member Sellers made a motion to adopt Resolution 2026-15 recommending reducing speed limit and establishing posted school zones at Hamlet Middle School and Monroe Avenue Elementary School, Council Member Stuart provided the second. The motion passed unanimously.

Other Business

10. Public Comments

Denise Cozart stated that the application for the NC Community Development Block Grant has been submitted and that notification of funding approval/denial may not be received until December or January. She thanked Council for having the Public Hearing and administration for their assistance throughout the process. She reiterated that no City tax dollars will be used on the Doc Hills Family Care Home project. She also thanked the community for their support and questions.

11. City Manager's Report

Interim City Manager Webb thanked Officer JC Richardson for taking the initiative to reach out to DOT and the schools to coordinate and initiate a school zone for those surrounding areas of Hamlet Middle and Monroe Ave.

She stated that the Forestry Service has completed their inventory of all of Hamlet's street trees and that the City will be meeting with them in the coming weeks to determine the next steps for removing and replacing street trees throughout downtown in conjunction with the Bad Tree Bounty Program/Grant.

She stated that LKC and Dellinger continue to make progress on the City's Water Treatment Plant, Sub grading and under-slab piping are both complete. She stated that CROM is continuing to work on the Clearwells and install piping as needed in the coming months.

She thanked the City employees that participated in the United Way Days of Caring last month and were able to help some of the organizations that serve the people of Richmond County.

She congratulated the Rockingham Dragway team on their huge success with the NHRA nationals last month, including selling out on Saturday.

Lastly, she highlighted upcoming events including Food trucks and boxcar concert series in Main Street Park Friday October 23rd, Pink out on Main Street for Breast Cancer Awareness month on Saturday, October 24th, and Seaboard Festival and Seaboard 5k on Saturday, October 31st.

12. Comments of Council

Council Member Martin had no comments.

Council Member Clewis reminded citizens of the Cruise-In Car Show Saturday, October 17 from noon until 3:00 p.m.

Council Member Stuart thanked citizens for attending the meetings and encouraged everyone to recognize Breast Cancer Awareness and Domestic Violence Month. He also reminded citizens to participate in early voting that begins Thursday, October 15th.

Mayor Pro-Tem Covington stated that this month marks the beginning of the City's holiday events.

Council Member Sellers reminded everyone of the Seaboard Festival on October 31st and mentioned that the Hamlet Masonic Lodge would be hosting breakfast on the morning of the Seaboard Festival.

13. Mayor's Comments

Mayor Guinn reminded citizens that a costume contest and food vendors will be held at Main Street Park following the Cruise-In Car Show this weekend.

14. Motion to Adjourn

Council Member Sellers motioned, seconded by Mayor Pro-Tem Covington to adjourn. The motion passed unanimously at 7:44 pm.