



Joint Comprehensive Plan

2022 - 2026



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INTRODUCTION

The 2021 Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville was created in compliance with the 2018 Planning Regulations from the Georgia Department of Community Affairs to serve as an update to the 2017 plan. The plan was adopted on December 6, 2021. It provides a 20-year development guideline for both local governments. The updated plan addresses local concerns for economic development, housing, natural and cultural resources, infrastructure (formerly community services in the 2017 plan), public safety, transportation, broadband, and land use. Members of the steering committee addressed each concern with the development of goals, needs, and opportunities, and a community work program with action items to successfully address each issue. The steering committee also thoroughly identified the current land use patterns throughout the community and areas to seek improvement to address growth in the coming years.

Planning Process

To begin the process of updating the Joint Comprehensive Plan, the Middle Georgia Regional Commission met with both local governments at regularly scheduled meetings of the Board of Commissioners and City Council to inform the elected officials of the process to update the comprehensive plan. Details were given, including the comprehensive planning requirements, timeline, and required and optional elements to address local concerns.

A list of interested parties was developed to ensure adequate representation of the community, including elected officials, department heads, religious leaders, local advocates, and citizens. A detailed list of involved individuals can be found below.

Bernice Banks	Marcus Early	Jonathan R. Rogers
Travis Bentley	Scott Fisler	John Ross, Jr.
Maggie Bloodworth	Danny Goss	Leslie P. Sewell
Tonya Boyd	Tony Head	Karen Stokes
Jersey Bray	Robert O. Herman	Chestry Taylor
Chris Burch	Ramsey Howard	Major Michael Turner
Ken Clark	Dewayne Hunter	Sandy White
Marree Cleghorn	Jenna Mashburn	Lance Woods
Mary Colson	Sara Myers	Petronia Young
Jessica Davis	Laurie Obert-Thorn	

The planning process began on March 1, 2021, with the initial kickoff meeting and public hearing to explain the requirements of the comprehensive plan and how the input of each member will be thoroughly considered throughout the planning process. The public hearing also informed the community of the plan development process and allowed for early input to be received. This combined meeting was held on March 1, 2021, at the Pulaski County Annex.



The steering committee opted to meet over two day-long meetings on March 10 and 11, 2021, with a follow-up meeting on August 6, 2021, to discuss and finalize Community Work Plans.

Documentation of all steering committee meetings can be found in Appendix C. A list describing each steering committee meeting can be found in the following table.

Meeting	Topic	Meeting Date
1	Day 1 – Combined Steering Committee Kickoff/Overview of Comprehensive Plan with the Vision Discussion, Community Goals, and Needs and Opportunities for Steering Committees focusing on Housing, Economic Development, Broadband, and Cultural and Natural Resources	March 10, 2021
2	Day 2 – Combined Steering Committee Kickoff/Overview of Comprehensive Plan with the Community Goals, and Needs and Opportunities for Steering Committees focusing on Infrastructure, Transportation, and Public Safety	March 11, 2021
3	Community Work Program, Land Use, and Other Plan Elements	August 6, 2021
4	Public Hearing and Draft Plan Review	September 22, 2021

Draft versions of the plan were provided to the steering committee prior to the final public hearing, which was held on September 22, 2021, at the Pulaski County Annex. Draft versions of the plan were also distributed during the meeting. The public hearings are fully documented in Appendix D. Comments to the plan are incorporated in the final version.

Vision

The steering committee, through a set of visioning exercises, developed the following vision statement during the March 10 and 11, 2021, meetings to further elaborate on the future ambition of the community.

Hawkinsville and Pulaski County is a community that celebrates its small-town character, agricultural abundance, recreational opportunities, natural beauty, and cultural assets, while also welcoming diverse opportunities for economic growth and development and increased prosperity for all residents. Through enhancing its plentiful and diverse assets and offering improving infrastructure and service delivery, Hawkinsville and Pulaski County will grow into a modern community while retaining its small-town charm.



ECONOMIC DEVELOPMENT

Goals:

Revitalize downtown Hawkinsville.

Develop and expand business and industry in the community.

Develop, enhance, and market the tourism product.

Needs and Opportunities:

1) Downtown Hawkinsville has become stagnant and needs revitalization.

In preparation for the 2021 Rural Zone application, the city undertook a building census of the core downtown business district. The downtown districts consist of 210 parcels with 94 being designated as historic. The overall vacancy rate was 32 percent, meaning that 38 of those 120 parcels contained vacant structures. Furthermore, there were 15 blighted structures and 4 partially blighted structures. Those structures are primarily concentrated along Jackson Street and Commerce Street.



Photo 1: 20 N. Jackson Street.

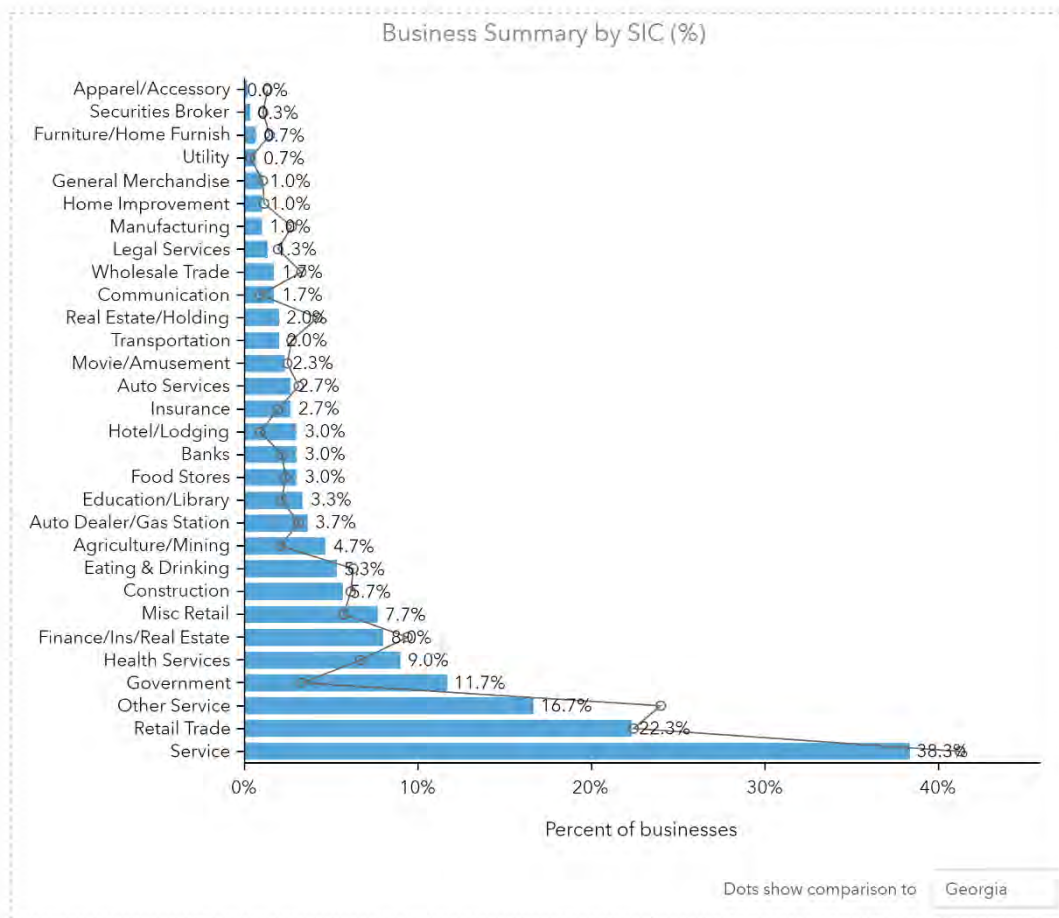


Photo 2: 9-13 S. Jackson Street

The Georgia Department of Community Affairs approved Hawkinsville's Rural Zone Designation for the five-year period of January 1, 2021, through December 31, 2025. Through its designation as a Rural Zone and code enforcement, the City of Hawkinsville has the tools to incentivize investment and dissuade neglect of its historic structures. It can move past the stagnant development within downtown Hawkinsville and revitalize the historic downtown district.

2) Only a few mid-sized companies employ between 10 to 50 employees within the county; therefore, the community needs to develop and expand business and industry within that demographic.

In 2001, the Pillowtex Mill, located in downtown Hawkinsville, closed leaving over 400 employees jobless. Although several smaller employers remained, this was a seminal point for industry in Pulaski County. As of August 2021, the primary employers within Hawkinsville and Pulaski County were the service sector and retail trade sector. See Figure 1 on the following page. Through the expansion of the existing small to medium-sized industry and the development industry within that size spectrum, the City of Hawkinsville and Pulaski County aims to diversify the economic base while mitigating variations in the labor and financial markets. Due to its proximity to Warner Robins and Robins Air Force Base, as well as relative proximity to Interstate 75, the opportunity exists for the community to build its economy through the expansion of medium-sized industries, particularly those supportive of Robins Air Force Base and the defense sector.



Source: This infographic contains data provided by Esri and Data Axle. The vintage of the data is 2021.

Figure 1: Composition of businesses in Pulaski County. The retail and service sectors make up a large part of the local economy and the community could benefit by increased economic diversity.

The City of Hawkinsville and Pulaski County recognize that economic distress has been significant within the community. Under the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1-.03, Section (6), an economic development element of the comprehensive plan is required for the city and county. The community is substituting and incorporating by reference the analysis produced for the Middle Georgia Comprehensive Economic Development Strategy (CEDS) to meet the analytic requirements of the plan. More information on the CEDS can be found at <https://middlegeorgiarc.org/ceds>.

3) Tourism opportunities need to be better developed with specific tourism products developed and marketed.

There are many tourism opportunities within the City of Hawkinsville and Pulaski County. The county has an abundance of agricultural lands that could be utilized to develop an agritourism industry within the unincorporated area of the county. Additionally, some niche businesses within the community have developed a large following and customer base outside the county.





Photo 3: The Full Monte Burger from The Grill in Hawkinsville (Photo Credit: WGXA News)

The Full Monte from The Grill, located at 125 Commerce Street, was honored with the first-ever title of Georgia's Best Burger by the Georgia Beef Board. M&T Meats, located at 230 Lower River Road in Hartford, not only provides the beef for The Grill's Full Monte, but it is also a full-service butcher shop featuring locally raised pork and beef and Georgia Grown products. Customers regularly travel from throughout Georgia to visit M&T Meats.

The Hawkinsville Opera House, a performing arts auditorium built in 1907, which is owned by the City of Hawkinsville and operated by the Hawkinsville-Pulaski County Arts Council, is another staple of the downtown core business district. The Hawkinsville Opera House is on the National Register of Historic Places and continues to schedule events featuring regionally to nationally known entertainers. Finally, the natural wonder of the Ocmulgee River, which flows through the county and adjacent to downtown Hawkinsville, is a natural tourism draw. Through increased boat landings, the river can provide opportunities for fishing, boating, tubing, and recreation trails. The development of the tourism products, through cooperative efforts of these and other businesses, could lead to the development of a tourism hub within the southern section of Middle Georgia.



Photo 4: Ocmulgee River as seen from the river walk in downtown.

HOUSING

Goals:

Maintain and restore housing throughout the community.

Provide new and varied housing options that cover all price points.

Needs and Opportunities:

1) The community needs to address dilapidated housing through increased code enforcement and collaboration with nonprofits and state and federal agencies.

According to the 2019 American Community Survey 5-year estimate, Pulaski County has 4,504 total housing units. Of those, 817 or 18.1 percent were vacant. Most homes were built between 1960 and 1999 meaning that much of the housing stock is over 50 years old (see chart below).

Housing Stock by Construction Year		
Year Constructed	Pulaski County	Hawkinsville
2014 or later	68	0
2010 to 2013	93	0
2000 to 2009	598	212
1990 to 1999	687	178
1980 to 1989	765	263
1970 to 1979	875	361
1960 to 1969	671	223
1950 to 1959	303	102
1940 to 1949	184	131
1939 or earlier	260	116
Total	4,504	1,586

American Community Survey 2019 5-year Estimate

Of the 3,687 occupied units located in unincorporated Pulaski County, 24 lacked complete plumbing facilities and 8 lacked complete kitchen facilities. During the four-year period of 2011 to 2014, the City of Hawkinsville had been successful in applying for and receiving Community HOME Investment Partnership (CHIP) funds for owner-occupied rehabilitation through the Department of Community Affairs (DCA). Since 2014, no funds for housing rehabilitation have been awarded to the city and none have been awarded to the county.



Pockets of dilapidated housing still exist; however, opportunities also exist for the city, county, and public housing authority to apply for funding to alleviate it through state and federal programs. Additionally, enhancing coordination with nonprofits presents a key opportunity for the city and county. The partnerships with agencies such as Habitat for Humanity or Southwest Georgia United, can provide support to residents who need assistance navigating the complexities of USDA and other federal programs. Finally, code enforcement is essential to mitigating and preventing homes from becoming unlivable. Enforcement must have an educational component to ensure citizens are knowledgeable of housing standards and how assistance can be obtained before deferred maintenance creates an untenable situation.

2) Developers should be identified, and efforts made to collaborate with both for-profit and nonprofit developers to increase and diversify the housing stock.

The Steering Committee recognized that to meet the economic development goal of expanding business and industry, specifically mid-size industry, the community must incentivize the development of housing at price points that meet the needs of owners, management, and the workforce. Additionally, the Steering Committee recognizes that the community is in close enough proximity to Robins Air Force Base and Warner Robins that it could be an excellent option for a bedroom community to meeting the housing needs of the workforce that serves those two sectors. Suitable areas are available for building homes for both rental and homeownership. Downtown Hawkinsville has building stock that can be transformed into loft units and established neighborhoods have lots that are available and suitable for in-fill development. Unfinished subdivisions that were abandoned during the 2008 housing crisis present opportunities for affordable subdivision development. The identification of developers, whether for-profit or nonprofit mission-driven, is needed. At this point, community leaders can then work to develop a collaborative relationship with developers to ensure that the city's housing goals are met.



3) Hawkinsville should pursue Georgia Initiative for Community Housing certified alumni status.

The Georgia Initiative for Community Housing (GICH) is a collaborative effort between the Housing and Demographics Research Center at the University of Georgia and the Department of Community Affairs. The initiative is a 3-year program that provides technical assistance with the long-

term objective of developing and implementing a locally based housing plan to meet the unique needs of communities. Hawkinsville was accepted into the 2009 cohort and completed the formal program becoming an alumni community in 2011. During that period Hawkinsville successfully applied for Community HOME Investment Program (CHIP) funds to rehabilitate six owner-occupied homes.

The City of Hawkinsville has continued to have the ability to take advantage of its alumni status to receive bonus points on certain DCA applications. However, DCA now requires alumni communities to apply for certified alumni status every two years to continue receiving special consideration on DCA program applications. The special consideration points for such programs as CHIP or the Low-Income Housing Tax Credit (LIHTC) program may mean the difference between a successful application and one that is not funded. The City of Hawkinsville should pursue GICH certified alumni status to fully plan for housing needs and take advantage of incentives offered by DCA.



Photo 6 (above): Taylor Village Apartments, a rehabilitation of the old Taylor Regional Hospital, was completed with funding assistance from the LIHTC program. The site's redevelopment was finished in 2019. (Photo Credit: TBG Residential)

Photo 6 (at right): The second phase of the Taylor Village Apartments, including new construction across the street from the old hospital site. (Photo Credit: TBG Residential)

NATURAL AND CULTURAL RESOURCES

Goals:

Enhance Ocmulgee River amenities.

Enhance and document historic resources and local history.

Develop a historic resource guide to orient visitors to area attractions.

Offer diverse events throughout the community to attract residents and visitors.

Continue local park improvements to enhance access to recreational amenities.

Needs and Opportunities:

1) The Ocmulgee River provides prolific cultural and recreational opportunities for Hawkinsville and Pulaski County. Support for the Ocmulgee National Park and Preserve Initiative may increase regional recreational and tourism opportunities.

The Ocmulgee River offers pristine natural beauty with recreational opportunities for paddlers and river enthusiasts but is substantially limited in the number and size of boat ramps, parking areas, and other essential infrastructure to capitalize on this natural asset. There is a need for investment in expanding the nature trail, upgraded boat ramps, and dock facilities areas with concessions for canoes, kayaks, inner-tubes, and other recreational equipment. The Ocmulgee Water Trail stretches over 240 miles from Lake Jackson to the Altamaha River, and Hawkinsville is a major destination for those who utilize Georgia's longest continuous water trail.

Hawkinsville and Pulaski County also stand to benefit from the efforts to expand the Ocmulgee Mounds National Historical Park along the boundary of the river from Macon to Hawkinsville. The National Park Service is currently undertaking a Special Resource Survey that has the potential to recommend expansion and designation to Congress. Such a finding would drastically enhance opportunities for economic growth in the Hawkinsville area by attracting visitors from across the nation.



2) Hawkinsville and Pulaski County possess a wealth of historical and cultural heritage and a lack of documented community history.

Creating a historic guide would provide a way to orient residents and visitors to area attractions. Additionally, developing cultural and recreational events inclusive of the community's cultural heritage and natural assets would help drive tourism and the local economy.

3) Hawkinsville residents need access to neighborhood parks and recreation facilities.

The county's recreation fields are located across the river from Hawkinsville, limiting pedestrian access for many city residents. Development of additional parks in Hawkinsville that are accessible by children and residents without immediate access to a vehicle will promote greater opportunities for recreation and promote healthy outdoor activities. Hawkinsville has already received funding to expand Veterans Memorial Park, and many similar grant opportunities remain for future park improvements citywide. An indoor facility, such as a Boys and Girls Club, could also be beneficial to residents.



Photo 7: The two historic dugout canoes pictured above were discovered in the muddy banks of the Ocmulgee River near Hawkinsville. Canoes like these were primary forms of transportation for American Indians living around the Ocmulgee River until the 1820s.



Photo 8: Veterans Memorial Park in downtown is scheduled for improvements after receiving a 2021 Land and Water Conservation Fund grant from the Georgia Department of Natural Resources. A skatepark, pickleball court, and splashpad are all among the proposed upgrades.

INFRASTRUCTURE

Goals:

- Improve the resilience of community infrastructure
- Replace all aging and/or decaying water, sewer, and stormwater infrastructure.
- Educate residents about community infrastructure.
- Pursue options for funding stormwater management service.

Needs and Opportunities:

1) **Public education is needed concerning the impact of fats, oils, and grease on wastewater disposal infrastructure.**

The accumulation of fats, oils, and grease (FOG) has negative impacts on wastewater collection and treatment systems. Over time, FOG congeals and creates blockages in the wastewater collection system that results in costly sewage spills, manhole overflows, and sewage backups in homes and businesses. FOG can enter storm drains and flow directly into natural bodies of water and beaches creating serious environmental and health conditions. A public outreach program is one opportunity to educate residents and businesses about proper disposal techniques for FOG. Restaurants should use grease traps to prevent fats, oils, and grease from infiltrating wastewater collection lines. Public outreach will provide residents and businesses with essential information to prevent FOG contamination.



Figure 2: Sample FOG messaging from DeKalb County, GA

2) **The community needs to replace and expand water, sewer, and stormwater infrastructure.**

Water lines in some areas are over 60 years old and have fallen into disrepair from corrosion and deterioration resulting in filthy water, extremely low water pressure, unreliable fire protection, and valves and mains that leak. These issues have caused the community to place these lines under continuous repairs that do little to abate these problems. The long-term solution to these costly repairs will be the replacement of the city's aging infrastructure.

3) State and federal opportunities are available for resilient infrastructure.

Funding opportunities from the State (i.e., Community Development Block Grant) and Federal government (USDA Rural Development Grant) are available for replacing and expanding resilient infrastructure. Hawkinsville successfully acquired CDBG funding for repairing and replacing deteriorating water mains in 2014. The city was also awarded CDBG grants for sewer improvements in 2014, 2019, 2020, and 2021, most of which occurred in the Lumpkin Street neighborhood. Pulaski County utilized CDBG funding in 2012 for sewer improvements in the Forest Hill Circle neighborhood. Despite significant improvements in recent years, the city and county still have a large amount of infrastructure requiring upgrades and replacement. Future CDBG grants will remain an option for the City of Hawkinsville and Pulaski County, and the city's participation in the Revitalization Area Strategies (RAS) program has aided their competitiveness for funding. Further, the American Rescue Plan Act of 2021 has also provided new opportunities to utilize state and federal funds for infrastructure. The city and county intend to leverage these funds in areas that would not be competitive for future CDBG funding.

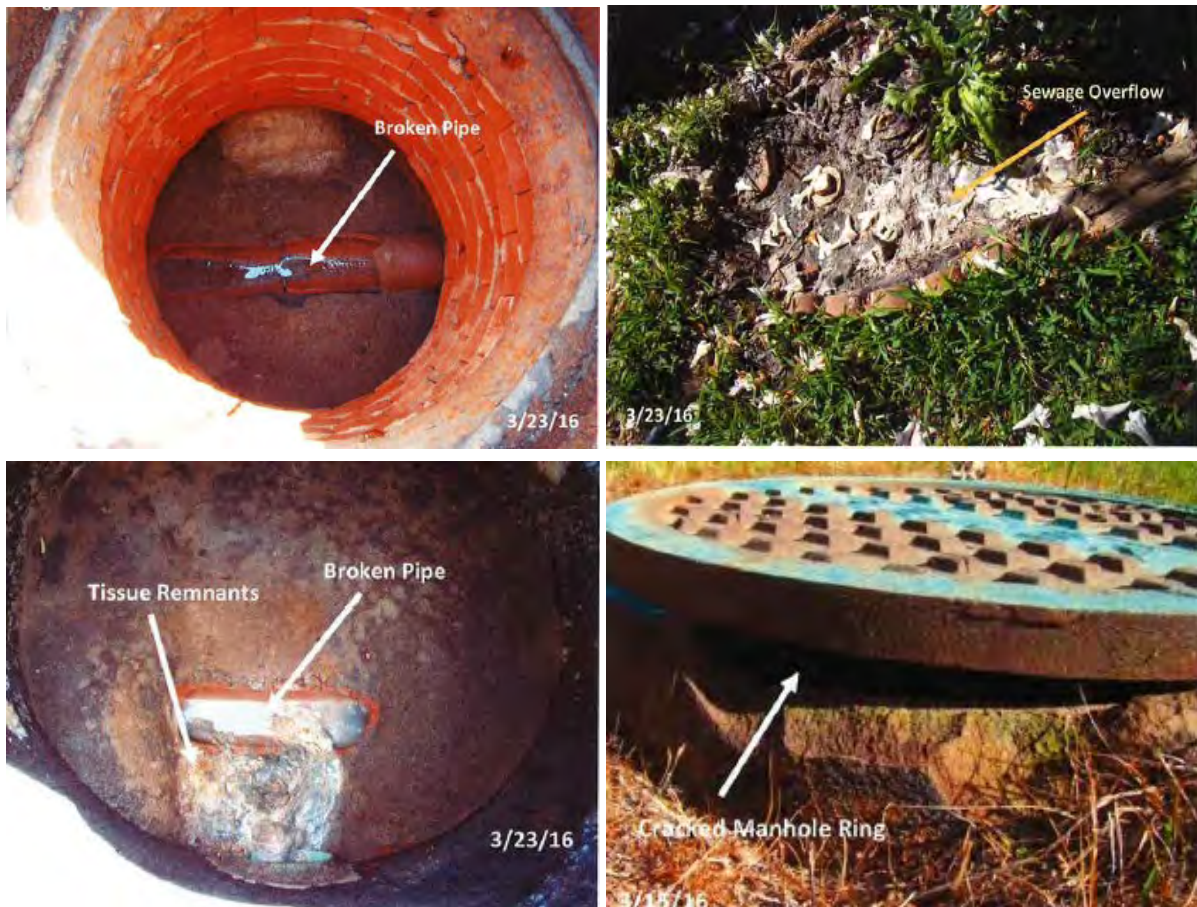


Photo 9: The above collage highlights various sewer main issues seen throughout Hawkinsville. The city has been aggressively using Community Development Block Grant funding through a DCA-approved Revitalization Area Strategy to address these issues.

4) The Hartford community has significant infrastructure and community facility needs. Consolidation or new management of community infrastructure is a potential opportunity to resolve unmet needs.

The Hartford community suffers from deteriorating water and wastewater infrastructure that is costly and difficult to maintain and replace. The absence of drainage wells causes septic tanks to overflow. Developing a managerial partnership where the two communities can share resources and expertise may generate improved options for financial and operational viability.

5) There is a lack of funds to manage stormwater. Stormwater utility or stormwater management fees may resolve unmet needs.

Managing stormwater runoff is a difficult and costly enterprise for the city and county. Many local governments charge a stormwater management fee to residents and businesses based on the total square footage of impervious surfaces from which rainfall drains into stormwater drains. This may be an opportunity for the city or county to explore. Funding from the CDBG program may also support stormwater improvements, although matching funds would still be required. The City of Hawkinsville submitted a 2021 CDBG application that, if funded, would address major flooding issues in the city.



Photo 10: These images show drainage backups along Lovejoy Street and Henry Way Street in early 2021

PUBLIC SAFETY

Goals:

Ensure comprehensive fire protection for Hawkinsville and Pulaski County.

Acquire additional full-time paid staff, fire trucks and updated equipment

Ensure impounded animals have a safe and secure facility for humane treatment.

Ensure fully equipped EMS ambulance response within 10 minutes county-wide.

Needs and Opportunities:

1) The Fire Department has a sufficient number of volunteer firefighters. However, most are employed outside the county and therefore unavailable during conventional work hours.

The Fire Department currently employs four full-time paid firefighters to maintain minimum staffing during conventional work hours when many volunteer firefighters are unavailable. Additional paid firefighters are needed for sufficient coverage throughout the county. For comparison, the nearby communities of Cochran and Eastman have eight and eleven full-time firefighters, respectively. Compared to these neighbors Hawkinsville has a much greater reliance on volunteers to provide fire protection.

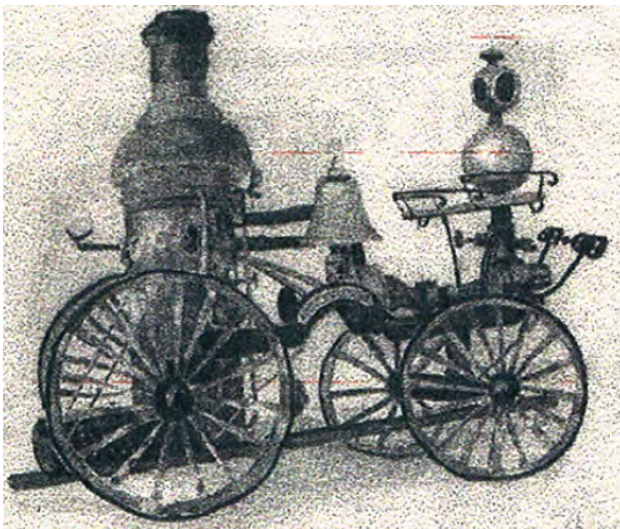


Photo 11: "Katie" pictured above, was acquired in 1880 by the Pulaski #1 Volunteer Fire Department.

2) Annual grant cycles permit staggered purchases of fire safety equipment.

Many of the department's antiquated "fire knockers" have exceeded their effective life cycle and need to be replaced with fire engines. Additional tanker trucks are needed to accommodate the limited availability of hydrants in the unincorporated areas. The fire department also needs to replace aged and deteriorated safety equipment, such as self-contained breathing apparatus, fire-resistant turnout gear, and hoses. All of these are costly and require regular replacement based on usage and exposure to the elements.

3) Additional substations are needed for full fire protection of the county.

The Fire Department has its main fire station in Hawkinsville and seven substations located throughout the county. Tanker trucks are often the only source of water in distant unincorporated areas for fire suppression. Two additional substations would effectively eliminate existing gaps between available tankers and fire suppression equipment.



Photo 12: Trucks parked at the main Pulaski County fire station. (Photo Credit: WGXA News)

4) There is a need for an animal shelter in the county.

The community has animal control services but lacks a sufficiently sized facility to shelter impounded animals. Currently, the animal control facility is a small building near the Hawkinsville Inert Landfill that is difficult for residents to find. An animal shelter would ideally be managed by a nonprofit organization such as a local affiliate for the Humane Society. This arrangement would provide significant financial support to the city and county.

5) EMS response times outside the city are unnecessarily lengthened by staging both ambulances near Taylor Regional Hospital. The County also needs to replace an ambulance.

Pulaski County currently posts both its ambulances at the Taylor Regional Hospital. The hospital is a tremendous local asset once an ambulance arrives; however, Pulaski County residents may experience delayed response times, particularly if they live in one of the more outlying parts of the community. Pulaski County should reconsider the placement of ambulances, particularly posting their two ambulances at separate locations. The community goal is to provide a response time of fewer than 10 minutes to all residents, regardless of their location.

TRANSPORTATION

Goals:

Support alternative modes of transportation.

Monitor and improve road infrastructure.

Enhance the safety of the airport.

Needs and Opportunities:

1) The City of Hawkinsville and Pulaski County should work to enhance pedestrian walkability and safety by providing clear rules for golf carts and UTVs.

The increased popularity of intra-city or neighborhood use of golf carts or Utility Terrain Vehicles (UTVs) is a quality-of-life enhancement that provides a simple way to travel short distances in an alternative fuel vehicle. However, the use of these vehicles poses a unique safety issue for pedestrians and cyclists.

Over the past five years, the bicycle community throughout Middle Georgia has grown dramatically. Therefore, the city and the county recognizes the need for providing safety measures such as bicycle lanes and pedestrian infrastructure improvements. Increasing and enhancing the safety for cyclists and pedestrians dovetails nicely with the tourism and recruitment of mid-size employers within the realm of economic development. Additional guidance, such as a golf cart ordinance, would also be a helpful solution to preserve the use of alternative vehicles while enhancing safety.

2) Pulaski County needs to market the availability of the local public transit program.

Pulaski County utilizes the Federal Transit Administration's Section 5311 rural transit demand-response transportation service to provide public transportation for residents. Middle Georgia Community Action Agency (MGCAA) serves as Pulaski County Transit's third-party operator for rural transit service. MGCAA manages the program on a day-to-day basis, accepting reservations and managing daily service plans, including routing and scheduling; the county itself employs one full-time driver. The system is available Monday through Friday from 8:00 am to 5:00 pm. Patrons can be picked up no later than 4:30 pm. Reservations are required at least three days in advance. The fare is \$1.00 per ride and service is limited to destinations within Pulaski County. Pulaski County's 5311 program operates a 10-passenger Ford-Goshen cutaway bus equipped with a wheelchair lift.




The table below includes a 5-year summary of funding, annual trips, and operating expenses for the Pulaski County Transit "Dial-a-Ride Service."

	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016
Fare Revenue	\$3,046	\$3,123	\$4,466	\$4,651	\$4,018
Local Funds	\$36,882	\$31,469	\$31,941	\$31,628	\$30,951
State Funds	\$0	\$0	\$0	\$0	\$0
Federal Funds	\$36,882	\$32,184	\$28,305	\$27,652	\$27,607
Other Funds		\$4,553			
Total	\$76,810	\$71,329	\$64,712	\$63,931	\$62,576
Annual Unlinked Trips	4,069	4,456	4,466	4,651	5,100
Annual Revenue Miles	15,400	15,462	16,252	20,128	27,884
Annual Revenue Hours	1,960	1,960	1,952	1,840	1,984
Operating Expenses per Vehicle Revenue Mile	\$4.99	\$4.61	\$3.98	\$3.18	\$2.24
Operating Expenses per Vehicle Revenue Hour	\$39.19	\$36.39	\$33.15	\$34.75	\$31.54

Source: Federal Transit Administration

Pulaski County Transit
Dial-a-Ride Service



To schedule a ride, call (478) 783-1013

Things to Know

- The 10 passenger van is handicap accessible.
- The fare is \$1.00 per ride, every time you step on the bus.
- Hours of service are Monday – Friday, 8:00 am – 5:00 pm.
- The latest you can be picked up is 4:30 pm.
- For a guaranteed ride, you must call 3 days ahead to make an appointment to be picked up.
- Service is limited to trips within Pulaski County, Georgia. An out-of-town shopping trip is scheduled the 1st Friday of the month.
- Free GLED transportation to the Sam Way Learning Center.
- Passengers must wear seatbelts at all times.
- No eating, drinking, or smoking is allowed on the bus.

Photo 13: Current website ad for Pulaski County Transit

In 2020, Pulaski County Transit began providing a weekly planned shopping excursion on Fridays to the Walmart Shopping Center in Cochran in neighboring Bleckley County. At present, this remains the only opportunity for transit service outside the county. However, a major challenge related to public transit in Pulaski County continues to be the lack of awareness of the system. The county's public transit system advertises in grocery stores, local government offices, places of business, and the shared website of the city and county. However, the steering committee determined that the proper information may not be reaching all potential parties who require mobility and transportation assistance. As a result, partnering with GDOT to improve the marketability of services may provide benefits to the local ridership in Pulaski County.

3) Public Works Departments must develop a plan to monitor road infrastructure for the performance of routine maintenance on roads and bridges on a regular schedule.

Hawkinsville and Pulaski County intend to continue making regular improvements to local transportation infrastructure leveraging local, state, and federal dollars wherever possible to maintain and improve roads, bridges, and highways. Infrastructure maintenance is essential to economic development and community revitalization. The city and county are committed to regularly updating the Community Work Program to account for emerging transportation infrastructure needs, such as improving lighting, improving Commerce Street, and repairing sidewalks. The steering committee acknowledged the need to develop a maintenance schedule for performing routine maintenance on roads and bridges to prevent long-term deterioration while also ensuring that action is taken on those streets in the worst condition.

4) The safety of the Hawkinsville-Pulaski County Airport landing strip needs to be increased.

The steering committee recognizes the Hawkinsville-Pulaski County Airport as a tool for economic development. According to the Georgia Department of Transportation Economic Impact for Hawkinsville-Pulaski County Airport¹, the airport supports the local economy through aerial applicators for pesticides and fertilizers for farms, providing support for medical/emergency services, tourism, and recreation, and business use. Manufacturing firms and individuals that use the Lawrence L. Bennett Harness Horse Training Facility located less than four minutes from the airport frequently utilize the 3,000-foot-long single runway.



Photo 14: Runway 10 at the Hawkinsville-Pulaski County Airport, which was recently resurfaced. (Photo Credit: SkyVector)

However, since an employee is not stationed at the airport through a 24-hour shift, the steering committee is concerned with vandalism and car and all-terrain vehicles using the runway as a raceway. This unauthorized use is a detriment to potential use for legitimate economic development purposes and a potential economic liability to the City of Hawkinsville. Therefore, the steering committee determined that the security of the landing strip needs to be increased through new security fencing.

¹ https://www.dot.ga.gov/InvestSmart/Aviation/GAAirportsDocuments/Individual%20Report_51A.pdf

BROADBAND

Goal:

Provide equal access to improved quality of life through internet connectivity.

Needs and Opportunities:

1) Lack of broadband access creates significant challenges and disruptions for remote learning. Improved infrastructure is needed, especially across unincorporated Pulaski County to ensure the feasibility of remote work and learning.

During the COVID-19 pandemic, residents of Pulaski County were confronted with the reality that internet access is an absolute necessity for both education and business. Lack of access was a disrupting factor for many individuals during the shelter-in-place orders issued by the State of Georgia. Another similar shutdown would cause serious damage to the educational well-being of students in much of unincorporated Pulaski County and place students at a disadvantage to their peers unless significant improvements are made to the broadband infrastructure. Furthermore, any workers who must telework will encounter the same obstacles as would students engaging in remote learning.

2) Industry needs sufficient internet connectivity to support autonomous machines, sensors, and equipment. This especially applies to both Pulaski County manufacturers, as well as the agricultural sector that uses precision farming to improve outcomes.

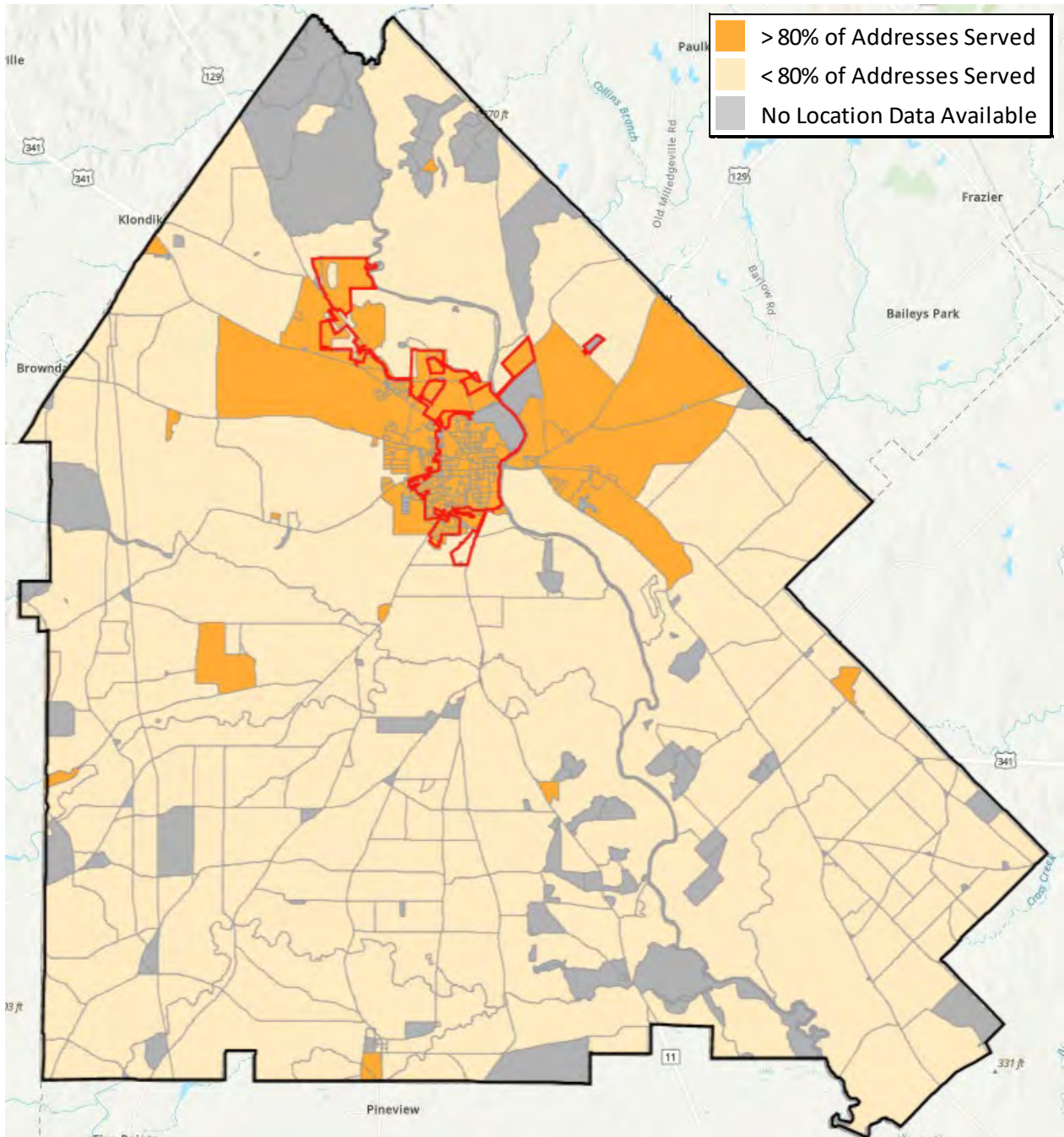
Broadband internet is vital for individual residents; business leaders noted that broadband internet can also revolutionize and revitalize the local economy. With agriculture being such a major component of Pulaski County's economy, the incorporation of sensors and other smart devices can aid farmers in ensuring the productivity of their harvests. The broader business community and manufacturing sectors see benefits in the ability to promote their products and utilize the latest technologies to meet global product demands. Making these investments in new technology will ultimately improve the county's overall economic competitiveness.

3) The county has the opportunity to expand internet access by treating broadband akin to a utility, like when rural electric services were being established.

Pulaski County stakeholders viewed the utility provision model of rural electrification as a possible solution to reaching distant populations with quality broadband service. This is the basic strategy that Pulaski County will pursue, with the Electric Membership Cooperatives (EMCs) being leaders in the process of delivering service. Much of the Hawkinsville city limits is already served by Hargray Fiber. Outside of the city limits, Middle Georgia EMC serves most

of unincorporated Pulaski County west of the Ocmulgee River and has already committed to providing broadband services to the unserved areas within the next two years. On the eastern, side of the Ocmulgee River, Ocmulgee EMC is evaluating service potential. The county has expressed support for these efforts and would not look to become an internet service provider.

Analysis of Unserved Areas

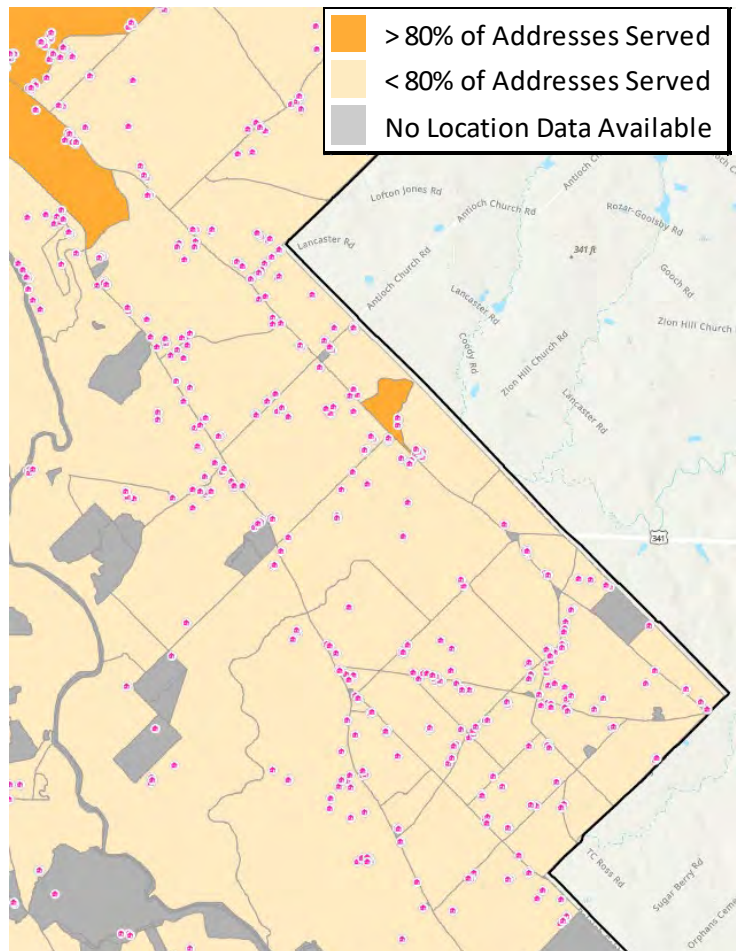


Map 1: Unserved Areas of Pulaski County

The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), undertook a large-scale survey of broadband access, mapping more than 5 million locations of homes and businesses across the state, and overlaying that data with information on broadband provider service availability. Map 1, on the previous page, shows this data at the Census Block level. An interactive version of this data can be found at <https://tinyurl.com/PulaskiCoBroadband>.

As can be seen from Map 1, the City of Hawkinsville is very well covered by broadband service providers. The Hartford community, located across the river, is also well served. This is uncommon for many rural Georgia communities. Taken collectively, 78 percent of locations within Pulaski County are served, and only 22 percent of locations are unserved. This is the highest percentage served in any rural county within a 40-mile radius from Hawkinsville. This coverage is also better than several larger communities nearby including Peach County (Fort Valley), Laurens County (Dublin), and Sumter County (Americus). Furthermore, Hargray, one of the county's largest internet service providers, largely provides Fiber technology at speeds of 300/30 Mbps (megabits per second), which greatly exceeds the FCC minimum broadband standard of 25/3 Mbps.

Considering this current level of service, as well as the new service from Middle Georgia EMC that is currently under construction, the primary area of focus for new service provision is the eastern third of unincorporated Pulaski County, as currently served by Ocmulgee EMC. Map 2, at left, shows that area with point data indicating structure locations. If additional services were expanded along US-341 and Lower River Road (GA-230), a number of the unserved locations could be reached. Beyond those main thoroughfares, the area around Midway Church and Harmony Church (between US-341 and GA-230) would also benefit from increased service. None of these areas were awarded under the recent Rural Digital Opportunity Fund (RDOF) Auction 904. As such, this is an ideal location to submit for future grants in partnership with a private provider.



Map 2: Unserved Eastern Pulaski County.

LAND USE AND CHARACTER AREAS

Hawkinsville and Pulaski County are blessed with a luscious agrarian landscape—with soil that has been the lifeblood for thousands of residents over thousands of years, a beautiful river winding right through the heart of town, and plentiful land available for industrial growth. Recognizing the importance of these precious resources and the bountiful opportunities they present is essential to the sustainable growth and development of Hawkinsville and Pulaski County. With these values in mind, character areas were devised to help the community plan for sustainable and optimum growth long into the future. These character areas are unified for both the city and county to create a more cohesive plan for land use and development. For each character area, development patterns, primary land uses, objectives, and implementation strategies were identified. The Hawkinsville-Pulaski County Character Areas include:

**Conservation and Greenspace | Agricultural
Scenic Byway Corridor | Rural Residential
Developing Suburban Residential | Major Highway Corridor
In-Town Corridor | Traditional Neighborhood
Light Industrial and Employment Centers | Downtown Core**

Conservation and Greenspace

The Conservation and Greenspace Character Area primarily describes public or privately owned land intended to remain as open space for preservation and recreational uses. Most of the area consists of undeveloped natural lands and environmentally sensitive areas not suitable for development of any kind. This includes the Ocmulgee Wildlife Management Area (WMA) in the northern portion of the county, as well as the broader floodplains surrounding the Ocmulgee River, Town Creek, Big Creek, and Bluff Creek. Large public park spaces, such as Mile Branch Park and the Harness Training Facility are also included in this Character Area. Any businesses found in this Character Area would be suited toward providing an outdoor recreation service.

Suggested Development Patterns

- ◆ Preservation of environmentally sensitive areas by setting them aside as public parks or trails.
- ◆ Very large minimum lot size requirements to limit development density and protect rural character.
- ◆ Use infrastructure availability to steer development away from environmentally sensitive resources.
- ◆ Protect open space in a linear pattern following the river corridor.
- ◆ Protect water quality with appropriate stream buffers and the prohibition of uses prone to pollution.
- ◆ Provide opportunities for recreational usage.

Suggested Implementation Measures

- ◆ Implementation of Riverwalk Master Plan.
- ◆ Continue to implement the Ocmulgee Blueway initiative.
- ◆ Promote as passive use recreation and tourism destinations.
- ◆ Promote the use of conservation easements.
- ◆ Use of Best Management Practices (BMPs) for erosion and sedimentation control to help protect water quality.

Suggested Land Use/Zoning Classifications – Conservation & Greenspace

City of Hawkinsville

- A-1: Agriculture

Pulaski County

- A-G: General Agriculture
- P/I: Public/Institutional
- P/R/C: Park/Recreation/Conservation

Agricultural

The agricultural character area covers the largest percentage of Pulaski County's land, including almost all of the buildable land outside of the Hawkinsville city limits. Pulaski County farmland produces bountiful harvests of peanuts, pecans, corn, soybeans, wheat, and various other crops, as well as livestock. A network of both paved and unpaved roads provides a vehicular connection between the agricultural/forestry areas and other areas of the county. Portions of the agricultural/forestry areas are becoming increasingly impacted, as scattered new development encroaches further onto agricultural/forestry land. In fact, according to the 2020 Georgia County Guide, only 33.0 percent of the county's land area is comprised of farmland acres (down from 42.6 percent in 2010 and 39.2 percent in 2015). The primary goal of the county for the agricultural area is to sustain productive farmlands and encourage growth in the agribusiness sector of the economy. While some sparse residential development is appropriate in this Character Area, the primary focus should remain the production of crops and livestock.



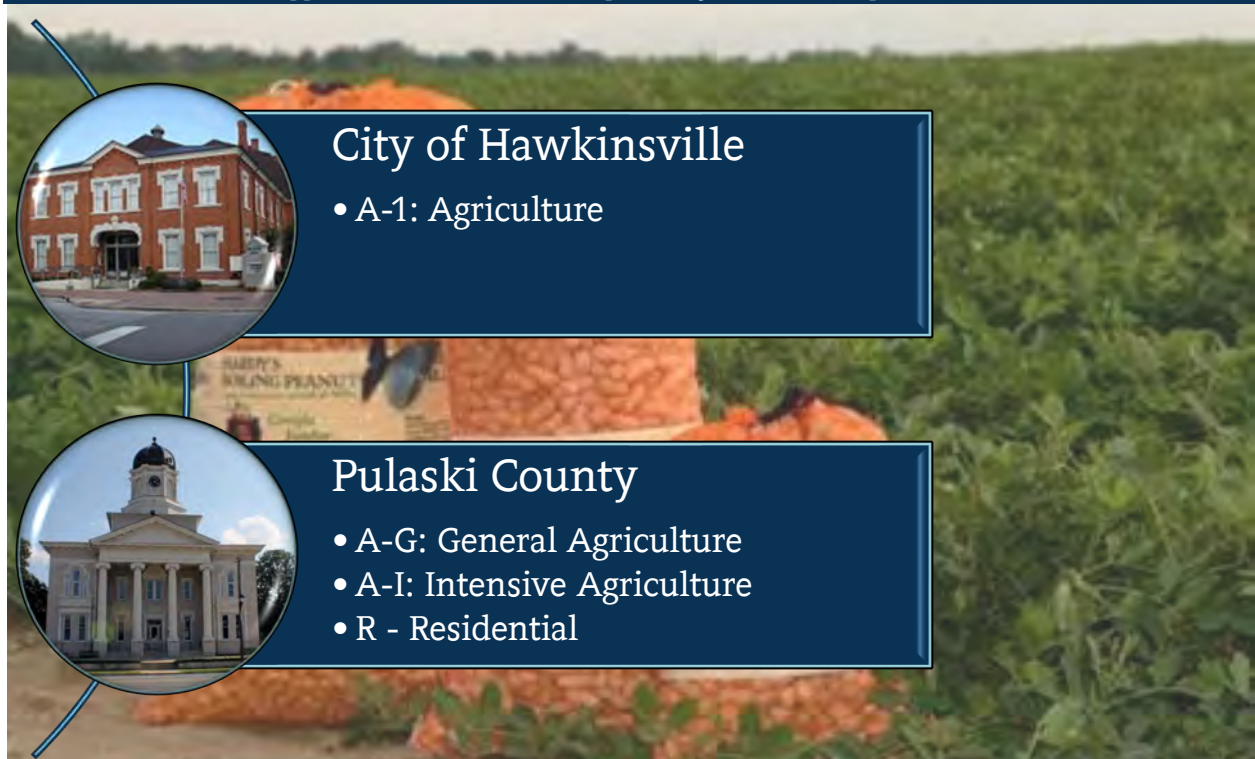
Suggested Development Patterns

- ◆ Very large minimum lot size requirements to limit development density and protect rural character.
- ◆ Protect and preserve agricultural/forestry areas through the use of conservation easements by landowners.
- ◆ Use infrastructure availability to steer development away from prime farmland.

Suggested Implementation Measures

- ◆ Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- ◆ Forest buffers between agricultural lands and new residential development.
- ◆ Minimize rezoning approvals.
- ◆ Work to promote agriculture and related businesses to keep the industry viable.

Suggested Land Use/Zoning Classifications – Agricultural



City of Hawkinsville

- A-1: Agriculture

Pulaski County

- A-G: General Agriculture
- A-I: Intensive Agriculture
- R - Residential

Scenic Byway Corridor

The state-designated Enduring Farmlands Scenic Byway showcases the rural agrarian heritage of the community. The development patterns here very closely match the Agricultural Character Area. However, this corridor may be suited for more stringent regulations on the placements of new signs and incompatible development. An overlay district for the county is one strategy for the corridor. The Enduring Farmlands Scenic Byway starts in downtown Hawkinsville and follows US-129 southbound to the county line, at which point it turns west down Richland Church Road until continuing south along GA-112 in the Finleyson community.



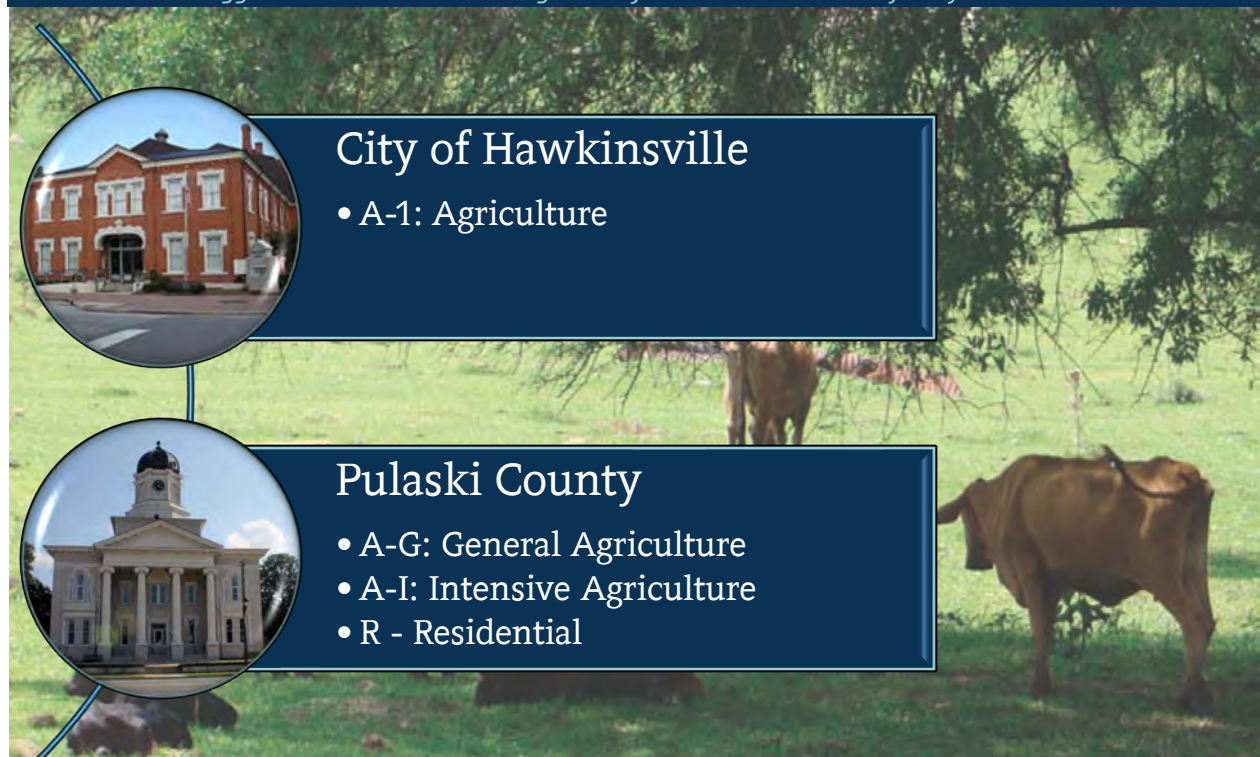
Suggested Development Patterns

- ◆ Establish guidelines on development to protect characteristics with scenic value.
- ◆ Enact guidelines for new development that enhance the scenic value of the corridor and addresses landscaping and architectural design.
- ◆ Very large minimum lot size requirements to limit development density and protect rural character.
- ◆ Protect and preserve agricultural/forestry areas through the use of conservation easements by landowners.
- ◆ Use infrastructure availability to steer development away from prime farmland.
- ◆ Maintain natural vegetation buffer with new developments set-back behind the buffer.
- ◆ Manage access to keep traffic flowing, using directional signage to developments.

Suggested Implementation Measures

- ◆ Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- ◆ Forest buffers between agricultural lands and new residential development.
- ◆ Minimize rezoning approvals.
- ◆ Work to promote agriculture and related businesses to keep the industry viable.
- ◆ Undertake historic preservation activities.
- ◆ Utilize a scenic corridor overlay district.
- ◆ Use bicycle and pedestrian accommodations where appropriate.
- ◆ Restrictions on the number and size of signs and billboards.

Suggested Land Use/Zoning Classifications – Scenic Byway Corridor



City of Hawkinsville

- A-1: Agriculture

Pulaski County

- A-G: General Agriculture
- A-I: Intensive Agriculture
- R - Residential

Rural Residential

The Rural Residential Character Area consists of several scattered areas throughout the county. These are primarily adjacent to major highway corridors or are located on the outskirts of the City of Hawkinsville. This Character Area is primarily residential in terms of land use; however, some light agricultural uses may also be seen. A small corner store may also be appropriate in limited spots across this Character Area. Lot sizes will typically be larger in this area with significant open spaces and a high level of building separation. Some properties may also have land set aside for conservation easements. Overall, the goal of rural residential areas in Pulaski County is to provide quality housing while maintaining an agricultural tradition and a rural natural environment. These properties will typically not have municipal services such as public water and sewage, and in general, only limited provision of these services will be financially feasible or desirable, due to the interest in limiting dense development throughout these rural residential areas.

Suggested Development Patterns

- ✓ Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- ✓ Enlist significant site features (i.e., scenic views, farmland, wetlands) as amenities that shape the identity and character of new development.
- ✓ Encourage compatible architecture styles that maintain rural character.
- ✓ Preserve rural character, viewsheds, and other natural features/resources.
- ✓ Protect water quality with appropriate soil erosion and sedimentation controls.
- ✓ Encourage compatible architecture styles that maintain and reflect the regional rural character and should not include "franchise" or "corporate" architecture.

Suggested Implementation Measures

- ◆ Use of Best Management Practices (BMPs) for erosion and sedimentation control to help protect water quality.
- ◆ Promote the use of conservation subdivisions.
- ◆ Active zoning and land development enforcement.
- ◆ Forest buffers between agricultural lands and new residential development.
- ◆ Monitor for blight and redevelop declining areas of the community.
- ◆ Restrictions on the number and size of signs and billboards.
- ◆ Use bicycle and pedestrian accommodations where appropriate.



Developing Suburban Residential

This Character Area primarily includes the Southern Hills subdivision northwest of downtown Hawkinsville. The development here has followed the pattern of a typical suburban residential subdivision, with the availability of services and infrastructure. Among the differentiating factors from other types of neighborhoods, this subdivision was specifically designed around a golf course as a destination, rather than an organic extension of existing growth. Further, long dead-end streets with cul-de-sacs replace the traditional grid pattern of neighborhoods near downtown. Much of this subdivision was developed in the early 2000s, with development being stymied by the Great Recession. Significant infill opportunities remain in this area, with the opportunity to promote walkability as a guiding principle for future development.

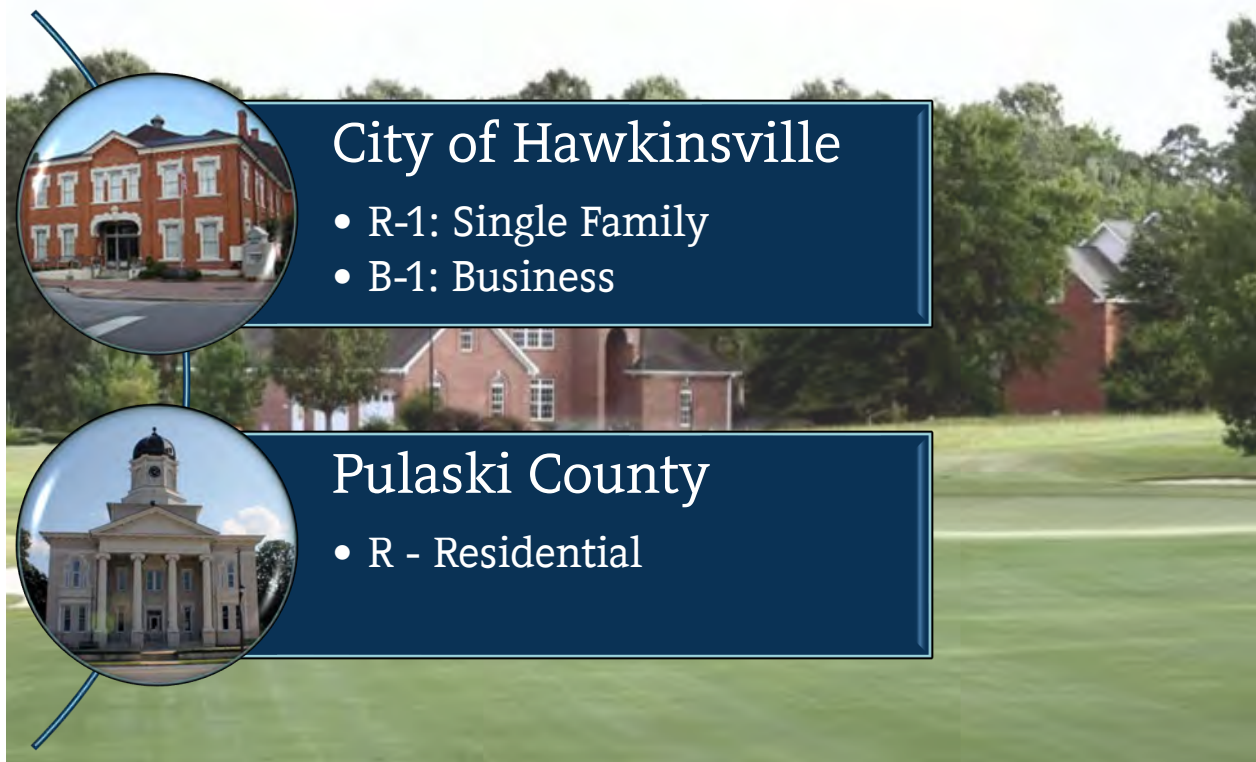
Suggested Development Patterns

- ✓ Promote moderate density, traditional neighborhood development-style residential subdivisions.
- ✓ Encourage good vehicular and pedestrian/bike connectivity to retail/commercial services, as well as internal street connectivity, and connectivity to adjacent properties/subdivisions.
- ✓ Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.

Suggested Implementation Measures

- ◆ Active zoning and land development enforcement.
- ◆ Development and enactment of a local Bicycle-Pedestrian Plan.
- ◆ Wherever possible, connect to a regional network of greenspace and trails.
- ◆ Maintain a complete sidewalk and pedestrian network and provide bicycle facilities.
- ◆ Incentives to developers for consistency with preferred development patterns.
- ◆ Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.

Suggested Land Use/Zoning Classifications – Developing Suburban Residential



Major Highway Corridor

This Character Area consists of developed or undeveloped land on both sides of high-volume roadways or highways, and/or major thoroughfares that serve as entrances or access points to the community. These roadways specifically include U.S. Highway 129/State Route 247, U.S. Highway 129-ALT, and U.S. Highway 341 in the northwestern and eastern parts of the county. Currently, these roads have very modest development and are often buffered by trees on each side. This helps to maintain a mostly rural feel. However, the roads are typically flanked by a scattering of rural residential housing and a variety of small businesses (especially gas stations and convenience stores) in the areas closer to Hawkinsville. These areas would be prime candidates for future strip development if not otherwise managed.

Suggested Development Patterns

- ◆ Focus on appearance with appropriate signage and landscaping.
- ◆ Retrofit or mask existing strip development or other unsightly features as necessary.
- ◆ Cluster development at nodes along corridors, separated by areas of open space.
- ◆ Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- ◆ Maintain natural vegetation buffer with new developments set-back behind the buffer.
- ◆ Manage access to keep traffic flowing, using directional signage to developments.

Suggested Implementation Measures

- ◆ Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- ◆ Forest buffers between agricultural lands and new residential development.
- ◆ Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and a pedestrian crossing refuge.
- ◆ Work to promote agriculture and agriculture-related businesses to keep the agriculture industry viable.
- ◆ Use bicycle and pedestrian accommodations where appropriate.
- ◆ Restrictions on the number and size of signs and billboards.

Suggested Land Use/Zoning Classifications – Major Highway Corridor

City of Hawkinsville

- B-1: Business
- I: Industrial

Pulaski County

- A-G: General Agriculture
- A-I: Intensive Agriculture
- R: Residential
- MU: Mixed Use

In-Town Corridor

The In-Town Corridor picks up from the major highway corridors as one enters into the City of Hawkinsville, including parts of Progress Avenue, Commerce Street (GA-26), and Broad Street. These roads could be described as the gateway corridors to Hawkinsville and are likely to see future development pressures. These high-volume roadways currently have significant amounts of development, and include stretches of strip development, especially along Broad Street. While exact development patterns differ throughout the area, most businesses have large parking lots located between the structure and roadway, leading to large setbacks. As a result, these areas feel less walkable than the downtown core, despite also having a well-developed sidewalk infrastructure. Heavy truck traffic also remains a challenge, especially on Commerce Street, which is otherwise the most walkable street around the downtown area. Working with GDOT to redirect heavy truck traffic, where possible, is a goal for the City; however, the need to cross the Ocmulgee River will ultimately require some truck access through the city.

Suggested Development Patterns

- ◆ Focus on appearance with appropriate signage and landscaping.
- ◆ Retrofit or mask existing strip development or other unsightly features as necessary.
- ◆ Utilize wayfinding tools to provide directional signage to developments.
- ◆ Maintain a complete sidewalk and pedestrian network and provide bicycle facilities.
- ◆ Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.
- ◆ Infill development on vacant sites closer in toward the center of the community.
- ◆ New developments that contain a mix of residential and commercial uses at a small enough scale and proximity to encourage walking between destinations.
- ◆ Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and attractions around the community.
- ◆ In the longer term, reduce setback requirements and encourage parking on the side and rear of new buildings.

Suggested Implementation Measures

- ◆ Seek funding assistance for sidewalk and streetscape enhancements.
- ◆ Encourage commercial infill development.
- ◆ Encourage redevelopment of older existing structures.
- ◆ Monitor for blight and redevelop declining areas of the community.
- ◆ Promote walkability between the corridor and surrounding neighborhoods.
- ◆ Redevelopment of older strip commercial centers instead of new construction further down the strip.
- ◆ Shared parking arrangements that reduce overall parking needs.
- ◆ Parking lots that incorporate on-site stormwater mitigation or landscaped tree islands.
- ◆ Implement a corridor overlay zoning district to guide new development patterns.

Suggested Land Use/Zoning Classifications – In-Town Corridor



Traditional Neighborhood

The traditional neighborhoods around Hawkinsville are typically densely populated residential areas, characterized by small lot sizes and setbacks. As such, these neighborhoods are easily traversed by foot, and neighbors have a high level of interaction with one another. These long-standing residential neighborhoods represent both stable traditional neighborhoods, as well as some traditional neighborhoods in a state of decline due to blight and disinvestment. These neighborhoods typically follow a grid pattern with varied residential densities and the presence of small neighborhood businesses. Within Hawkinsville, these neighborhoods are roughly bounded by Town Creek in the north, Mile Branch in the south, and Hawkinsville High School to the west. Several churches and community facilities are scattered throughout these neighborhoods too, including the old Lumpkin Street School, which is a prime redevelopment opportunity. Outside of the City of Hawkinsville, a few traditional neighborhoods can also be seen across the river in the Hartford area.

Suggested Development Patterns


- ◆ Compatible infill development on vacant or under-utilized properties.
- ◆ Reinforcement of neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties.
- ◆ Appropriately scaled retail establishments serving neighborhood residents.
- ◆ Neighborhood commercial centers on appropriate infill sites to serve area residents.
- ◆ Distribution of affordably priced homes.
- ◆ Maintenance of existing tree cover.

- ◆ Well-designed development that blends into existing neighborhoods.
- ◆ Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

Suggested Implementation Measures

- ◆ Encourage commercial infill development.
- ◆ Encourage redevelopment of older existing structures.
- ◆ Monitor for blight and redevelop declining areas of the community.
- ◆ Pursue funding assistance to aid with housing rehabilitation efforts.
- ◆ Seek funding assistance for sidewalk and streetscape enhancements.
- ◆ Continue implementation of Redevelopment Plan.

Suggested Land Use/Zoning Classifications – Traditional Neighborhood



City of Hawkinsville

- R-2: Single Family
- R-3: Single Family and Two-Family
- R-4: Multi Family
- B-2: Business



Pulaski County

- R: Residential
- MU: Mixed Use
- P/I: Public/Institutional

Light Industrial and Employment Centers

The Character Area of light industrial and employment centers includes a band of businesses that loop around the north side of Hawkinsville. Within this area are most of the county's largest employers: Taylor Regional Hospital, Pulaski State Prison for Women, Hollingsworth & Vose, Cherokee Brick, and the city's downtown industrial district. The character area also encompasses locations surrounding several of these facilities in which office parks and light industrial uses are contained. While each of these facilities is markedly different, there are similarities in the development patterns. The goal of this Character Area is to allow opportunities to expand industry and facilities while preserving surrounding natural features.


Suggested Development Patterns

- ◆ Provide adequate buffers to separate from adjacent uses, especially residential ones.
- ◆ Site plans, building design, and landscaping should be sensitive to surrounding natural features; including landscaping of parking lots.
- ◆ Encourage screening of cars and other unattractive aspects of businesses.
- ◆ Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.
- ◆ Ensure accessibility of jobs to all residents by way of transit, walking, or bicycling.

Suggested Implementation Measures

- ◆ Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- ◆ Pursue compatible, supporting uses to locate in adjacent areas.
- ◆ Provide adequate infrastructure to support large-scale users.
- ◆ Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.
- ◆ Aggressively pursue economic diversification opportunities.
- ◆ Capitalize on programs/curricula of Central Georgia Technical College Workforce Development Center.
- ◆ Incorporate signage and lighting guidelines to enhance the quality of development.

Suggested Land Use/Zoning Classifications – Light Industrial and Employment Centers



City of Hawkinsville

- B-1: Business
- B-2: Business
- I: Industrial
- P: Professional

Pulaski County

- MU: Mixed Use
- P/I: Public/Institutional

Downtown Core

The Downtown Core Character Area consists of Hawkinsville's traditional central business district and the most immediately surrounding commercial areas. This area primarily covers the boundaries of Hawkinsville's Rural Zone designation but also includes the Cotton Mill Lofts and future City Hall site. The area also contains an Opportunity Zone designation. The downtown area is to be maintained as the focal point of the community. It is an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment. Continued revitalization of the Downtown Core is a chief priority for the City of Hawkinsville and is key to driving future economic growth. This should primarily be accomplished by encouraging redevelopment of vacant spaces and new infill development, wherever possible. This focus on an attractive and friendly downtown area will hopefully drive renewed investment in the community.

Suggested Development Patterns

- ◆ A mix of retail, services, restaurants, and offices to serve residents' day-to-day needs.
- ◆ Residential development should reinforce the traditional town center concept through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels.
- ◆ Pedestrian-friendly with strong, walkable connectivity between different uses, as well as connectivity to surrounding neighborhoods.
- ◆ Protect historic properties and encourage rehabilitation with appropriate incentives.
- ◆ New development should be of scale and an architectural design to fit well into the historic fabric of the area.
- ◆ Utilize shared parking arrangements that reduce overall parking needs.

Suggested Implementation Measures

- ◆ Seek funding assistance for sidewalk and streetscape enhancements.
- ◆ Encourage entrepreneurial opportunities.
- ◆ Encourage "greyfield redevelopment" of existing underutilized commercial facilities with mixed-use, walkable development.
- ◆ Promote compatible architectural design for infill structures and when changes are made to existing buildings.
- ◆ Encourage the creation of upper floor residential uses in downtown commercial buildings.
- ◆ Promote downtown as an entertainment/tourism destination.
- ◆ Restrict heavy truck traffic where possible to encourage walking and biking.
- ◆ Implement recommendations from the 2020 Downtown Strategic Plan and the Hawkinsville-Pulaski County Urban Redevelopment Plan.

Suggested Land Use/Zoning Classifications – Downtown Core



City of Hawkinsville

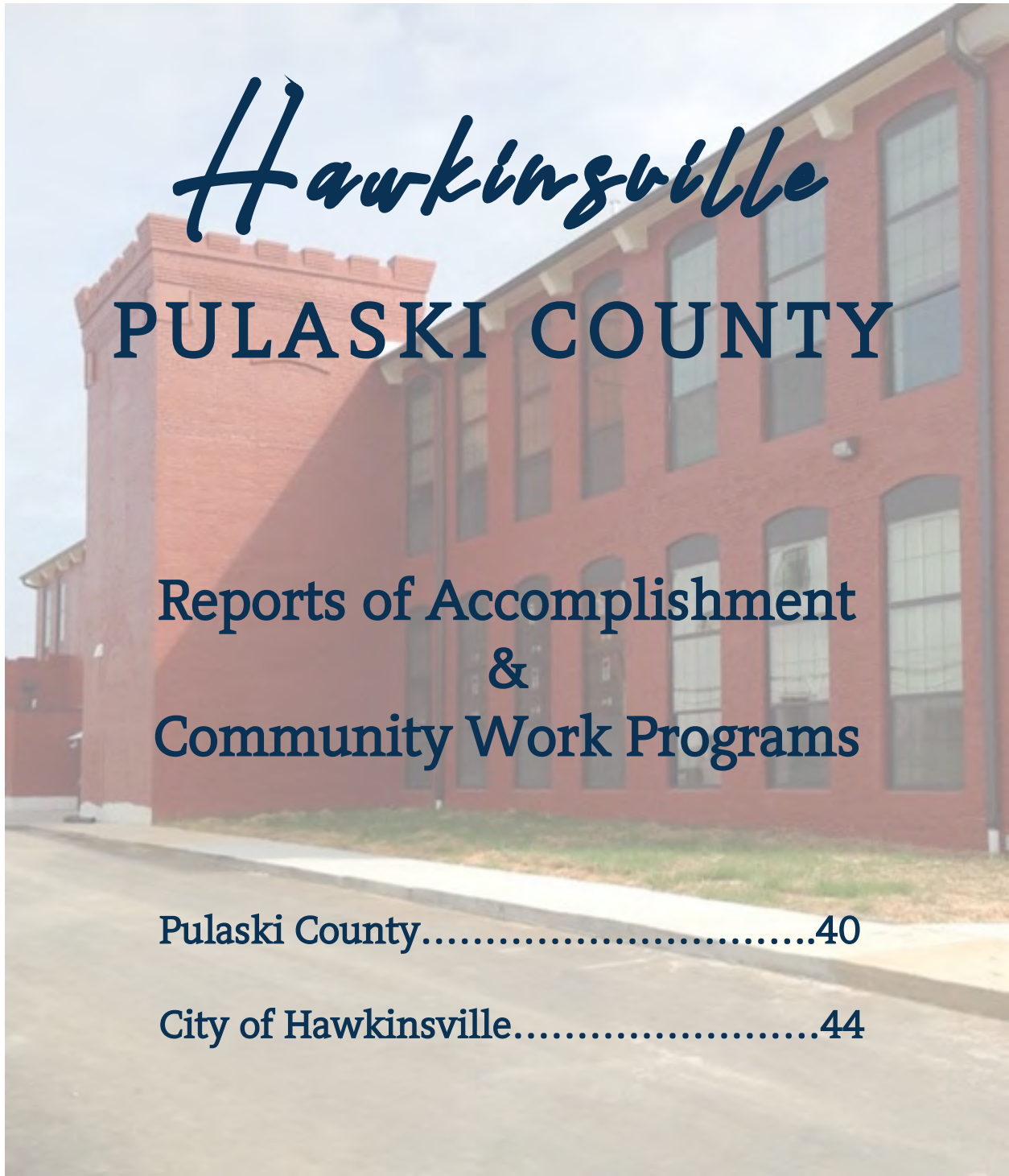
- R-4: Multi Family
- B-2: Business
- I: Industrial
- Historic District Overlay



Pulaski County

- n/a





Hawkinsville

PULASKI COUNTY

Reports of Accomplishment & Community Work Programs

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Pulaski County
2017 - 2021 Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
Economic Development					
1. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.)	✓				
2. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign		✓			Ongoing effort
3. Promote young adults to remain or return to the community		✓			Ongoing effort
Housing					
1. Develop resources for first-time homebuyers		✓			Ongoing effort
2. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock		✓			Ongoing effort
3. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations		✓			Have hired a new Code Enforcement Official to support this work.
Natural and Cultural Resources					
1. Preservation of Lumpkin Street School		✓			Ongoing effort
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)		✓			Significant improvements underway at Veteran's Park and around new City Hall complex.
3. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center				✓	Property has been sold to a private developer.
Land Use					
1. Evaluate the current land use and potential for change		✓			Ongoing effort
Community Services					
1. Construct an additional nursing home				✓	No longer a priority.
2. Renovate or construct new senior center to address deficiencies of current facility (bathrooms, building layout, deteriorating structure).		✓			Ongoing effort
Intergovernmental Coordination					
1. Complete City/County Consolidation Study	✓				
2. Consolidate services based on study findings	✓				

Pulaski County
2017 - 2021 Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
Transportation					
1. Secure funding for the Hawkinsville Pulaski County Airport runway expansion; acquire old tracking station property	✓				All needed runway improvements have been completed. Tracking Station is no longer a priority.
2. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone				✓	Not a significant priority on county roads.
3. Market the availability of and expand public transportation options		✓			Services have been expanded, but additional marketing is needed.
Education					
1. Support the school systems efforts to further student enrichment with the expansion and introduction of programs like tutoring and mentorship programs				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.
2. Contribute additional funding for technology improvements and advancements.				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.
3. Promote the advancement of the CGTC Workforce Development Center programs				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.

Pulaski County
2022 - 2026 Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Economic Development					
1. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2022-2026	\$20,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget	ED: N-1, ED: N-3
2. Engage with young adults about remaining in or returning to the community	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	ED: N-2, H: N-2
3. Evaluate opportunity for a small spec building (approx. 10,000 square feet)	2023-2024	Staff Time	City of Hawkinsville, Pulaski County	Budget	ED: N-2
4. Develop and market tourism opportunities.	2022-2026	\$25,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget, Grants, Georgia Department of Economic Development	ED: N-3
5. Coordinate with local farmers to build a network for agritourism	2022-2026	Staff Time	Pulaski County, Chamber of Commerce	Budget, Grants, Georgia Department of Economic Development	ED: N-3
6. Promote Taylor Regional Hospital in surrounding communities as a quality healthcare destination.	2022-2026	Staff Time	Pulaski County, Chamber of Commerce	Budget	ED: N-2
7. Enhance partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	ED: N-2
Housing					
1. Develop resources for first-time homebuyers	2022-2026	Staff Time	City of Hawkinsville, Pulaski County	Budget	H: N-2
2. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2022-2026	\$500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs, USDA-Rural Development	Grants	H: N-1
3. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, Nonprofit Housing Organizations	Budget	H: N-1
4. Provide educational opportunities for landlords to learn how to maintain rental properties and follow local regulations	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, Contractors	Budget	H: N-1, H: N-2
Natural and Cultural Resources					
1. Preservation of Lumpkin Street School	2022-2026	\$2,000,000	Deacons and Stewards Association, Pulaski County	Georgia Department of Community Affairs	NR: N-2
2. Undertake improvements to Mile Branch Park, including an amphitheater and new picnic tables and benches.	2022-2026	\$250,000	City of Hawkinsville, Pulaski County, MGRC, Ocmulgee Water Trail Partnership	Georgia Department of Natural Resources, Grants	NR: N-1, NR: N-3
3. Renovate or construct new senior center to address deficiencies of current facility (bathrooms, building layout, deteriorating structure).	2020-2022	\$1,000,000	Pulaski County	Grants, Loans, SPLOST, General Fund	NR: N-3
4. Develop programming and a facility for a future Boys and Girls Club in Hawkinsville.	2024-2026	\$1,000,000	City of Hawkinsville, Pulaski County	Grants, SPLOST	NR: N-3

Pulaski County
2022 - 2026 Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Infrastructure					
1. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority	2025-2026	Staff Time	City of Hawkinsville, Pulaski County, Hartford Water Authority	Budget, Grants	I: N-2, I: N-4
Public Safety					
1. Pursue funding opportunities to hire more full-time firefighters	2022-2026	Staff Time	Pulaski County	Budget, Grants	PS: N-1
2. Explore funding for three new fire department substations	2022-2026	\$300,000	Pulaski County	Grants, Loans, SPLOST, General Fund	PS: N-3
3. Replace aging fire engines and pumpers from county fleet.	2022-2026	\$400,000	Pulaski County	Grants, Loans, SPLOST, General Fund	PS: N-2
4. Add a new ambulance stationed within the county.	2022-2026	\$150,000	Pulaski County	Grants, Loans, SPLOST, General Fund	PS: N-5
5. Provide additional office space in back of fire department HQ	2022-2026	Staff Time	Pulaski County	Budget	PS: N-3
6. Construct a new animal shelter	2022-2026	\$300,000	City of Hawkinsville, Pulaski County	Grants, Loans, SPLOST, General Fund	PS: N-4
7. Establish combined 911 service with Bleckley County	2022-2026	Staff Time	Pulaski County	Budget, Loans, SPLOST	PS: N-5
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.	2022-2026	\$30,000	City of Hawkinsville, Pulaski County, GDOT	Georgia Department of Transportation, Federal Aviation Administration	T: N-4
2. Market the availability of public transit options	2022-2026	Staff Time/ \$25,000	City of Hawkinsville, Pulaski County	Budget	T: N-2
Broadband					
1. Pursue Georgia Broadband Ready Designation	2022	Staff Time	Pulaski County, MGRC	Budget	B: N-1, B: N-2, B: N-3
2. Support grant applications and other plans by Ocmulgee EMC for broadband service east of the river.	2022-2026	Staff Time	Pulaski County	Budget	B: N-1, B: N-2, B: N-3
Land Use					
1. Evaluate the current land use and potential for change	2022-2026	Staff Time	City of Hawkinsville, Pulaski County	Budget	LU: All Character Areas

City of Hawkinsville
2017 - 2021 Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
Economic Development					
1. Facade and Landscape Improvement Grant Program for downtown businesses	✓				Implemented in 2017, will continue to do.
2. Repurpose Old Mill building into a community space.	✓				
3. Attract micro-industry to Hawkinsville. (e.g., craft brewery and local artisans)		✓			Ongoing effort
4. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.)	✓				
5. Support the revitalization of the Downtown Development Authority	✓				DDA reenergized by recent planning process. DDA work will continue.
6. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign		✓			Ongoing effort
7. Promote young adults to remain or return to the community		✓			Ongoing effort
Housing					
1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation		✓			Ongoing effort
2. Develop resources for first-time homebuyers		✓			Ongoing effort
3. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock		✓			Have received several grants and will continue to pursue.
4. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations		✓			Have hired a new Code Enforcement Official to support this work.
Natural and Cultural Resources					
1. Funding for Opera House and marketing		✓			Ongoing effort
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)		✓			Significant improvements underway at Veteran's Park and around new City Hall complex.
3. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center				✓	Property has been sold to a private developer.

City of Hawkinsville
2017 - 2021 Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
4. Maintain and make improvements to all city-owned parks		✓			Improvements have been made at Colson Park and Henley Park. Additional improvements needed at Cabero Park
Land Use					
1. Evaluate the current land use and potential for change		✓			Ongoing effort
Community Services					
1. Renovate south wastewater treatment plant; expand north wastewater treatment plant	✓				
2. Construct a water tower in the Industrial Park			✓		Have not pursued at Industrial Park, greater need is for a general water tower to serve the city.
3. Construct/upgrade downtown parking that includes paving, landscaping, and lighting in areas around the City Hall and Opera House (Jackson/Commerce/Lumpkin/ Broad Streets)		✓			Traffic analysis has been done. Construction work is ongoing.
4. Construct a new City Hall		✓			Underway - funding secured from USDA.
5. Complete Opera House renovations-HVAC, etc.	✓				
6. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority			✓		Not a priority until additional Hawkinsville improvements are made.
7. Construct indoor skateboard park/facility		✓			Underway, but will be an outdoor facility instead.
8. Construct an additional nursing home				✓	No longer a priority.
9. Update sewer services in Downtown Hawkinsville and Northeast portions of the City. Streets include North Lumpkin, MLK Blvd, North Dooley Street, 6th Street.	✓				CDBG project completed in 2021.
10. Update water services in Downtown Hawkinsville and Northeast portions of the City. Streets include North Lumpkin, MLK Blvd, North Dooley Street, 6th Street.		✓			Ongoing effort
11. Replace terracotta water and sewer pipes in historic Hawkinsville neighborhoods.		✓			Ongoing effort
12. Replace sewer infrastructure in residential neighborhoods north of Commerce Street.		✓			Ongoing effort

City of Hawkinsville
2017 - 2021 Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
13. Enhance drainage infrastructure in residential neighborhoods, north of Commerce Street.		✓			Ongoing effort
Intergovernmental Coordination					
1. Complete City/County Consolidation Study	✓				
2. Consolidate services based on study findings	✓				
Transportation					
1. Secure funding for the Hawkinsville Pulaski County Airport runway expansion; acquire old tracking station property	✓				All needed runway improvements have been completed. Tracking Station is no longer a priority.
2. Apply for grant funding to maintain and/or improve streetscapes and sidewalks		✓			Ongoing effort
3. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone		✓			Is an ongoing effort, particularly in downtown Hawkinsville
4. Market the availability of and expand public transportation options		✓			Services have been expanded, but additional marketing is needed.
Education					
1. Support the school systems efforts to further student enrichment with the expansion and introduction of programs like tutoring and mentorship programs				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.
2. Contribute additional funding for technology improvements and advancements				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.
3. Promote the advancement of the CGTC Workforce Development Center programs				✓	Not priorities within scope of City or County. Board of Education is deploying ARPA funding to assist in all areas.

City of Hawkinsville
2022 - 2026 Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
Economic Development					
1. Attract micro-industry to Hawkinsville. (e.g., craft brewery and local artisans)	2022-2026	Staff Time	City of Hawkinsville, Downtown Development Authority	Small Business Development Center, Georgia Department of Community Affairs	ED: N-1, ED: N-2, ED: N-3
2. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2022-2026	\$20,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget	ED: N-1, ED: N-3
3. Engage with young adults about remaining in or returning to the community	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	Budget	ED: N-2, H: N-2
4. Implement RSVP Scope of Work to support downtown revitalization	2022-2026	\$500,000	City of Hawkinsville, Georgia Department of Community Affairs, Georgia Municipal Association, United Pulaski, UGA Archway Partnership	Budget, Grants	ED: N-1, ED: N-3
5. Redesign Commerce Street to improve access to businesses	2022-2026	\$500,000	City of Hawkinsville	Budget, Grants	ED: N-1, T: N-3
6. Enact new downtown zoning overlay to permit loft apartments and residential living spaces in downtown Hawkinsville.	2022-2026	Staff Time	City of Hawkinsville	Budget	ED: N-1, H: N-2
7. Market Rural Zone and Opportunity Zone designations to property owners to encourage new downtown investment.	2022-2026	Staff Time	City of Hawkinsville, Downtown Development Authority	Budget	ED: N-1, ED: N-2
8. Evaluate opportunity for a small spec building (approx. 10,000 square feet)	2023-2024	Staff Time	City of Hawkinsville, Pulaski County	Budget	ED: N-2
9. Develop and market tourism opportunities.	2022-2026	\$25,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget, Grants, Georgia Department of Economic Development	ED: N-3
10. Increase diversity of programming at the Hawkinsville Opera House	2022-2026	Staff Time	City of Hawkinsville, Arts Council	Budget	ED: N-3
11. Coordinate Opera House events with downtown merchants and restaurants to provide mutually beneficial operating hours.	2022-2026	Staff Time	City of Hawkinsville, Chamber of Commerce	Budget	ED: N-3
12. Enhance partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	ED: N-2
Housing					
1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation	2022-2026	Staff Time	City of Hawkinsville, Law Enforcement, UGA Archway Partnership	Budget	H: N-1
2. Develop resources for first-time homebuyers	2022-2026	Staff Time	City of Hawkinsville, Pulaski County	Budget	H: N-2

City of Hawkinsville
2022 - 2026 Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
3. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2022-2026	\$500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs	Grants	H: N-1
4. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations	2022-2026	\$500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs, USDA-Rural Development	Grants	H: N-1
5. Provide educational opportunities for landlords to learn how to maintain rental properties and follow local regulations	2022-2026	Staff Time	City of Hawkinsville, Pulaski County, Nonprofit Housing Organizations	Budget	H: N-1
6. Pursue GICH Alumni certification	2022-2025	\$3,000	City of Hawkinsville	Budget	H: N-3
Natural and Cultural Resources					
1. Funding for Opera House and marketing	2022-2026	\$125,000	Hawkinsville-Pulaski County Arts Council, City of Hawkinsville	Budget, Grants	NR: N-2
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)	2022-2026	\$250,000	City of Hawkinsville, Pulaski County, MGRC, Ocmulgee Water Trail Partnership	Georgia Department of Natural Resources, Grants	NR: N-1, NR: N-3
3. Maintain and make improvements to all city-owned parks	2022-2026	\$100,000	City of Hawkinsville	Grants	NR: N-3
4. Construct skateboard park	2022-2026	\$250,000	City of Hawkinsville	Grants	NR: N-3
5. Develop programming and a facility for a future Boys and Girls Club in Hawkinsville.	2024-2026	\$1,000,000	City of Hawkinsville, Pulaski County	Grants, SPLOST	NR: N-3
Infrastructure					
1. Construct a new water tower	2022-2026	\$400,000	City of Hawkinsville	Budget, Grants	I: N-2, I: N-3
2. Construct a new City Hall	2022-2026	\$1,000,000	City of Hawkinsville	SPLOST	I: N-3
3. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority	2025-2026	Staff Time	City of Hawkinsville, Pulaski County, Hartford Water Authority	Budget, Grants	I: N-2, I: N-4
4. Update water services in Downtown Hawkinsville and northeast portions of the city. Streets include North Lumpkin, MLK Blvd, North Dooley Street, 6th Street.	2022-2026	\$2,000,000	City of Hawkinsville	Budget, Grants, SPLOST	I: N-2, I: N-3
7. Replace terracotta water and sewer pipes in historic Hawkinsville neighborhoods.	2022-2026	\$5,000,000	City of Hawkinsville	Budget, Grants, SPLOST	I: N-2, I: N-3
8. Replace sewer infrastructure in residential neighborhoods north of Commerce Street.	2022-2026	\$700,000	City of Hawkinsville	Budget, Grants, SPLOST	I: N-2, I: N-3
9. Enhance drainage infrastructure in residential neighborhoods, north of Commerce Street.	2022-2026	\$1,000,000	City of Hawkinsville	Budget, Grants, SPLOST	I: N-2, I: N-3, I: N-5
10. Implement a stormwater fee and undertake drainage improvements in neighborhoods that do not qualify for grant funding.	2022-2026	Staff Time	City of Hawkinsville	Budget, Loans, SPLOST	I: N-2, I: N-5

City of Hawkinsville
2022 - 2026 Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
11. Implement public education campaign to eliminate F.O.G. in the city sewer system.	2022-2026	Staff Time	City of Hawkinsville	Budget	I: N-1
12. Target Community Development Block Grant applications in the areas south of downtown and expand the City's Revitalization Area Strategy accordingly.	2022-2026	Staff Time	City of Hawkinsville, MGRC	Budget, Grants	I: N-2, I: N-3
Public Safety					
1. Construct a new animal shelter	2022-2026	\$300,000	City of Hawkinsville, Pulaski County	Budget, Grants, SPLOST	PS: N-4
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.	2022-2026	\$30,000	City of Hawkinsville, Pulaski County, GDOT	Georgia Department of Transportation, Federal Aviation Administration	T: N-4
2. Apply for grant funding to maintain and/or improve streetscapes and sidewalks	2022-2026	Staff Time/ \$250,000	City of Hawkinsville, Downtown Development Authority	Budget, Georgia Department of Transportation	T: N-3
3. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone	2022-2026	Staff Time	City of Hawkinsville, Pulaski County	Budget	T: N-1, T: N-3
4. Market the availability of public transit options	2022-2026	Staff Time/ \$25,000	City of Hawkinsville, Pulaski County	Budget	T: N-2
5. Enact a golf cart ordinance	2022-2026	Staff Time	City of Hawkinsville	Budget	T: N-1
6. Construct/upgrade downtown parking that includes paving, landscaping, and lighting in areas around the City Hall and Opera House (Jackson St., Commerce St., Lumpkin St., and Broad St.)	2022-2026	\$500,000	City of Hawkinsville	Grants, SPLOST	T: N-1, I: N-3 LU: In-Town Corridor, LU: Downtown Core
Broadband					
1. Pursue Georgia Broadband Ready Designation	2022	Staff Time	City of Hawkinsville, MGRC	Budget	B: N-1, B: N-2, B: N-3
Land Use					
1. Evaluate the current land use and potential for change	2022-2026	Staff Time	City of Hawkinsville, Pulaski County	Budget	LU: All Character Areas



Hawkinsville

PULASKI COUNTY

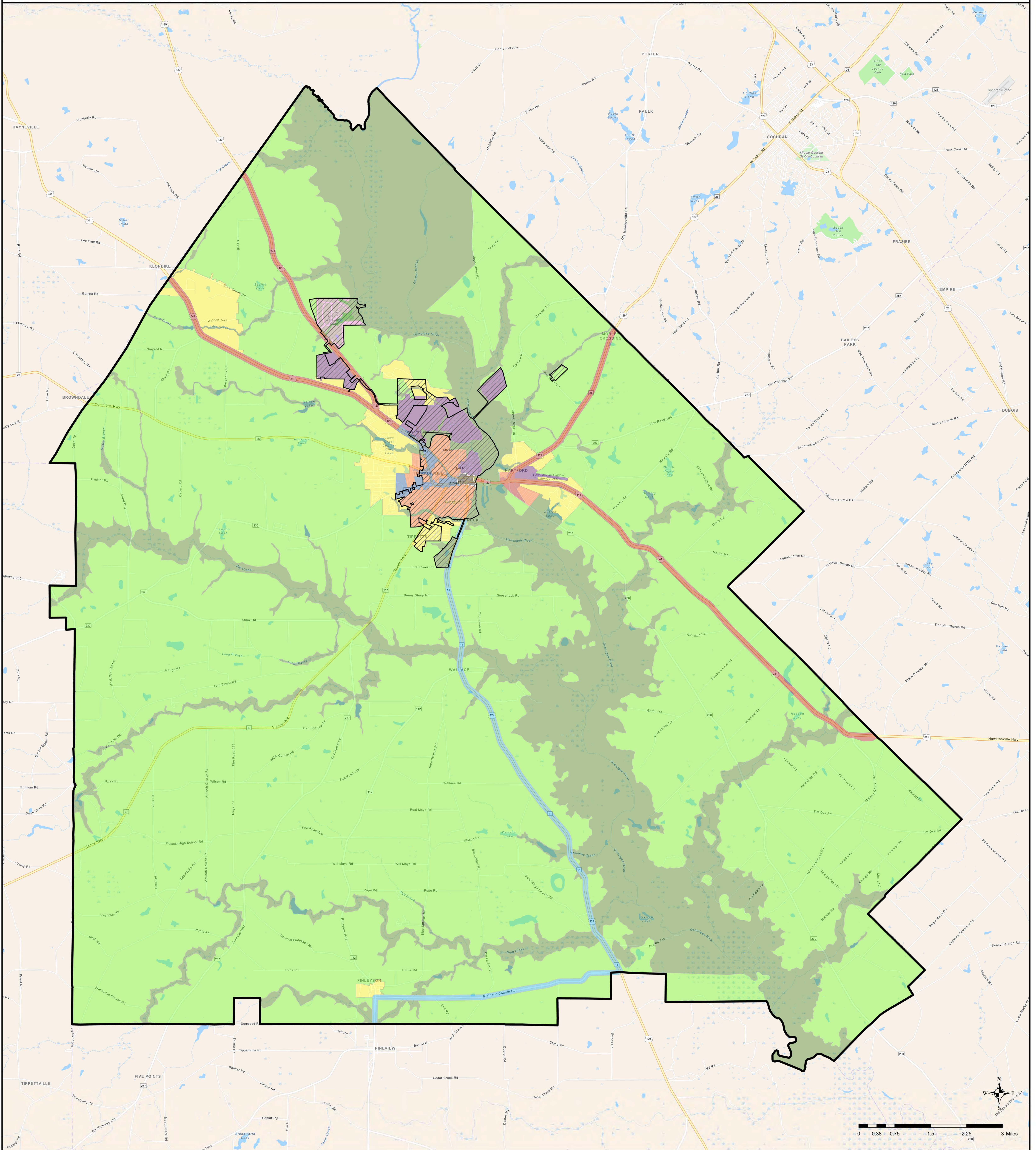
Appendices

Appendix A
Appendix B
Appendix C
Appendix D
Appendix E

Pulaski County Character Area Map
City of Hawkinsville Character Area Map
Steering Committee Documentation
Public Hearing Documentation
Adoption Resolutions

Appendix A
Pulaski County Character Area Map

Pulaski County Character Areas



Legend

- Municipal Boundaries
- County Boundaries
- Character Areas**
- Agricultural
- Conservation and Greenspace
- Developing Suburban
- Downtown
- In-Town Corridor
- Light Industrial
- Major Highway Corridor
- Rural Residential
- Scenic Byway Corridor
- Traditional Neighborhood

Map compiled by the Middle Georgia Regional Commission (MGRC) in September 2021. The information represented on this map is compiled from a variety of geospatial data sources, including MGRC but not limited to other organizations. Primary data sources include the following: MGRC, Pulaski County, Esri, HERE, Garmin, SafeGraph, MET/INASA, USGS, EPA, NPS, USDA. The intended use of this map is for general planning and reference purposes only. MGRC makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on the map.

Please contact the Middle Georgia Regional Commission for more information about this map.

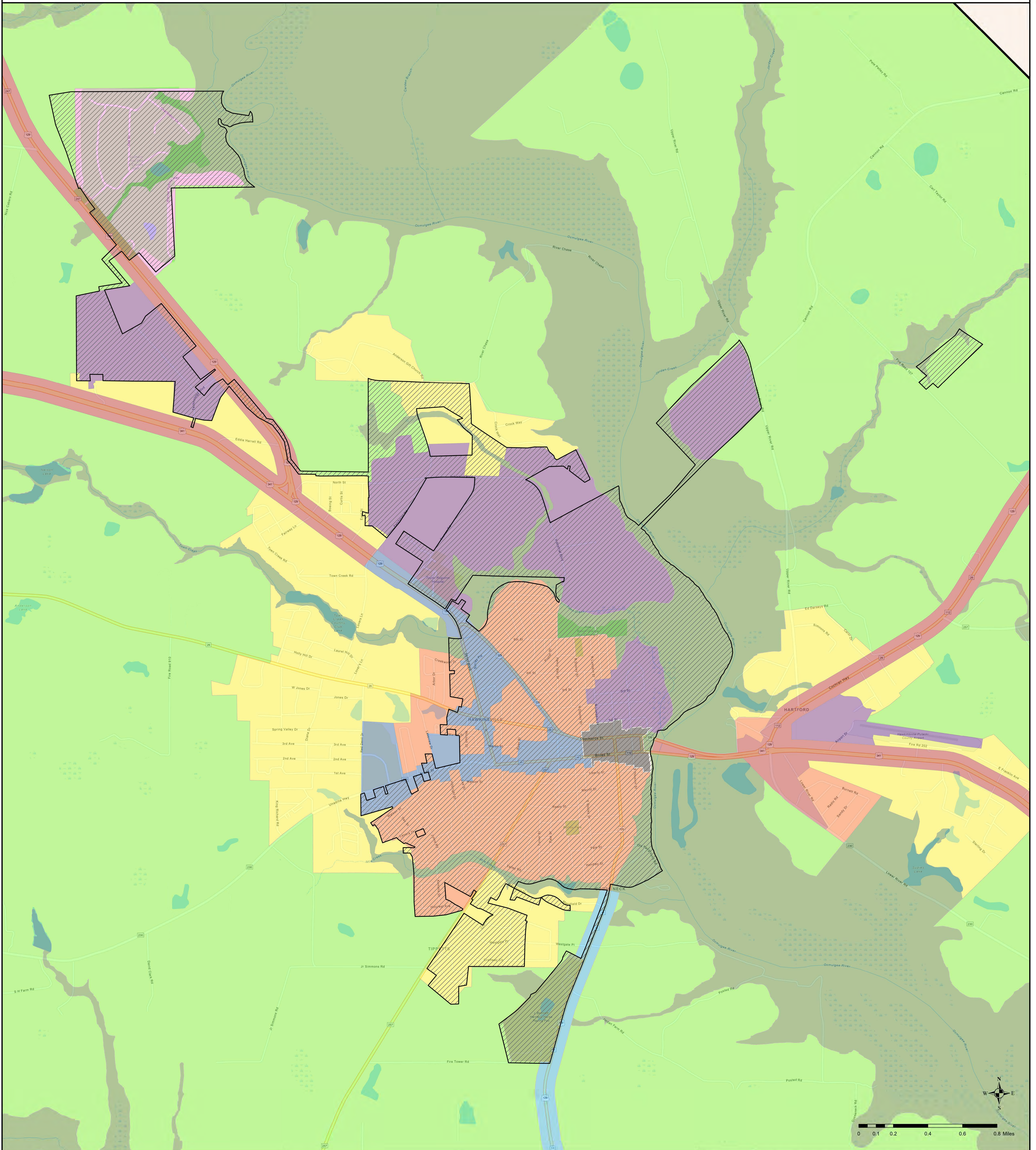


175 Emery Highway, Suite C | Macon, Georgia 31217 | (478) 751-6160 main | email: info@mg-rc.org

Appendix B

City of Hawkinsville Character Area Map

City of Hawkinsville Character Areas



Legend

- Municipal Boundaries
- County Boundaries
- Character Areas**
- Agricultural
- Conservation and Greenspace
- Developing Suburban
- Downtown
- In-Town Corridor
- Light Industrial
- Major Highway Corridor
- Rural Residential
- Scenic Byway Corridor
- Traditional Neighborhood

Map compiled by the Middle Georgia Regional Commission (MGRC) in September 2021. The information represented on this map is compiled from a variety of geospatial data sources, including MGRC but not limited to other organizations. Primary data sources include the following: MGRC, City of Hawkinsville, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA. The intended use of this map is for general planning and reference purposes only. MGRC makes no warranty, representation, or guarantee as to the content, accuracy, timeliness, or completeness of the information provided herein and shall assume no liability for errors, omissions or inaccuracies on the map.

Please contact the Middle Georgia Regional Commission for more information about this map.



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Appendix C
Steering Committee Documentation

**Pulaski County and City of Hawkinsville
Joint Comprehensive Plan Stakeholder Sessions
Day 1
Pulaski County Annex Friday, March 10, 2021, 9:00 a.m.**

Agenda

- | | | |
|------------|---|------------------------------|
| 9:00 a.m. | Housing Stakeholder Session <ul style="list-style-type: none">- Overview of Comprehensive Plan- Timeline- Visioning Exercise- Housing Challenges- Housing Needs and Opportunities- Housing Goals | Dean Nelson, MGRC |
| 10:30 a.m. | Economic Development Stakeholder Session <ul style="list-style-type: none">- Overview of Comprehensive Plan- Timeline- Visioning Exercise- Areas of Growth for Hawkinsville and Pulaski County- Challenges to Economic Development- Opportunities for Economic Development- Economic Development Goals | Dean Nelson, MGRC |
| 11:30 a.m. | Lunch | |
| 1:00 p.m. | Broadband Stakeholder Session <ul style="list-style-type: none">- Overview of Comprehensive Plan- Timeline- Visioning Exercise- DCA and FCC Broadband Coverage Standards- Community Concerns (Needs) for Broadband Connectivity- Opportunities for Expansion of Broadband within the Community- Goals for Broadband Access | Susan Landfried, MGRC |
| 2:30 p.m. | Cultural and Natural Resources Stakeholder Session
MGRC <ul style="list-style-type: none">- Overview of Comprehensive Plan- Timeline- Visioning Exercise- Needs and Opportunities group exercise- Exercise to Align Needs and Opportunities with Goals for this element | Susan Landfried, |
| 3:30 p.m. | Adjourn | |

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
HOUSING STAKEHOLDER MEETING**

SIGN IN

March 10, 2021, 9:00 a.m. | Pulaski County Annex

Name	Phone	Email
Sara Myers	478-892-3240	Sara@hawkinsvillega.net
Ramsey Howard	478-231-8381	ramseyhoward@me.com
Mary B. Colson	478 230-3091	mary.colson@cs.tel.net
Jessica Davies	478-867-2024	jessica@hawkinsvillega.net
Maggie Bloodworth	478 783 7486	mbloodworth@pulaski.k12.ga.us
Petronia Jones-Lynn	229 478-892-3240	petronia@hawkinsvillega.net
Jenna Mashburn	478 783 4154	jmashburn@pulaskico.com
Scott Fisker	783-4036	scottfisker@sunmarkbank.com

**Pulaski County and City of Hawkinsville
Joint Comprehensive Plan Stakeholder Sessions
Day 2
Pulaski County Annex Friday, March 11, 2021, 9:00 a.m.**

Agenda

- 9:00 a.m. **Public Infrastructure Stakeholder Session** **David Lane, MGRC**
- Overview of Comprehensive Plan
- Timeline
- Visioning Exercise
- Mapping of Needed Infrastructure: water, sewer, and stormwater drainage
- Needs and Opportunities
- Goals for Public Infrastructure
- 10:30 a.m. **Transportation Stakeholder Session** **Dean Nelson, MGRC**
- Overview of Comprehensive Plan
- Timeline
- Visioning Exercise
- Transportation Challenges and Opportunities
 - Public Transportation, Existing Roads, Alternative Transportation, Road Safety
- Exercise to Develop Goals for Transportation
- 11:30 a.m. Lunch
- 1:00 p.m. **Public Safety Stakeholder Session** **David Lane, MGRC**
- Overview of Comprehensive Plan
- Timeline
- Visioning Exercise
- Challenges and Opportunities related to public safety, and related services
- Goals for Public Safety
- 2:30 p.m. **Adjourn**

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
PUBLIC SAFETY STAKEHOLDER MEETING**

SIGN IN

March 11, 2021, 1:00 p.m. | Pulaski County Annex

Name	Phone	Email
Dawana Hunter	478-230-8677	dawanahunter82@gmail.com
Danny Boss	229-938-2421	danny.g@mgenc.com
KAROL STOKES	478-733-2571	STOKES501@outlook.com
Sara Myers	478-892-3240	sara@hawkinsvillega.net
John Ross Jr	478-230-1320	
LESLIE P SEWELL	478-214-3223	pulaskiema@cstel.net
Robert O. Herman	229-938-9962	rherman052458@gmail.com
Jenna Mashburn	478 7834154	jmashburn@pulaskico.com
MAYOR MICHAEL TURNER	478-793-1521	turnerpulaskico.comsouth.net

**Pulaski County and City of Hawkinsville
Community Works Program Stakeholder Meeting
Pulaski County Annex Friday, August 6, 2021, 8:30 a.m.**

Agenda

Introduction	Greg Boike
Community Work Program	
1. Economic Development	Dean Nelson
2. Housing	Dean Nelson
3. Natural & Cultural Resources	David Lane
Break	
4. Land Use	Greg Boike
5. Infrastructure	David Lane
6. Broadband	Greg Boike
Break	
7. Public Safety	David Lane
8. Transportation	Dean Nelson
9. Other	

Appendix D
Public Hearing Documentation

Public Hearing Notice For Pulaski County

Comprehensive Plan - Community Work Program Update

A public hearing will be held Monday, March 1, 2021, at 9:30 a.m. at Pulaski County Courthouse Annex, 45 South Lumpkin Street, Hawkinsville, GA 31036.

The purpose of this hearing is to brief the community on an amendment to the Pulaski County Community Work Program under the 2017 Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville and to receive comments on the amendment from residents.

All community members are invited to attend the public hearing. For additional information, please contact Susan Landfried, Senior Government Services Specialist, Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact Laurie Obert-Thorn, County Clerk at (478) 783-4154 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

them, He felt their pain. He was empathetic to their loss. Jesus also foreknew, in a few short days, He would be dying on the cross for the sins of humanity. Since Jesus was both God and man, weeping represented His humanity.

We all have a hope to cling to, for the scripture states the time will come when "God will wipe all tears from our eyes, and there will be no more death, suffering, crying, or pain." My sincere wish for you is: "May God draw near to you, provide a sheltering angel to protect you, assign the Holy Spirit to guide you, and send Jesus to come into your heart."

The Federal Communications Commission (FCC) Antenna Structure Registration (ASR Form 854) file number is A1184332. Interested persons may review the application at www.fcc.gov/asr/applications by entering the file number.

Environmental concerns may be raised by filing a Request for Environmental Review at www.fcc.gov/asr/environmentalrequest within 30 days of the date that notice of the project is published on the FCC's website. FCC strongly encourages online filing.

**A mailing address for a paper filing is:
FCC Requests for Environmental Review,
ATTN: Ramon Williams,
445 12th Street SW,
Washington, DC 20554.**

Public Hearing Notice For The City Of Hawkinsville

Comprehensive Plan - Community Work Program Update

A public hearing will be held Monday, March 1, 2021, at 3:30 p.m. at Hawkinsville City Hall, located at 96 Broad Street, Hawkinsville, GA 31036. The purpose of this hearing is to brief the community on an amendment to the Hawkinsville Community Work Program under the 2017 Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville and to receive comments on the amendment from residents.

All community members are invited to attend the public hearing. For additional information, please contact Susan Landfried, Senior Government Services Specialist, Middle Georgia Regional Commission, at (478) 751-6160.

Persons with special needs relating to disability access or foreign language should contact Sara Myers, City Manager at (706) 485-3311 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Public Hearing Notice For Pulaski County And The City Of Hawkinsville

Joint Comprehensive Plan Update

A public hearing will be held on Monday, March 1, at 5:00 p.m., at the Pulaski County Courthouse Annex, 45 South Lumpkin Street, Hawkinsville, GA 31036. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan, opportunities for public participation, and to obtain input on the proposed planning process.

All community members are invited to attend the Public Hearing. For additional information, please contact Susan Landfried, Senior Government Services Specialist with the Middle Georgia Regional Commission, at (478) 751-6160 or slandfried@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact Laurie Obert-Thorn, County Clerk at (478) 783-4154 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
March 1, 2021, 5:00 p.m. | Pulaski County Annex**

- | | |
|------------------------------------|--------|
| 1. Welcome & Introductions | MGRC |
| 2. Comprehensive Planning Overview | MGRC |
| 3. Planning Process | MGRC |
| 4. Next Steps | MGRC |
| 6. Questions/Comments | MGRC |
| 5. Public Feedback Opportunity | Public |

Please take the Comprehensive Plan survey!
www.surveymonkey.com/r/PulaskiCompPlan

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Susan Landfried	slandfried@mg-rc.org
Dean Nelson	dnelson@mg-rc.org
David Lane	dlane@mg-rc.org

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN PUBLIC HEARING

PUBLIC HEARING SIGN IN
March 1, 2021, 5:00 p.m. | Pulaski County Annex

Name	Phone	Email
Bernice Banks	478-983-1979	b-bernic@bellsouth.net
Chesny Taylor	478.636.9033	ctaylor31036@yahoo.com
Sara Myers	478-892-3240	Sara@hawkinsvillega.net
Jennamashburn		

PUBLIC HEARING NOTICE PULASKI COUNTY AND THE CITY OF HAWKINSVILLE Joint Comprehensive Plan Update

A public hearing will be held on Wednesday, September 22, 2021, at 5:00 p.m., at the Pulaski County Courthouse Annex, 45 South Lumpkin Street, Hawkinsville, GA 31036.

The purpose of this hearing is to brief the community on the contents of the draft joint comprehensive plan; provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Middle Georgia Regional Commission and Georgia Department of Community Affairs for review. Comments will be received at the above public hearing or may be submitted in writing prior to 5:00 p.m. on Friday, September 24, 2021, to the Middle Georgia Regional Commission, 175 Emory Highway, Suite C, Macon, GA 31217.

All community members are invited to attend the public hearing. For additional information please contact Greg Boike, Director of Public Administration, Middle Georgia Regional Commission, at (478) 751-6160 or gboike@mg-rc.org.

Persons with special needs relating to disability access or foreign language should contact Laurie Obert-Inorn, County Clerk at (478) 783-4164 prior to the meeting for necessary accommodations. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

Information vouchers and Background Investigation Consent Forms needed to register for the training and be fingerprinted at HGRESA can be obtained at the Pulaski County Board of Education Office. Visit www.hgrsa.org for online training information. A Pulaski County School System application for substitute teaching must be completed prior to attending the RESA workshop. Salary scale for approved substitute teachers: certified and/or 4-year degree - \$100/day; non-degree - \$75/day. Eligible persons are asked to attend the local workshop at the office of the Board of Education on 72 Warren Street, which will be held at 2:00 p.m. on September 21, 2021. For more information, please call (478) 783-7200.

Ocmulgee EMC Announces The Following JOB OPENING Right-of-Way Laborer

This is a Full Time Position

Deadline to Apply is:
Friday, September 17, 2021 at 5:00 p.m.
For more information call
478-374-7001 ext. 107

Job Applications may be obtained from:



Ocmulgee EMC
5722 Eastman Street
Eastman, GA 31023



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**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN**

**PUBLIC HEARING AGENDA
September 22, 2021, 5:00 p.m. | Pulaski County Annex**

- | | |
|------------------------------------|--------|
| 1. Welcome & Introductions | MGRC |
| 2. Comprehensive Planning Overview | MGRC |
| 3. Status to Date | MGRC |
| 4. Discussion of Draft Plan | MGRC |
| 5. Next Steps | MGRC |
| 6. Comments and Suggestions | Public |
| 7. Adjournment | MRGC |

If you have any questions or would like to discuss the plan, please contact us by phone at 478-751-6160 or email (below).

Greg Boike	gboike@mg-rc.org
Dean Nelson	dnelson@mg-rc.org
David Lane	dlane@mg-rc.org

Appendix E
Adoption Resolutions

RESOLUTION NO. 2021-13
BY THE
PULASKI COUNTY COMMISSIONER

**ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
PULASKI COUNTY AND THE CITY OF HAWKINSVILLE**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

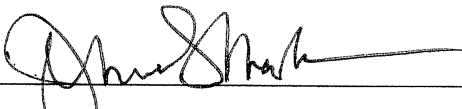
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Pulaski County and the City of Hawkinsville were completed by Pulaski County with the assistance of the Middle Georgia Regional Commission; and

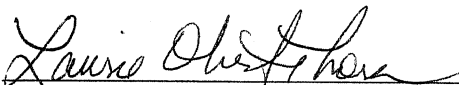
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that Pulaski County does hereby adopt the Joint Comprehensive Plan Update for Pulaski County and the City of Hawkinsville.

Signed and sealed this 6th day of December 2021.



Jenna S. Mashburn
Sole Commissioner of Pulaski County, Ga.



Laurie Obert-Thorn
Clerk of Pulaski County, Ga.



**RESOLUTION
BY THE CITY OF HAWKINSVILLE
ADOPTING THE JOINT COMPREHENSIVE PLAN UPDATE
FOR
PULASKI COUNTY AND THE CITY OF HAWKINSVILLE**

WHEREAS, the 1989 Georgia Planning Act requires that all local governments submit a comprehensive plan; and

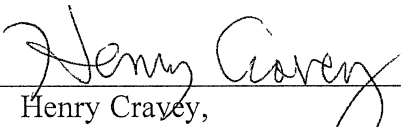
WHEREAS, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

WHEREAS, all portions of the Joint Comprehensive Plan Update for Pulaski County and the City of Hawkinsville were completed by the City of Hawkinsville with the assistance of the Middle Georgia Regional Commission; and

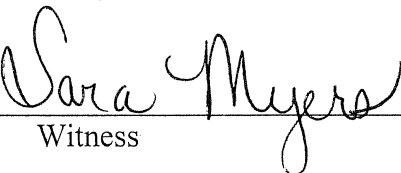
WHEREAS, this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

THEREFORE, be it resolved that the City of Hawkinsville does hereby adopt the Joint Comprehensive Plan Update for Pulaski County and the City of Hawkinsville.

Signed and sealed this 6th day of December 2021.



Henry Cravey,
Chairman Hawkinsville City Commission



Witness