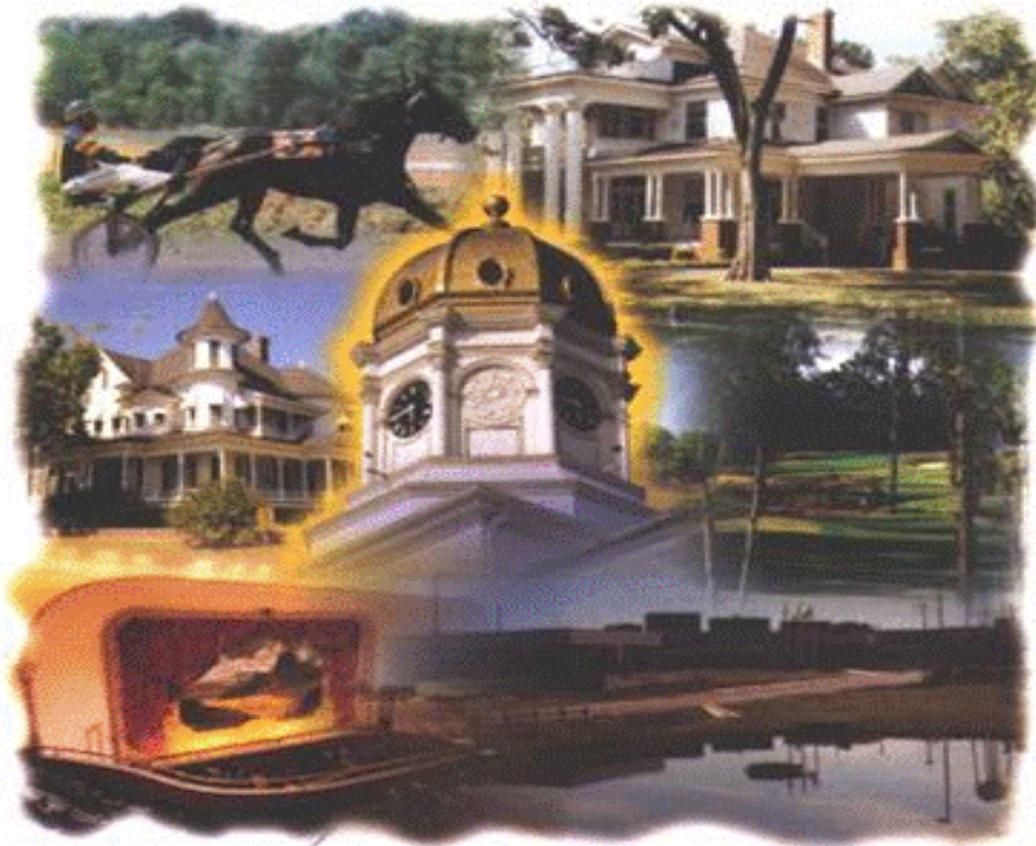


**PARTIAL UPDATE TO THE JOINT COMPREHENSIVE PLAN
FOR
PULASKI COUNTY AND THE CITY OF HAWKINSVILLE**



**PREPARED WITH ASSISTANCE FROM
THE MIDDLE GEORGIA REGIONAL DEVELOPMENT CENTER**

2007

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A. AREAS REQUIRING SPECIAL ATTENTION MAPS

PURPOSE

The purpose of a Partial Update to the Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville is to provide a document for use as a policy guide to help the community address critical issues and opportunities during the interim period between Comprehensive Plan Updates resulting from a shift in the statewide Comprehensive Plan Recertification Schedule.

The Partial Update adheres to the *Requirements for a Partial Update to the Local Government Comprehensive Plan* set forth by the Georgia Department of Community Affairs in March 2007, and includes all of the required components for local governments that are updating comprehensive plans that were prepared under the 2004 and prior Minimum Planning Standards.

ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

To help communities evaluate current policies, activities, and development patterns, DCA has established fifteen (15) **Quality Community Objectives**, which are separated into four (4) different areas of community development:

1. Development Patterns
2. Resource Conservation
3. Social and Economic Development
4. Governmental Relations

The analysis of these objectives is derived from the Quality Community Objectives Local Assessment Tool created by the DCA's Office of Planning and Quality Growth and focuses on local ordinances, policies, and organizational strategies intended to create and expand quality growth principles.

These objectives are intended to: help communities identify areas in need of improvement or further development; assist in identifying further potential issues and opportunities; and provide a foundation for adapting local activities and implementation practices when developing specific *Short-Term Work Program* items.

DEVELOPMENT PATTERNS

Traditional Neighborhoods

Traditional Neighborhood development patterns should be encouraged, including use of a more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

- Pulaski County's Land Development Regulations establish a mixed use district, "for compact mixed use development, where residential and small, low-density retail and professional offices are located together. This District will be initially located adjacent to the current Hawkinsville City Limits where a mix of residential and commercial is currently located and where public water is available. The intent of this category is to deter sprawl and concentrate more intensive development in areas where annexation is likely to occur in the future."

Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

- There are efforts underway to redevelop a former cotton mill (Leshner Mills now referred to as the Pillowtex Mill facility) into a year-round Farmers Market with retail, restaurant, coffee shop, and 70 apartments.
- The Pulaski-Hawkinsville Chamber of Commerce initiated a year-round effort emphasizing “community image.” A result of the effort is the establishment of the City of Hawkinsville’s Urban Redevelopment Agency, whose purpose is to address blight, including abandoned homes and cars, to clean up the city, and revitalize blighted areas.

Sense of Place

Traditional downtown areas should be maintained as a community focal point. Where this is not possible, activity centers should serve as such points. Community focal points should be attractive, mixed-use, and pedestrian-oriented where people tend to gather for the purpose of shopping, dining, socializing, and entertainment.

- The City of Hawkinsville has a traditional commercial downtown district which is listed on the National Register and is a designated Georgia Better Hometown. There are ongoing efforts by the Better Hometown, Downtown Development Authority, Historic Preservation Commission, Chamber of Commerce, and Hawkinsville Urban Redevelopment Agency to maintain and increase the sense of place and community identity, in a pedestrian-oriented, mixed-use, aesthetically pleasing place to live, work, and play.
- Pulaski County is known as the *Harness Horse Training Capital of Georgia*. The Lawrence L. Bennett Harness Horse Training Facility, located just south of downtown Hawkinsville, is a distinctive activity center around which an annual spring festival is centered.
- In addition to the historic residential neighborhoods and downtown historic district, other historic landmarks and natural features such as the Pulaski County Courthouse, 1907 Opera House, Veterans’ Memorial Riverfront Park, Ocmulgee River, and Ocmulgee Wildlife Management Area, also contribute to the community’s identity and sense of place.

Transportation Alternatives

Alternatives to the automobile should be made available to each community. They include mass transit, bicycle routes, and pedestrian facilities.

- In FY 2004, a sidewalk survey database was compiled for the City of Hawkinsville by the Middle Georgia RDC and the Georgia Department of Transportation (DOT). The database includes information about sidewalk condition, surface construction material, width, beginning and end points, compliance with the Americans with Disabilities Act (ADA), and the creation of a base map of the city’s sidewalk network.

- A Pedestrian Facility/Sidewalk Infrastructure Improvement Plan for the City of Hawkinsville will be undertaken during FY08 by the Middle Georgia RDC and Georgia DOT as a supplementary activity to the FY04 sidewalk survey. Once accomplished, the plan will provide local Public Works and other community officials with a comprehensive plan for current and future sidewalk maintenance, as well as recommendations for expansion to major activity centers and neighborhoods not currently served by pedestrian facilities.
- Pulaski County is served by a Section 5311 rural public transit system, and contract transportation is provided by the Heart of Georgia Community Action Council and Pulaski County Transit. Services provided by the agencies include: fare-based, demand response, rural public transportation, subscription, group, and scheduled response trips.
- In accordance with a contract between the Georgia DOT and the Middle Georgia RDC, a county-wide transit development plan will be completed in 2007 to address existing and future mobility needs.
- The Hawkinsville-Pulaski County Airport is jointly owned and operated and currently accommodates a variety of aviation-related activities including recreational flying, agricultural spraying, police/law enforcement, and ultra-lights. The communities are applying for funding to support the extension of the existing runway from 3,000 feet to 5,000 feet which will enable the airport to serve 85 percent of corporate aircraft (and bring it into compliance with the requirements set forth in the 2003 Georgia Aviation System Plan). The extended runway will allow the airport to accommodate all single-engine and some small, twin-engine general aviation aircraft and a broad range of the corporate/business jet fleet.

Regional Identity

Each region should promote and preserve a regional “identity” or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

- Pulaski County is primarily an agricultural community and the landscape exemplifies the rural nature of Middle Georgia.
- The Hawkinsville downtown commercial and industrial district is characteristic of the region in terms of architectural styles, location along a river (the Ocmulgee), and its function as an agricultural community.
- Pulaski County and the City of Hawkinsville are located in the Middle Georgia region. The Georgia Department for Economic Development classifies Pulaski County as part of the Magnolia Midlands, whereas the rest of the Middle Georgia region is classified as the Historic Heartland. However, Pulaski County and the City of Hawkinsville are best characterized as a transitional area, sharing geographic, architectural, and economic characteristics with the communities in both the Historic Heartland and in the Magnolia Midlands.

RESOURCE CONSERVATION

Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

- There are five properties on the National Register of Historic Places within Pulaski County and the City of Hawkinsville, these include: Hawkinsville City Hall-Auditorium (locally known as the Old Opera House); Merritt--Ragan House; Pulaski County Courthouse; St. Thomas African Methodist Episcopal Church; and Taylor Hall. The City of Hawkinsville also has one National Register Historic District, the Hawkinsville Commercial and Industrial National Register Historic District, located in the central business district of the City.
- The City of Hawkinsville is a Certified Local Government with an active historic preservation commission that is working to develop a local commercial district with appropriate design guidelines in order to maintain the historic character and ensure that new adjacent and infill development complements the existing historic fabric.
- The City of Hawkinsville is also a designated Georgia Better Hometown (BHT). The BHT works in conjunction with the local governments, Chamber of Commerce, United-Pulaski Economic Development, the Historic Preservation Commission, the Hawkinsville Urban Redevelopment Agency, and the Middle Georgia RDC to revitalize downtown Hawkinsville, to promote compatible infill construction and new development and to maintain and foster the city's unique community character.

Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development to be used for public parks or greenway/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

- Pulaski County recognizes the need to preserve green space and agricultural lands. To achieve the goal of green space preservation, the County has adopted a Conservation Subdivision Ordinance.
- The City of Hawkinsville is working to protect existing open space and create new parks and green spaces through its planned River Walk Project along the Ocmulgee River.

Environmental Protection

Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life in the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.

- Pulaski County and the City of Hawkinsville work together to ensure the continued protection of the Ocmulgee River, most environmentally sensitive area within the county.
- The City of Hawkinsville makes provisions in its Unified Development Regulations to protect environmental resources, including: soil erosion and sedimentation control and flood damage prevention. The City also has a “Groundwater Protection Ordinance” and a River Corridor Protection District (an overlay district that applies additional standards of specific areas that may lie within any State of Georgia designated protected river corridor).
- Both communities have adopted the required Part V Environmental Ordinances/Regulations.

SOCIAL AND ECONOMIC DEVELOPMENT

Growth Preparedness

Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, and sewer) to support new growth, appropriate training of the workforce, and ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

- Contrary to the US Census Bureau projections, Pulaski-Hawkinsville is currently experiencing a greater amount of population growth than indicated. The reasons for the growth can be attributed to the high-quality medical facilities being a major pull factor for the retirees that have been re-locating to the community. Another factor impacting population change is the community’s proximity to Houston County and Robins Air Force Base; some spillover growth on the northern end of Pulaski County that borders Houston is likely to occur in the coming years.
- Pulaski County and the City of Hawkinsville have a joint code enforcement/building department, which allows for the enforcement of the State Minimum Standard Codes for Construction.
- Pulaski County and the City of Hawkinsville seek to maintain their rural identity and are working toward achieving this goal by encouraging the development of conservation subdivisions, compatible infill in already developed areas, and mixed use developments along the city limits of Hawkinsville as a way to continue the traditional growth patterns and prevent sprawl.

- The community also has the leadership in place to pursue compatible industry and business development. United Pulaski Economic Development was established to assist the local governments and Chamber of Commerce in creating and responding to growth opportunities.
- Infrastructure is in place to guide the development of new growth; these efforts include running sewer and water lines to the new industrial park and promoting their status as a Fiber Optic Community.

Appropriate Businesses

The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability linkages to other economic activities in the region, impact on the resources in the area, and future prospects for expansion and creation of higher skill job opportunities.

- Agriculture is still the primary industry in Pulaski County and complementary businesses should be sought to sustain the rural agrarian lifestyle that county resident's desire.
- Pulaski County and the City of Hawkinsville are characterized by a large service sector industry. Some of the largest employers are the Pulaski County State Prison and the Taylor Regional Hospital (which includes cancer treatment and wellness centers). There are also a number of supporting businesses in the county including pharmacies, medical suppliers, and doctors.
- The county has two industrial parks, one is full and the newest one only has a spec building, complete with water and sewer infrastructure. Adjacent to the spec building, located directly off of Georgia Highway 247 is the Middle Georgia Technical College Hawkinsville Workforce Development Center, equipped to handle Quick Start and other similar programs.
- Hollingsworth and Vose, a manufacturing company, is a major employer of residents in Pulaski County and the City of Hawkinsville.

Employment Options

A range of job types should be provided in each community to meet the diverse needs of the local workforce.

- Pulaski County was designated an Entrepreneur Friendly Community in 2006 by the Georgia Department of Economic Development.
- Pulaski County, the City of Hawkinsville, United Pulaski Economic Development, Chamber of Commerce, and Hawkinsville Better Hometown are all working together to encourage the diversification of business and industry within the industrial parks and the downtown commercial district.

Housing Choices

A range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances) to promote a mixture of income and age groups in each community, and provide a range of housing choices to meet market needs.

- Pulaski County and the City of Hawkinsville, in particular, are working toward a greater diversification of housing options. Loft apartments are being developed over downtown storefronts. The redevelopment of the former Pillowtex Mill facility will provide some high-end apartments overlooking the Ocmulgee River that will be attractive to young professionals and people desiring a more urban lifestyle. In addition to the new, upscale housing being built, there are projects aimed at improving the condition and appearance of low and moderate-income housing.
- The City of Hawkinsville has an Urban Redevelopment Agency, and part of its mission is the remediation of dilapidated housing within the city.

Educational Opportunities

Educational training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

- High school students have the opportunity to participate in a dual enrollment program between Hawkinsville High School and the Middle Georgia Technical College Hawkinsville Workforce Development Center.
- In January 2007, the Middle Georgia Technical College Hawkinsville Workforce Development Center opened along Georgia Highway 247 adjacent to the spec building in the new industrial park. The Center offers regular instruction in college credit course, non-credit continuing education courses, GED, Adult Literacy training and is equipped to run the Georgia Quick Start program, which is aimed at supporting new and existing business and industry in Pulaski County.
- Besides the Hawkinsville Workforce Development Center, there are no other higher education opportunities in Pulaski County; however there are many opportunities in nearby communities. Approximately 10 miles away in Cochran is Middle Georgia College (a two year charter unit of the University System of Georgia); approximately 25 miles away in Warner Robins is the Middle Georgia Technical College; 35 miles away in Fort Valley is Fort Valley State University; and approximately 50 miles away in Macon is Mercer University, Wesleyan University, Macon State College, and Central Georgia Technical College.

GOVERNMENTAL RELATIONS

Local Self-Determination

Communities should be allowed to develop and work toward achieving their own vision in the future. Where the State seeks to achieve a particular objective, state financial and technical assistance should be used as an incentive to encourage local government conformity on the objectives.

- The City of Hawkinsville was designated as an Entrepreneur Friendly Community in 2006 by the Georgia Department of Economic Development. Through a series of community projects, and with the assistance of various state agencies, the city is working towards achieving its vision of the future.

Regional Cooperation

Regional Cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly when it is critical to the success of a venture, such as protection of shared natural resources or development of a transportation network.

- Pulaski County, along with Houston County and Peach County, is a member of the Middle Georgia Regional Development Authority.
- Since Pulaski County borders rapidly developing Houston County, and is likely to be impacted by the growth in Houston County, they may want to consider becoming members of the Middle Georgia Clean Air Coalition in the future.
- Pulaski County and the City of Hawkinsville participate in numerous programs in coordination with the Middle Georgia Regional Development Center geared towards formulating overall planning strategies and redeveloping underserved areas.

AREAS REQUIRING SPECIAL ATTENTION

The following areas requiring special attention were identified based upon an evaluation of the existing land use patterns and trends within Pulaski County and the City of Hawkinsville.

AREAS OF SIGNIFICANT NATURAL/CULTURAL RESOURCES (PARTICULARLY WHERE THESE ARE LIKELY TO BE INTRUDED UPON OR OTHERWISE IMPACED BY DEVELOPMENT

- Historic Taylor Memorial Hospital in downtown Hawkinsville
- Hawkinsville Commercial and Industrial Historic District
- Ocmulgee River and adjoining green space
- Prime Agricultural Land throughout the county
- Historic Hawkinsville High School
- Pillowtex Mill Facility
- Mock Springs
- Historic Neighborhoods located throughout the city and county
- Cemeteries in the county

AREAS OF RAPID DEVELOPMENT (OR CHANGE OF LAND USE IS LIKELY TO OCCUR)

- Entire 341 Corridor, particularly northwest of the City of Hawkinsville near Taylor Regional Hospital and to the southeast of the city near the Hardy Farms offices.
- Highways 247 and 341 are high growth area corridors in Pulaski County and the City of Hawkinsville, and there is an opportunity to establish specific design control ordinances.
- Ocmulgee Banks Development located in the southern portion of Pulaski County off of SR 230 near mile marker 19.

AREAS WHERE DEVELOPMENT MAY BE OUTPACING AVAILABILITY OF COMMUNITY FACILITIES/SERVICES (INCLUDING TRANSPORTATION)

- City of Hawkinsville
- The Pulaski-Houston border, especially near the Highway 341 bypass, is experiencing some development, mostly residential; these areas are not served by water and wastewater infrastructure.
- Former Town Creek Golf Course
- Highway 341NW, particularly the areas surrounding Taylor Regional Hospital

AREAS IN NEED OF REDEVELOPMENT (IN TERMS OF PHYSICAL APPEARANCE, INCLUDING STRIP COMMERCIAL CORRIDORS)

- Historic Taylor Memorial Hospital in downtown Hawkinsville
- Former Pillowtex Mill Facility
- Gateways and entrance corridors into downtown Hawkinsville, particularly US Highways 129 and 341, which turn into Progress Avenue and Broad Street in downtown Hawkinsville.
- Old Hawkinsville High School
- Downtown Hawkinsville
- Mill Village Housing Redevelopment Area
- Dilapidated housing located throughout the City of Hawkinsville

LARGE ABANDONED STRUCTURES OR SITES (INCLUDING THOSE THAT ARE ENVIRONMENTALLY CONTAMINATED)

- Historic Taylor Memorial Hospital in downtown Hawkinsville
- Abandoned warehouses in downtown Hawkinsville
- Former chicken houses scattered throughout the county
- Abandoned housing in Hawkinsville
- Pillowtex Mill Facility
- Former dry-cleaning building on Commerce Street

AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES (SCATTERED VACANT SITES)

- Downtown Hawkinsville entrance corridors, US Highways 129 and 341 and Progress Avenue and Broad Street.
- Scattered vacant sites in residential neighborhoods such as Anderson Acres (vacant subdivision lots available) Craft way and Southern Hills.

AREAS OF SIGNIFICANT DISINVESTMENT, POVERTY, OR UNEMPLOYMENT (SUBSTANTIALLY HIGHER THAN AVERAGE LEVELS FOR THE COMMUNITY AS A WHOLE)

- Mill Village Housing Redevelopment Area
- Sherwood Forest Subdivision/Carmichaels Trailer Park
- The southern portion of the City of Hawkinsville encompassing Caruthers, Fail, McDuffie, Henley, Grace, and Merritt Streets where Dooley and Union are the cross streets.
- The northern portion of the City of Hawkinsville encompassing Second, Third, Fourth, Fifth, and Sixth Streets, where the cross streets are Jackson and Lumpkin.

IDENTIFICATION OF POTENTIAL ISSUES AND OPPORTUNITIES

The following is a list of **potential** issues and opportunities categorized into eight (8) community elements:

1. Population/Demographics
2. Economic Development
3. Housing
4. Natural and Cultural Resources
5. Land Use
6. Community Facilities and Services
7. Intergovernmental Coordination
8. Transportation

The list is meant to help outline past and present circumstances and to identify **potential** opportunities for community growth and improvement. This list is a result of the Quality Community Objectives assessment and the identified Areas Requiring Special Attention. Each of the following issues and opportunities will be addressed with corresponding implementation measures in the Short-Term Work Program.

POPULATION/DEMOGRAPHICS

Issues

- Population growth, in the form of residential housing, is beginning to occur along the Houston County border and if not planned for could result in sprawl and the decrease in agricultural/forestry lands and open space.

Pulaski STWP: Housing—1, 4, 8, 10; Land Use—3, 4, 5, 8

- Pulaski County and the City of Hawkinsville estimates and local data indicate that growth rates will increase rather than decrease as the US Census Bureau predicts. This results in an increased demand for infrastructure and services to be provided within the community. Local officials must plan now for the growth that is anticipated to occur within the next 20 years, rather than wait to react when the demand outpaces the supply.

Pulaski STWP: Land Use—4, 5, 6, 7; Transportation—1, 2

Hawkinsville STWP: Land Use—2, 3; Housing—1, 5, 10-17

- The communities are currently experiencing a higher than average influx of retirees who are most likely attracted to the area because of the temperate climate and highly rated health care facilities.

Pulaski STWP: Economic Development—14

Hawkinsville STWP: Economic Development—16

- According to US Census Bureau projections, the city and the county will experience a significant decline in the number of school age children. By the year 2025, projections indicate that there will be zero high school age kids living in the community. If this does occur, it will have significant implications on the school system and its programs. However, local trends and indicators are not in accordance with the Census Bureau's projections and officials from the City, County, and Board of Education disagree with this statistic.

Pulaski STWP: Community Facilities—3

Hawkinsville STWP: Community Facilities—5

- Projections indicate that the number of total households in the City of Hawkinsville will decrease; whereas, Pulaski County will experience an increase in total households.

Pulaski STWP: Housing—All

Hawkinsville STWP: Housing—All

Opportunities

- There is the opportunity to plan for growth along the Houston County border and to encourage the use of neo-traditional development techniques and incorporate neighborhood commercial centers into new developments. Without effective land use planning, the historical integrity and sense of place within the community could be negated.

Pulaski STWP: Housing—1, 4, 8, 10, 14; Land Use—2, 4, 5, 8

- The increasing number of retirees settling in the community will impact all areas of the community including: housing, transportation, land use, and economic development. This is a unique situation that both communities will have to plan for in order to adequately accommodate this sector of the population.

Pulaski STWP: Economic Development—2, 7, 9; Housing 1, 2, 4, 5, 8, 10; Natural and Cultural Resources—2, 4, 5, 7, 9; Land Use—4, 5, 6, 7, 8; Community Facilities—1, 2, 3, 4; Intergovernmental Coordination—1-6; Transportation—1-4

Hawkinsville STWP: Economic Development—2, 5, 9, 14, 16; Housing—1, 3, 5, 6, 9, 10- 13, 17; Natural and Cultural Resources—3, 4, 9, 12, 13 Land Use—3; Community Facilities—1, 2, 3, 6; Intergovernmental Coordination—1, 2, 6; Transportation—All

ECONOMIC DEVELOPMENT

Issues

- Downtown Hawkinsville has a number of empty storefronts.

Hawkinsville STWP: *Economic Development—1, 2, 3, 5, 9, 13, 15; Natural and Cultural Resources—1, 4-10, 13-14*

- There are a number of joint city-county organizations including United Pulaski Economic Development and the Chamber of Commerce; however, there is not an active Downtown Merchants Association or similar organization for business owners in the city.

Pulaski STWP: *Economic Development—1, 6, 11; Intergovernmental Cooperation—1, 2*

Hawkinsville STWP: *Economic Development—1, 2, 12; Intergovernmental Coordination—1, 2*

- There are no defining gateways into the city and the county, the entrance corridors along Highways 129 and 341 could be improved to draw people into the community.

Pulaski STWP: *Land Use—8; Intergovernmental Coordination—1*

Hawkinsville STWP: *Land Use—1; Intergovernmental Coordination—1*

- The educational level is predominately in the some high school to some college range, with a statistically small amount of college graduates or higher. The educational level is projected to stay about the same over the coming years with the “High School Graduate (includes equivalency)” category projected to experience the largest increase.

Pulaski STWP: *Economic Development—3; Community Facilities—3*

Hawkinsville STWP: *Economic Development—6; Community Facilities—4, 5*

- Analysis shows that the local economy is driven by the services sector. This is indicative of communities with high residential populations and low industrial and commercial development.

Pulaski STWP: *Economic Development—1, 3, 4, 5, 6, 11, 12*

Hawkinsville STWP: *Economic Development—1, 2, 3, 4, 6, 11-14*

- The Taylor Regional Hospital is a stable industry; however, the community should continue efforts to diversify its industries.

Pulaski STWP: Economic Development—3, 4, 5, 14

Hawkinsville STWP: Economic Development—4, 12, 13, 16; Community Facilities—4

Opportunities

- Pulaski County and the City of Hawkinsville is a rural, agricultural community ideally located in central Georgia near and along major highway corridors (i.e. Golden Isles Parkway, I-75 and I-16).

Pulaski STWP: Land Use—4, 8

Hawkinsville STWP: Land Use—1, 2

- The city and county have the opportunity to continue efforts to redevelop and reinvest in declining areas. Concentrating resources on redeveloping existing commercial and residential areas through the adaptive reuse of older buildings will not only help to preserve the community’s character and encourage new small business development but it will help to prevent an increase in service delivery costs and the further decline of these areas.

Pulaski STWP: Economic Development—9; Natural and Cultural Resources—7; Land Use—6, 7

Hawkinsville STWP: Economic Development—9; Housing 2, 5, 8, 10, 11, 12, 13; Natural and Cultural Resources—1, 4, 9

- The City of Hawkinsville has the opportunity to capitalize on the existing buildings and infrastructure in its downtown business district to become a living, shopping, dining, and recreation hub for the county and region. Continue to utilize opportunities such as the Pillowtex Mill project and the River Walk project.

Hawkinsville STWP: Economic Development—5, 9; Housing—9, 10, 16; Natural and Cultural Resources—4, 5, 6, 9, 12, 13, 14; Land Use—4

- Pulaski County and the City of Hawkinsville were recently designated an “Entrepreneur Friendly” community and should utilize and build on this designation to promote the community and encourage new business and industry to locate there, and to increase local business support and partnerships and small business development, particularly in the downtown.

Pulaski STWP: Economic Development—1

Hawkinsville STWP: Economic Development—1

- Continue to capitalize on the existing partnerships and strong leadership. The cooperative spirit of communities allows the local governments, Chamber of Commerce, Better Hometown, United Pulaski Economic Development, the Redevelopment Authority and other entities to fully engage with each other and coordinate with the regional and state leadership to pursue economic objectives.

Pulaski STWP: Intergovernmental Coordination—1, 2, 4

Hawkinsville STWP: Natural and Cultural Resources—6; Intergovernmental Coordination—1, 2, 5.

- The Pulaski County Women’s State Prison is a unique asset to the community because it has a Graphic Arts Department that creates and prints promotional and marketing materials at cost.

Pulaski STWP: Economic Development—10

Hawkinsville STWP: Economic Development—10

- Pulaski County and the City of Hawkinsville have the opportunity to create clear gateways and improve the aesthetics of the entrance corridors into downtown Hawkinsville. The use of signage, unique landscaping features and other design guidelines will help to establish a sense of place, showcase the community’s distinct character, welcome people and draw them into downtown.

Pulaski STWP: Land Use—8

Hawkinsville STWP: Land Use—1, 2, 4

- United Pulaski Economic Development has been working to fill the spec building in the industrial park. Increases to the tax base, as well as increased numbers of jobs, will benefit the community when this is accomplished.

Pulaski STWP: Economic Development—11

Hawkinsville STWP: Economic Development—11, 12

- The city and the county need to work toward consistently drawing people from nearby counties and extending the visits of tourists and travelers. Given the approximate 50-mile distance between Pulaski County/City of Hawkinsville and the City of Macon, the communities have a prime opportunity to become a destination for residents, visitors, tourists, and travelers. Both Pulaski County and the City of Hawkinsville would benefit from engaging in a coordinated marketing effort and branding campaign that uses a regional approach to inform neighboring communities who they are and what they have to offer.

Pulaski STWP: Economic Development—2

Hawkinsville STWP: Economic Development—13

- The Middle Georgia Technical College Hawkinsville Workforce Development Center is located at the North Industrial Park and is easily accessible from Highways 247 and 341. One of the primary capabilities of the college is to provide workforce training through the Quick Start Program, which will enable the community to quickly respond to specific business needs.

Pulaski STWP: Economic Development—3; Community Facilities—6

***Hawkinsville STWP: Economic Development—6;
Community Facilities—4***

- Pulaski County and the City of Hawkinsville are working to procure funding to expand the length of the runway of the Hawkinsville-Pulaski Airport to accommodate corporate and private planes.

Pulaski STWP: Economic Development—7; Transportation—3

Hawkinsville STWP: Economic Development—14; Transportation—4

- Pulaski County and the City of Hawkinsville have the opportunity to capitalize on membership in the recently formed Aerospace Region, which also includes Peach, Pulaski, Houston, Bibb and Robins Air Force Base. The intent of the Aerospace Region is to work together and take a regional approach to attracting industry and improving the skills/labor force with students coming out of the educational “pipeline.”

Pulaski STWP: Economic Development—3, 16

Hawkinsville STWP: Economic Development—6, 20

- Pulaski County and the City of Hawkinsville are attractive to businesses because the wages are lower than the state average and attractive to people to work there because the wages are higher than that of the surrounding areas.

Pulaski STWP: Economic Development—1, 3, 4, 5, 6, 11, 12

Hawkinsville STWP: Economic Development—1, 2, 3, 4, 6, 11, 12, 13

- Higher than average unemployment rate makes people more prone to accepting service sector jobs but also indicates the presence of an available, trainable workforce.

Pulaski STWP: Economic Development—3, 6; Community Facilities—6

Hawkinsville STWP: Economic Development—2, 6; Community Facilities—4, 5

- The City of Hawkinsville is working toward achieving Signature Community designation.

Hawkinsville STWP: Economic Development—15

HOUSING

Issues

- According to US Census Bureau projections, the number of total households is projected to decrease in the City of Hawkinsville but increase in Pulaski County.

Pulaski STWP: Housing—All

Hawkinsville STWP: Housing—All

- With the influx of retirees into the community, both the city and the county need to be aware of housing needs specific to this segment of the population.

Pulaski STWP: Housing—2, 4, 5; Land Use—5

Hawkinsville STWP: Housing—5, 6, 9, 10, 11

- There are some areas of the City of Hawkinsville, such as the Mill Village area, that have significant amounts of housing in poor or dilapidated condition, and are in need of revitalization.

Hawkinsville STWP: Housing—2, 7, 8, 13-17

- According to US Census Bureau statistics the median property value in Pulaski County is \$75,400, which is significantly lower than the State average of \$111,200, and the third lowest in the Middle Georgia Region (Twiggs and Wilkinson Counties are the lowest). However, Pulaski County's median property value is higher than the surrounding counties not in the Middle Georgia Region which includes: Bleckley, Dodge, Wilcox, and Dooly. The City of Hawkinsville's median property value of \$68,900 is also one of the lowest in the region; it is only slightly higher than Fort Valley, Macon, and Roberta. The relatively low property values indicate that Pulaski County and the City of Hawkinsville will continue to be attractive to those looking to purchase a home in the Middle Georgia Region.

Pulaski STWP: Housing—11

Hawkinsville STWP: Housing—14

- The average household size in the City of Hawkinsville and Pulaski County is projected to decrease over the planning period.

Pulaski STWP: Housing—2, 4, 7

Hawkinsville STWP: Housing—1, 5, 13

- The predominate type of housing in Pulaski County and the City of Hawkinsville is “detached single unit dwellings.” Both communities are projected to experience an increase in the “3-to-9 unit” category. Pulaski County is projected to experience a slight decrease in the “double units” category with the greatest increase projected to be in the “mobile home or trailer” category.

Pulaski STWP: Housing—5, 10, 13

- The predominate type of housing in Pulaski County and the City of Hawkinsville is “detached single unit dwellings.” Both communities are projected to experience an increase in the “3 to 9 unit” category. Pulaski County is projected to experience a slight decrease in the “double units” category with the greatest increase projected to be in the “mobile home or trailer” category.

Pulaski STWP: Housing—2, 4, 6, 9, 10-14

Hawkinsville STWP: Housing—2, 5, 7, 8, 10-17

Opportunities

- There is the opportunity to promote the creation of upscale lodging within the city and county. Currently, there are approximately 95 hotel rooms in Hawkinsville of the basic budget inn variety and one bed and breakfast, Betty Faye’s, located on Commerce Street within walking distance of downtown. If the community is looking to attract more travelers, heritage tourists, and festival attendees, then there needs to be a variety of lodging choices available within the community. The historic Taylor Hospital in downtown Hawkinsville may be a potential facility to redevelop into lodging, meeting facilities, and a restaurant.

Hawkinsville STWP: Housing—4

- There is the opportunity to build upon the Housing Market Study conducted through DCA, by completing a housing assessment to further understand the housing needs within the community. By accomplishing a housing assessment the community will be better equipped to address housing needs through various assistance programs such as the Community Housing Investment Program (CHIP) and the USDA Rural Development Programs.

Hawkinsville STWP: Housing—12

- Continue to encourage the development of a variety of housing choices of different types, styles, and price points.

Pulaski STWP: Housing—2, 4

Hawkinsville STWP: Housing—5, 10

- Some loft apartments and condominiums are being constructed on the upper floors of commercial buildings and as part of the Pillowtex Mill revitalization in downtown Hawkinsville.

Hawkinsville STWP: Housing—10

- A new residential housing development, Bozeman Crossing, is located at the northern end of the City of Hawkinsville. Constructed by a private development company, Bozeman Crossing is geared toward first-time homebuyers and retirees with housing prices ranging from \$115,000 to \$170,000. The City of Hawkinsville would like to have similar developments be built by private developers with a focus on neo-traditional neighborhoods and connectivity with downtown Hawkinsville.

Pulaski STWP: Housing—1, 2, 4, 10, 11; Land Use—5

Hawkinsville STWP: Housing—1, 5, 11; Land Use—3

- Mill Village is a declining area of substandard housing located in the City of Hawkinsville south of the downtown commercial district and adjacent to the Pillowtex Mill facility. The City of Hawkinsville anticipates that the completion of the Pillowtex Mill project will be a catalyst for the redevelopment of the nearby Mill Village neighborhood by a private developer.

Hawkinsville STWP: Housing—2, 13, 16

- The City of Hawkinsville's Urban Redevelopment Agency has the opportunity to work toward the remediation of dilapidated housing within the city.

Hawkinsville STWP: Housing—13

- The communities should continue to work together to enforce code regulation for substandard housing.

Pulaski STWP: Housing—1; Intergovernmental Coordination—5

Hawkinsville STWP: Housing—1; Intergovernmental Coordination—4

- There is the opportunity to promote and improve homeownership and assist citizens by establishing educational opportunities for first-time homebuyers.

Pulaski STWP: Housing—11

Hawkinsville STWP: Housing—14

- In an effort to continue to have affordable housing options, both communities should promote the programs through USDA and the State of Georgia such as Georgia Dream, which provides down payment assistance for those who qualify and reduced interest rates for first time homebuyers respectively.

Pulaski STWP: Housing—9

Hawkinsville STWP: Housing—7, 8, 14

- Real estate development is also underway at the former Pillowtex Mill facility. The building is located at the edge of downtown Hawkinsville along the banks of the Ocmulgee River and is in the process of being redeveloped into high-quality loft apartments and condominiums with the aid of Historic Preservation Tax Credits and Housing Tax Credits.

Hawkinsville STWP: Economic Development—9; Housing—2, 10, 16; Natural and Cultural Resources—1, 4

NATURAL AND CULTURAL RESOURCES

Issues

- Encroaching development from surrounding counties, Houston County in particular, has the potential to greatly decrease the amount of agricultural and forestry lands and open space areas.

Pulaski STWP: Natural and Cultural Resources—4, 5

- Ensuring the continued protection of environmentally sensitive areas in the county, which include protected river corridors, groundwater recharge areas, wetlands, lakes, and forestry areas. These areas protect water quality and provide a habitat for a variety of plant and animal life.

Pulaski STWP: Natural and Cultural Resources—3

Hawkinsville STWP: Natural and Cultural Resources—11

- Identifying and protecting the cultural heritage of the incorporated and unincorporated areas of the County.

Pulaski STWP: Natural and Cultural Resources—1, 6

Hawkinsville STWP: Natural and Cultural Resources—7, 8, 9

- The potential for incompatible infill construction in and around downtown Hawkinsville.

Hawkinsville STWP: Housing—3; Natural and Cultural Resources—9; Land Use—4

Opportunities

- The City of Hawkinsville has begun downtown revitalization/beautification efforts by burying some overhead utilities, installing new decorative lighting, and allowing the upper stories of commercial buildings to be used for loft apartments and condominiums. Employing appropriate rehabilitation techniques to existing historic buildings and ensuring that newly constructed buildings are compatible in style and scale to the historic structures is essential to maintaining the integrity and character of downtown Hawkinsville. The downtown has the potential to serve as a focal point for community and economic development; therefore, continued support of the redevelopment efforts is vital to maintain the city's small town identity and the quality of life while increasing economic development.

Hawkinsville STWP: Economic Development—9; Natural and Cultural Resources—1, 4, 6, 7 8, 9, 14

- The City of Hawkinsville has an established Historic Preservation Commission that is working toward the designation of a local historic district.

Hawkinsville STWP: Natural and Cultural Resources—7

- In efforts to attract and retain heritage tourists, the City of Hawkinsville, in partnership with the Hawkinsville Better Hometown, Chamber of Commerce, and United Pulaski Economic Development, should seek a greater variety, both in cuisine and price range, of restaurants and retail opportunities for the historic commercial downtown.

Hawkinsville STWP: Economic Development—5

- There is the opportunity to build upon the Harness Festival by holding additional events in downtown and other areas throughout the community to draw more visitors, especially those who might not normally attend the festival, and to promote longer stays in the community.

Hawkinsville STWP: Economic Development—7, 13, 17

- Pulaski County has the opportunity to guide development and protect forestry, farmland, and open space areas through the adoption of tree ordinances, agriculture preservation incentives, and conservation easements.

Pulaski STWP: Natural and Cultural Resources—4, 5; Land Use—1, 3, 9

- Pulaski County and the City of Hawkinsville are dedicated to environmental management as demonstrated by their efforts to acquire and protect green space adjacent to the Ocmulgee River between the city and county boat docks.

Pulaski STWP: Natural and Cultural Resources—3, 8; Community Facilities—3, 5

Hawkinsville STWP: Natural and Cultural Resources—2; Community Facilities—3

- Pulaski County and the City of Hawkinsville have the opportunity to further protect and enhance their natural resources through becoming active members of the Middle Georgia Clean Air Coalition. The Clean Air Coalition is committed to improving the region's air quality by increasing the use of alternative fuels and other clean air strategies.

Pulaski STWP: Natural and Cultural Resources—3

Hawkinsville STWP: Natural and Cultural Resources—11

- The City of Hawkinsville has the opportunity to create attractive entrances to the city downtown through the use of overlay zones and corridor management practices.

Hawkinsville STWP: Land Use—1, 2

- The River Walk project includes parks, playground facilities, upgraded boat dock facilities, mitigation of underground gas tanks, and the expansion of a small trail into a one-mile scenic river walk extending from the county boat landing to the city boat landing. The City and County are working jointly on this project and its completion will not only be an asset for community residents but it will also be a draw for visitors, tourists, and other travelers.

Pulaski STWP: Natural and Cultural Resources—9; Intergovernmental Coordination—1

Hawkinsville STWP: Natural and Cultural Resources—12; Intergovernmental Coordination—1

- The Rivers Alive Program recently received first place recognition for efforts made to clean up the Ocmulgee River. Paddle Georgia ends at Hawkinsville, and the community has the opportunity to further capitalize on events such as these to increase tourism and economic development.

Pulaski STWP: Economic Development—2, 12; Natural and Cultural Resources—2

Hawkinsville STWP: Economic Development—7, 13; Natural and Cultural Resources—3

- Pulaski County and the City of Hawkinsville have many natural and cultural resources and a variety of recreational opportunities including: Ocmulgee River; Ocmulgee Wildlife Management Area; Veterans' Memorial Riverfront Park; Southern Hills Golf Club; Historic downtown Hawkinsville, a Georgia Better Hometown; and a number of properties on the National Register of Historic Places.

Pulaski STWP: Natural and Cultural Resources—1, 2, 6; Community Facilities—5

Hawkinsville STWP: Natural and Cultural Resources—2, 3, 5, 7, 11-14; Community Facilities—2, 3

LAND USE

Issues

- There are some vacant sites and buildings in and around downtown Hawkinsville, and these areas should be targeted for appropriate, compatible infill development and redevelopment consistent with the historic features and architecture of the community.

Hawkinsville STWP: *Natural and Cultural Resources—4, 9; Land Use—4*

- Strip commercial development along Highway 129/341 and Broad Street and Progress Avenue creates an unattractive entrance into the City of Hawkinsville.

Hawkinsville STWP: *Land Use—1, 2, 5*

- There is no clear boundary where the city limits are. Gateway signage, landscaping, and other measures would instill a sense of place and welcome visitors.

Hawkinsville STWP: *Land Use—1, 2*

- Agricultural and forestry land has the potential to be encroached upon by development, particularly in the northern part of the county near Houston County.

Pulaski STWP: *Natural and Cultural Resources—4, 5; Land Use—1, 2, 3, 4, 9*

Opportunities

- There is the opportunity to establish attractive entrance corridors and gateways into Hawkinsville as well as attractive entranceways into the county itself.

Pulaski STWP: *Land Use—8*

Hawkinsville STWP: *Land Use—1, 2*

- In addition to allowing the construction of conservation subdivisions, Pulaski County has the opportunity to establish additional land protection measures (such as: adoption of tree ordinances, agriculture preservation incentives, and conservation easements) and incentives that will make land preservation more attractive and feasible for owners and sellers of agricultural and forestry land.

Pulaski STWP: *Natural and Cultural Resources—4, 5; Land Use—1*

- For the suburban residential developments, either being newly constructed or revitalized, the city and the county have the opportunity to encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into these developments.

Pulaski STWP: Housing—3, 4, 8, 10; Natural and Cultural Resources—7; Land Use—5, 6

- There are some infill development and redevelopment opportunities in the City of Hawkinsville. Hawkinsville has already begun some redevelopment initiatives in its historic commercial center and should continue and expand upon them. The entrance corridors that lead into downtown Hawkinsville are areas that should be considered for redevelopment. The city has the opportunity to ensure that an infill or redevelopment is done in a manner that is compatible with existing surrounding development.

Pulaski STWP: Economic Development—9; Land Use—6, 7

Hawkinsville STWP: Natural and Cultural Resources—4, 6, 9, 14; Land Use—1, 2, 4, 5

- Pulaski County has the opportunity to revitalize commercial areas that are in a state of decline by redeveloping and reinvesting in the areas to encourage job growth and community pride.

Pulaski STWP: Economic Development—9; Land Use—6, 7

COMMUNITY FACILITIES AND SERVICES

Issues

- There is a lot of information and worthwhile data on the community websites; however, it is difficult to “mine” the information. With today’s technology, more and more people are choosing to receive their information electronically. Site selectors may not expend sufficient effort to mine the data the websites contain, which means the communities may not get a ‘fair’ shot, especially in regards to economic development and tourism efforts.

Pulaski STWP: Community Facilities—2

Hawkinsville STWP: Community Facilities—1

- Water/sewer infrastructure is adequately maintained but revenues are suffering. The City of Hawkinsville is constantly working to maintain and upgrade water/sewer infrastructure; however, the closure of the Pillowtex Corporation has resulted in a dramatic erosion of the city’s tax base. Water revenues for the city’s Water Department plummeted, and local general funds were required to make up the difference to keep the water system solvent.

Hawkinsville STWP: Community Facilities—6

- Pulaski County Schools are on par with the State of Georgia for graduation/completion rates. According to the 2007 Georgia County Guide, the graduation/completion rate for Pulaski County Schools is 69.6 percent; whereas the graduation/completion rate for the State of Georgia is 69.4 percent. The dropout rate for Pulaski County Schools is significantly less than that of the State of Georgia at 2.7 percent and 5.0 percent, respectively.

Pulaski STWP: Community Facilities—3

Hawkinsville STWP: Community Facilities—5

- Middle Georgia Technical College Hawkinsville Workforce Development Center is located at the North Industrial Park and is easily accessible from Highways 247 and 341. The center hosts regular instruction in credit courses, non-credit continuing education courses, GED and adult literacy training, as well as economic development programs to benefit Pulaski County, the City of Hawkinsville, and surrounding areas.

Pulaski STWP: Community Facilities—6

Hawkinsville STWP: Community Facilities—4

- Pulaski County recently constructed a Head Start Facility, which is located in a new building on Lumpkin Street.

Pulaski STWP: Community Facilities—3

- The Old Hawkinsville High School is still owned by the school system and is currently in use as a Pre-K facility and an Alternative Learning Center, which is a five-county cooperative serving students from Pulaski, Dodge, Dooley, Bleckley, and Wilcox Counties. The building also houses some Board of Education (BOE) offices. Various grant and funding opportunities to finance the renovation of the building are being explored. When renovations are complete, plans are to relocate all BOE offices to the facility.

Pulaski STWP: Community Facilities—4

Opportunities

- The mission of the City of Hawkinsville's newly formed Urban Redevelopment Agency is "to help meet our needs in identifying, quantifying and prioritizing the numerous dilapidated structures in our community." Through this agency the city has the opportunity to address potential hazards to the general health, safety, and welfare of its citizens caused by dilapidated structures and their environs.

Hawkinsville STWP: Housing—13; Natural and Cultural Resources—4, 9; Land Use—4; Intergovernmental Coordination—1, 4

- Taylor Regional Hospital is considered one of the best rural health care facilities in the State. It offers services such as outpatient surgery and cancer treatment; the only service it does not offer is cardiac surgery. It also has a rehabilitation and wellness center. A telemedicine program links the facility to three larger, metropolitan hospitals, thus enabling patients to receive necessary specialty care without having to leave the area.

Pulaski STWP: Economic Development—14

Hawkinsville STWP: Economic Development—16

- Continued preservation and promotion of the county's existing parks and recreation areas such as the Ocmulgee Wildlife Management Area and creation of new recreational sites, such as the River Walk project.
 - The community has a number of recreational opportunities which include: baseball, football, track, tennis courts, and soccer fields; 6,000 acres for hunting/fishing in the Ocmulgee Wildlife Management Area (which includes the new educational center and Ocmulgee Public Fishing area located in the northeastern corner of Pulaski County near the Bleckley County line); parks and recreation areas, certified shooting range; 18-hole championship golf course; and the State's only harness racing facility.

Pulaski STWP: Community Facilities—5

Hawkinsville STWP: Economic Development—17; Community Facilities—2

- In an effort to improve access and feasibility of utilizing the Ocmulgee River for recreational purposes, the community has been dedicated to improving boat landings and facilities and is working toward revitalizing the riverfront into a one mile river walk through economic development and aesthetic improvements.

Pulaski STWP: Natural and Cultural Resources—9

Hawkinsville STWP: Natural and Cultural Resources—12

- Pulaski County and the City of Hawkinsville have the opportunity to plan for infrastructure placement in those areas that are slated for future development, especially new residential development. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the Cities to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas.

Pulaski STWP: Land Use—4; Transportation—2

Hawkinsville STWP: Land Use—2; Transportation—6

- Pulaski County and the City of Hawkinsville have the opportunity to improve communications by making the websites more user-friendly and establishing

greater interconnectivity with private websites to ensure more efficient distribution of community information. If community information is more easily accessible, residents will be more willing to participate in community activities, travelers will be more willing to plan a stop in the area, and those looking to relocate will be more inclined to move to the area.

Pulaski STWP: Community Facilities—2

Hawkinsville STWP: Community Facilities—1

INTERGOVERNMENTAL COORDINATION

Issues

- The primary issue Pulaski County and the City of Hawkinsville experience is the duplication of services to residents and business within the community. Both communities feel that they could be more effective, function with greater efficiency, and reduce operating costs with the consolidation of city and county services to the greatest extent possible.

Pulaski STWP: Intergovernmental Coordination—6

Hawkinsville STWP: Intergovernmental Coordination—6

Opportunities

- Pulaski County and the City of Hawkinsville have consolidated many city/county services such as: the code enforcement/building department, animal control, and the recreation department. The communities have the opportunity to continue to work together and consolidate more services to achieve their mutual goal of functioning more efficiently and providing a high quality of service to community residents.

Pulaski STWP: Intergovernmental Coordination—3, 5, 6

Hawkinsville STWP: Intergovernmental Coordination—3, 4, 6

- Pulaski County has the opportunity to continue its good working relationship with the other member counties that comprise the Middle Georgia Joint Development Authority (Houston, Peach, and Pulaski Counties) to further economic development initiatives within the community and region.

Pulaski STWP: Intergovernmental Coordination—4

Hawkinsville STWP: Intergovernmental Coordination—5

- Pulaski County and the City of Hawkinsville share a strong cooperative attitude and have the opportunity to continue work together to plan for future growth and development and ensure that it happens in a manner in keeping with community character and sense of place.

Pulaski STWP: Intergovernmental Coordination—1, 2

Hawkinsville STWP: Intergovernmental Coordination—1, 2

TRANSPORTATION

Issues

- The entrances and gateways into both the city and the county could be enhanced with aesthetic improvements (including signage and landscaping) that indicate a more specific delineation of entrances into the county itself as well as the demarcation of where the city begins and the county ends.

Pulaski STWP: Land Use—8

Hawkinsville STWP: Land Use—1, 2

- Pulaski County currently lacks an interconnected network of bikeways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Pulaski County and in the City of Hawkinsville.

Pulaski STWP: Transportation—2

Hawkinsville STWP: Housing—9; Transportation—1, 4, 6, 7

- The Hawkinsville-Pulaski County Airport is jointly owned and operated and accommodates a variety of aviation-related activities including recreational flying, agricultural spraying, police/law enforcement and ultra-lights. However, the airport is currently not in compliance with the recommendations set forth in the 2003 Georgia Aviation System Plan.

Pulaski STWP: Economic Development—7; Transportation—3

Hawkinsville STWP: Economic Development—14; Transportation—4

Opportunities

- The communities also have the opportunity to establish a local trail network and add pedestrian and bike facilities to existing roadways.

Pulaski STWP: Transportation—2

Hawkinsville STWP: Transportation—1, 5

- Pulaski County and the City of Hawkinsville have the opportunity to ensure that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods.

Pulaski STWP: Transportation—2

Hawkinsville STWP: Housing—9; Transportation—1, 6, 7

- The communities are applying for funding to support the extension of the existing runway at the Hawkinsville-Pulaski County Airport from 3,000 feet to 5,000 feet, which will enable the airport to serve 85 percent of corporate aircraft (and bring it into compliance with the recommendations set forth in the 2003 Georgia Aviation System Plan). The extended runway will allow the airport to accommodate all single-engine and some small, twin-engine general aviation aircraft and a broad range of the corporate/business jet fleet. Area business needs will be supported with the accommodation of such aircraft as the Beech Baron, the Beech Queen Air, the Piper Navajo, the Gulfstream I-III, and the Cessna Citation.

Pulaski STWP: Economic Development—7; Transportation—5

Hawkinsville STWP: Economic Development—14; Transportation—4

IMPLEMENTATION PROGRAM

The Implementation Program is the overall strategy for addressing each of the identified Community Issues and Opportunities. The specific measures to be undertaken by the community to implement the plan are included in the Short-Term Work Program (STWP) and the Polices.

REPORT OF ACCOMPLISHMENTS

The last Short-Term Work Program update was completed in 2002. Below is City of Hawkinsville’s report of accomplishments for the 2002 STWP. (Status: Complete, Underway, Postponed, Not Complete)

City of Hawkinsville

ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Construct new workforce training center.	Complete	
Implement DDA 501 (c)3 façade grant program to renovate and restore store fronts in downtown commercial districts.	Complete	Include in STWP Update to seek more funding and continue the program.
Implement Certified Literacy Community Program to become a Certified Literate Community.	Underway	Include in STWP update.
Implement United Pulaski’s economic development program.	Underway	Ongoing initiative; include in STWP update.
Establish and implement a formal tourism program to emphasize City and County historical, natural, ecological, and agricultural resources.	Underway	Include in STWP update.
Develop a plan to address blighted commercial and industrial areas within Hawkinsville, including Old Taylor Hospital and Bozeman School.	Complete/ Underway	The Bozeman school has undergone revitalization through new construction. Urban Redevelopment Agency is the vehicle addressing other blighted areas.
Research and establish a small business incubator project with SBDC technical assistance.	Not Complete	Not a priority at this time.
Complete Phase III of the Shrimp Farm Project, which includes the construction of a greenhouse, lab, storage, and office space.	Not Complete	Project terminated and being leveled.
Extend water and wastewater infrastructure in Technology Park.	Underway	Ongoing initiative

Erect promotional billboard between Perry and Hawkinsville once study establishes a location.	Postponed	A short-term billboard advertising the Harness Festival was located on I-75 for a few months. Will include action item regarding a permanent billboard in STWP update.
Implement a proposal to establish co-op advertising involving the Chamber, City, County and tourism-related industries.	Underway	

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Establish a workforce housing plan that is consistent with Regional VI Housing Task Force study recommendations.	Not Complete	DCA held housing fair, but a housing plan was not completed.
Implement public housing improvements in accordance with Hawkinsville's Housing Plan.	Not Complete	There is no housing plan. Will include in the STWP update that the City will consider establishing one in coordination with the County, DCA, and RDC.

NATURAL AND HISTORIC RESOURCES		
ACTIVITY	STATUS	EXPLANATION
Establish and implement Certified Local Government Status.	Complete	
Establish a program to market tax abatement to property owners of historical buildings.	Underway	Ongoing initiative
Establish a scenic byway route from downtown Hawkinsville to Pineview in Wilcox County.	Postponed	Will include in Long-Term Activities.
Renovate historic fire house for new historic museum of Hawkinsville and Pulaski County and for future scenic byway trail head.	Postponed	Historic fire house was stabilized with a new roof; however, a complete renovation was not accomplished due to lack of funding. Will include in STWP update.
Implement the adopted Part V Environmental Ordinance (groundwater recharge and river corridor).	Complete	

Implement the Community Greenspace Plan for the City of Hawkinsville.	Underway	Will include in STWP update.
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LAND USE

ACTIVITY	STATUS	EXPLANATION
Update Hawkinsville-Pulaski County Comprehensive Plan.	Underway	Will be completed by February 2008.
Review and update, as needed, the Hawkinsville-Pulaski Service Delivery Strategy to ensure compatibility with updated Comprehensive Plan	Complete	
Establish annexation plan that provides incentives for annexation into city limits.	Not Complete	Annexation is accomplished on a case-by-case basis; no formal plan; will consider establishing a formal plan in STWP update.
Implement incentive programs that are outlined in the City annexation plan.	Not Complete	No plan = no incentive program.

COMMUNITY FACILITIES

ACTIVITY	STATUS	EXPLANATION
Establish and implement enhanced 911 network in Pulaski County and Hawkinsville.	Complete	
Construct transportation enhancement projects in downtown area-streetscapes, parking, lighting, landscaping, etc., continuing existing TE projects.	Complete	
Extend runway and taxi strips and repair hangers at Hawkinsville/Pulaski Co. Airport.	Underway	Will include in STWP update.
Establish a new animal control delivery strategy by either privately contracting work or through the construction of a new City/County animal control facility.	Complete	
Construct a nature walk at the county boat	Underway	Include in STWP update.

area.		
Construct a recreation center in the City of Hawkinsville.	Postponed	Lack of funding and staffing resources.
Install stage rigging and lighting improvements for the 1907 Opera House.	Complete	
Purchase the natural gas rights on east side of river.	Postponed	Lack of funding
Construct downtown parking that includes paving, landscaping, and lighting.	Underway	Currently seeking grants to complete project.
Construct new City Hall.	Postponed	Funding constraints
Purchase new pumper fire truck.	Complete	
Install a cover over the bleachers at the Harness Track.	Postponed	Funding constraints
Extend sewer lines to Harness Facility.	Postponed	Funding constraints
Develop acquired land for professional park office space.	Not Complete	No longer a city project, it is being handled privately and is underway.
Prepare and implement a tree/shrub/flower planting plan to beautify Harness Facility.	Not Complete	The Lawrence L. Bennett Harness Horse Training Facility is city-owned, but it is leased privately. It is up to the lessee to undertake further beautification efforts.
Purchase new street sweeper.	Postponed	Lack of funding
Purchase manure spreader and obtain farm land to spread manure from Harness Track.	Postponed	Lack of funding
Establish new recreation programs to service the needs of city residents.	Complete	
Renovate 10 miles of sewer line to eliminate inflow and infiltration.	Postponed	Lack of funding

Pulaski County

ECONOMIC DEVELOPMENT		
ACTIVITY	STATUS	EXPLANATION
Construct new workforce training center.	Complete	
Develop a plan to address blighted commercial and industrial areas within Hawkinsville, including Old Taylor Hospital and Bozeman School.	Underway	Partially complete. The Bozeman school has undergone revitalization through new construction. The revitalization of blighted areas will be included in STWP update.
Complete Phase III of the Shrimp Farm Project, which includes the construction of a greenhouse, lab, storage, and office space.	Not Complete	Project terminated and being leveled.
Implement Certified Literacy Community Program to become a Certified Literacy Community.	Underway	Include in STWP update.
Implement United Pulaski's economic development program.	Underway	Ongoing initiative
Establish and implement a formal tourism program to emphasize County and City historical, natural, ecological, and agricultural resources	Underway	Include in STWP update
Research and establish a small business incubator project with SBDC technical assistance.	Not Complete	Not a priority at this time.
Erect promotional billboard between Perry and Hawkinsville once a location is established.	Postponed	A short-term billboard advertising the Harness Festival was located on I-75 for a few months. Will include action item regarding a permanent billboard in STWP update.
Implement a proposal to establish co-op advertising involving the Chamber, City, County, and tourism-related industries.	Underway	Include in STWP update

HOUSING		
ACTIVITY	STATUS	EXPLANATION
Establish a workforce housing plan that is consistent with Region VI Housing Task Force study recommendations.	Not Complete	DCA held a housing fair; however, a housing plan was not completed. Include in the STWP update that the County will consider establishing a housing plan in coordination with the City, DCA, and RDC.

NATURAL AND HISTORIC RESOURCES		
ACTIVITY	STATUS	EXPLANATION
Implement the adopted Part V Environmental Ordinance (groundwater recharge and river corridor).	Complete	
Implement the Community Greenspace Plan for the unincorporated area of Pulaski County.	Underway	Will include in STWP update.
Establish a scenic byway route from downtown Hawkinsville to Pineview in Wilcox County.	Postponed	Include in Long-Term Activities.
Renovate historic fire house for new historical museum of Pulaski County and Hawkinsville and for future scenic byway trailhead.	Postponed	Historic fire house was stabilized with a new roof; however, a complete renovation was not accomplished due to lack of funding. Will include in STWP update.

LAND USE		
ACTIVITY	STATUS	EXPLANATION
Update Hawkinsville-Pulaski County Comprehensive Plan.	Underway	Will be completed by February 2008.
Review and update as needed the Hawkinsville-Pulaski Service Delivery Strategy to ensure compatibility with updated Comprehensive Plan.	Complete	
Prepare a study on subdivision platting and design/construction standards for the unincorporated area of the County.	Complete	

COMMUNITY FACILITIES		
ACTIVITY	STATUS	EXPLANATION
Establish and implement enhanced 911 network in Pulaski County and Hawkinsville.	Complete	
Construct new fire station in Browndale with necessary equipment.	Postponed	Include in STWP update.
Purchase two new 'pumper' trucks and four 'mini' trucks for fire stations.	Complete	Purchased 2 pumper trucks and 1 brush truck.
Construct new jail.	Complete	
Pave 10 miles of existing dirt roads.	Underway	Partially complete.
Implement State Transportation Improvement Program (STIP) bridge projects at SR 257 and SR 230.	Underway	SR257 is ongoing; SR 230 has been completely replaced.
Extend runway and taxi strips and repair hangers at Hawkinsville/Pulaski Co. Airport.	Underway	Include in STWP update.
Establish a new animal control delivery strategy by either privately contracting work or through the construction of a new County/City facility.	Complete	
Construct new solid waste transfer station in southern part of county.	Postponed	Funding constraints; include in Long-Term Activities.

In accordance with the Community Greenspace Plan and guidelines, acquire land to link existing recreational facility with walking trails.	Underway	In process of acquiring land along the river for the natural resource recreational River Walk; will include in STWP update.
Construct a nature walk at the county boat area.	Underway	Include in STWP update.
Construct recreation center in the City of Hawkinsville.	Postponed	Lack of funding.
Construct new neighborhoods service center.	Complete	
Install early warning system in County and City.	Complete	
Establish new recreation programs to service the needs of county residents.	Complete	
Provide well improvement assistance to low-to-moderate income families under the Immediate Threat and Danger Fund.	Complete	

Short-Term Work Program

The following Short-Term Work Program identifies specific implementation actions the City of Hawkinsville and other entities intend to take during the first five-year timeframe of the planning period. This includes any ordinances, administrative systems (such as site plan review, design review, etc.), community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to implement the plan.

City of Hawkinsville

ECONOMIC DEVELOPMENT 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Utilize "Entrepreneur Friendly" designation to encourage new business and industry and increase local business support and partnerships.	City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2008-2013
2. Work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the community.	City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2008-2013
3. Recruit new businesses and assist in the development of existing business in the commercial, retail, and service sectors.	City of Hawkinsville; Downtown Development Authority; Better Hometown; Chamber of Commerce	Staff Time	Budget	2008-2013
4. Aggressively pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).	City of Hawkinsville; Downtown Development Authority; Better Hometown; Chamber of Commerce	Staff Time	Budget	2008-2013
5. Seek a greater variety of retail and restaurants (both cuisine and price range) opportunities in the historic commercial downtown Hawkinsville.	City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2008-2013

6. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College Hawkinsville Workforce Development Center, Middle Georgia College etc.).	City of Hawkinsville; Pulaski County; Downtown Development Authority; Chamber of Commerce; Better Hometown; MGTC; MGC	Staff Time	Budget	2008-2013
7. Capitalize and expand upon existing events and festivals to increase tourism and economic development.	City of Hawkinsville; Pulaski County; Better Hometown; Chamber of Commerce; Downtown Development Authority	Staff Time	Budget	2008-2013
8. Ensure that current regulations applicable to this topic are in accordance with desired development.	City of Hawkinsville; Planning and Zoning	Staff Time	Budget	2008-2013
9. Work toward redeveloping, revitalizing, and promoting the reinvestment in declining and blighted commercial and residential areas.	City of Hawkinsville; Planning and Zoning; Housing Redevelopment Agency; Better Hometown; Historic Preservation Commission	Staff Time	Budget	2008-2013
10. Utilize and promote the use of the graphic arts services offered by the Pulaski County Women's State Prison.	City of Hawkinsville; Chamber of Commerce	Staff Time	Budget	2008-2013
11. Work to fill the spec building in the new industrial park.	City of Hawkinsville; United Pulaski Economic Development	Staff Time	Budget	2008-2013
12. Continue to support the efforts of United Pulaski Economic Development.	City of Hawkinsville	Staff Time	Budget	2008-2013
13. Devise and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County.	City of Hawkinsville; Pulaski County; Chamber of Commerce; Better Hometown	Staff Time	Budget, Grants	2008-2013
14. Secure funding for the Hawkinsville- Pulaski County Airport runway expansion.	City of Hawkinsville; Pulaski County; United Pulaski Economic Development; GDOT; RDC	Approximately \$1.5 million in construction costs; Staff Time	Air Georgia Program; Budget	2008-2013
15. Pursue Signature Community designation.	City of Hawkinsville; Better Hometown; RDC	Staff Time	Budget	2008-2013

16. Continue to be avid and vocal supporters of Taylor Regional Hospital and their efforts to remain competitive through the expansion of facilities and/or services.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013
17. Continue to improve and fund major upgrades of the Lawrence L. Bennett Harness Horse Training Facility and ensure proper management and basic maintenance is accomplished by the lessee.	City of Hawkinsville	Staff Time	Budget	2008-2013
18. Implement Certified Literacy Community Program to become a Certified Literate Community.	City of Hawkinsville; CLC Board	Staff Time	Budget	2008-2013
19. Work to establish a permanent billboard between Perry and Hawkinsville.	City of Hawkinsville; Pulaski County; Chamber of Commerce	Staff Time	Budget	2008-2013
20. Work with other members of the Aerospace Region to attract industry and improve the local labor force.	Pulaski County; City of Hawkinsville; Bibb County; Houston County; Peach County; Robins Air Force Base	Staff Time	Budget; Other funding sources as identified	2008-2013

HOUSING 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Monitor new housing and subdivisions to ensure they adhere to the regulations set forth by the Joint Code Enforcement/Building Department.	City of Hawkinsville/ Pulaski County Code Enforcement/ Building Department; Urban Redevelopment Agency; Planning and Zoning	Staff Time	Budget	2008-2013

2. Promote the use of Housing Tax Credits where applicable.	City of Hawkinsville/ Pulaski County Code Enforcement/ Building Department; Urban Redevelopment Agency	Staff Time	Budget	2008-2013
3. Ensure that new adjacent and infill construction is architecturally compatible to existing structures.	City of Hawkinsville; Planning and Zoning; Urban Redevelopment Agency; Historic Preservation Commission	Staff Time	Budget	2008-2013
4. Promote the creation of upscale lodging within the City.	City of Hawkinsville; Better Hometown	Staff Time	Budget	2008-2013
5. Promote traditional neighborhood development with a mix of housing types, styles, and price points.	City of Hawkinsville; Planning and Zoning	Staff Time	Budget	2008-2013
6. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.	City of Hawkinsville; Police Department	Staff Time	Budget	2008-2013
7. Public assistance and investment should be focused where needed to ensure that redeveloping neighborhoods become more stable, mixed-income community with a larger percentage of owner-occupied housing.	City of Hawkinsville	Staff Time	Budget	2008-2013
8. Utilize state and federal assistance programs to address housing needs.	City of Hawkinsville; Urban Redevelopment Agency	Staff Time	Community Housing Investment Program (CHIP); USDA Rural Development; Georgia Dream program (for first time homebuyers only)	2008-2013
9. Work toward enhancing connectivity between adjacent residential areas and downtown Hawkinsville by improving existing and installing new pedestrian and bike amenities.	City of Hawkinsville; DOT	Federal Funds will pay up to 80% of Project cost and requires a 20% match by the community.	TE Grants	2008-2013
10. Continue to develop alternative housing options in historic downtown Hawkinsville (such as high quality lofts and apartments).	City of Hawkinsville Urban Redevelopment Agency; Better Hometown; Historic	Staff Time	Budget	2008-2013

	Preservation Commission; Private Developers			
11. Encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.	City of Hawkinsville; Urban Redevelopment Agency; Historic Preservation Commission; Private Developers	Staff Time	Budget	2008-2013
12. Consider performing a Housing Assessment as a follow-up activity to DCA's Housing Market Study.	City of Hawkinsville	Staff Time	Budget	2008-2013
13. Work to remediate dilapidated housing and declining neighborhoods within the City.	City of Hawkinsville; Urban Redevelopment Agency	Staff Time	Budget	2008-2013
14. Consider offering educational opportunities for first time homebuyers.	City of Hawkinsville; Chamber of Commerce	Staff Time	Budget, Grants	2008-2013
15. Georgia Initiative for Community Housing (GICH)	City of Hawkinsville; Pulaski County; DCA	Staff Time	Budget	2008-2013
16. Create low-income housing as part of the Pillowtex Mill Project.	City of Hawkinsville; Developers; DCA; RDC	Staff Time	Budget	2008-2013
17. Consider establishing a Housing Plan.	City of Hawkinsville; Pulaski County; DCA; RDC	Staff Time	Budget, Grants	2008-2013

NATURAL AND CULTURAL RESOURCES 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote the use of Historic Preservation Tax Credits.	City of Hawkinsville; Better Hometown; Historic Preservation Commission	Staff Time	Budget	2008-2013
2. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.	City of Hawkinsville; Pulaski County; Chamber; Better Hometown; RDC	Staff Time	Budget; Hotel/Motel Tax	2008-2013
3. Promote nature-based tourism activities throughout the county.	Pulaski County; City of Hawkinsville;	Staff Time	General Fund, Local Assistance Grant	2008-2013

	Chamber of Commerce; GDEcD			
4. Continue the redevelopment, revitalization, and beautification of Hawkinsville's historic commercial downtown and adjacent residential areas.	City of Hawkinsville; Hawkinsville Downtown Development Authority; Better Hometown; Historic Preservation Commission	Staff Time	Budget, Main Street/Better Hometown Grants, Historic Preservation Grants, DCA	2008-2013
5. Market downtown as a heritage tourism destination.	City of Hawkinsville; Chamber of Commerce; Hawkinsville Downtown Development Authority; Better Hometown; Historic Preservation Commission; GDEcD	Staff Time	General Fund, Local Assistance Grants, Historic Preservation Grants, DCA; GDEcD	2008-2013
6. Promote cooperative efforts between Hawkinsville Downtown Development Authority, Chamber of Commerce, Urban Redevelopment Agency, Better Hometown and Historic Preservation Commission.	City of Hawkinsville; Hawkinsville Downtown Development Authority; Chamber of Commerce; Urban Redevelopment Agency; Better Hometown; Historic Preservation Commission	Staff Time	Budget	2008-2013
7. Establish a local historic district and design guidelines.	City of Hawkinsville; Historic Preservation Commission	Staff Time	Budget, Historic Preservation Fund	2008
8. Maintain Certified Local Government Status.	City of Hawkinsville; Historic Preservation Commission	Staff Time	Budget	2008-2013
9. Advocate for appropriate infill that is compatible with historic development patterns and building design in historic residential and commercial sections of the City.	City of Hawkinsville; Planning and Zoning; Historic Preservation Commission; Better Hometown; Downtown Development Authority	Staff Time	Budget	2008-2013
10. Pursue designation as a Preserve America Community.	City of Hawkinsville; Better Hometown; HPC; RDC	Staff Time	Budget	2008, 2009
11. Continue to protect environmentally sensitive areas in the community.	City of Hawkinsville	Staff Time	Budget	2008-2013

12. River walk project (parks, playground facilities, upgraded boat dock facilities, nature trail expansion).	City of Hawkinsville; Pulaski County; Central Georgia Rivers Partnership; RDC	\$100,000	Georgia DNR Recreational Trails Grant Program; Other funding sources as identified	2008-2013
13. Support Opera house [owned by City and leased to Hawkinsville/Pulaski Arts Council (HPAC)] for programming and events, continue to lease for cultural activities.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013
14. Seek funding to continue implementation of façade improvement grant program to renovate and restore downtown store fronts.	City of Hawkinsville; RDC; DCA	Staff Time	Grants	2008-2013
15. Continue to implement the Greenspace Plan.	City of Hawkinsville, Pulaski County	Staff Time	Budget, Grants	2008-2013
16. Capitalize on the Jefferson Davis Heritage Trail in heritage tourism and economic development efforts.	City of Hawkinsville; Pulaski County; Chamber of Commerce; Hawkinsville Better Hometown	Staff Time	Budget, Grants	2008-2013
17. Continue to collaborate with the only recognized Creek Tribe Georgia, located in Tama Town, on cultural and heritage projects in the City of Hawkinsville and Pulaski County,	City of Hawkinsville; Pulaski County; Chief Vonnie McCormick	Staff Time	Budget	2008-2013

LAND USE 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Work to create clear gateways and improve aesthetics of entrance corridors through the use of corridor overlay zoning and other best management practices.	City of Hawkinsville; DOT; Better Hometown; DCA; RDC; DOT	Staff Time	Budget, Grants	2008-2013

2. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development, particularly along the Hwy. 341 corridor and entrance corridors into downtown.	City of Hawkinsville; Planning and Zoning; Pulaski County	Staff Time	Budget	2008-2013
3. Encourage neo-traditional development techniques and consider allowing neighborhood commercial centers be incorporated into new subdivisions.	City of Hawkinsville; Planning and Zoning; Private Developers	Staff Time	Budget	2008-2013
4. Promote compatible infill development and redevelopment with existing surrounding development.	City of Hawkinsville; Planning and Zoning; Historic Preservation Commission; Urban Redevelopment Agency	Staff Time	Budget	2008-2013
5. Ensure zoning regulations are in accordance with vision and desired development patterns.	City of Hawkinsville; Planning and Zoning	Staff Time	Budget	2008-2013
6. Consider establishing a formal Annexation Plan.	City of Hawkinsville; Planning and Zoning	Staff Time	Budget	2008-2013

COMMUNITY FACILITIES 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Expand and maintain current website and seek interconnectivity opportunities.	City of Hawkinsville; Pulaski County; Better Hometown; Pulaski County; Chamber of Commerce; United Pulaski Economic Development	Staff Time	Budget	2008-2013
2. Maintain/ improve all City-owned parks.	City of Hawkinsville	Staff Time	Budget	2008-2013
3. Establish a Community Market as part of the Pillowtex Mill Project.	City of Hawkinsville; Middle Georgia Regional Development Authority; Hawkinsville DDA	Staff Time	Budget, Grants	2008-2013

4. Promote, support, and utilize the Middle Georgia Technical College Hawkinsville Workforce Development Center.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013
5. Support and promote the programs and operations of Pulaski County Schools including the Head Start facility and Alternative Learning Center.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013
6. Evaluate options and work toward establishing a long-term solution to address water/sewer infrastructure revenue issues.	City of Hawkinsville	Staff Time	Budget	2008-2013
7. Construct downtown parking that includes paving, landscaping, and lighting.	City of Hawkinsville	Staff Time	Grants	2008-2013

INTERGOVERNMENTAL COORDINATION 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Continue to capitalize on the existing partnerships, strong leadership, and cooperation between governments and organizations.	City of Hawkinsville; Pulaski County; United Pulaski Economic Development; Better Hometown; Hawkinsville Urban Redevelopment Agency; Historic Preservation Commission; Chamber of Commerce; Development Authorities; All State Departments	Staff Time	Budget	2008-2013
2. Encourage total community involvement.	City of Hawkinsville; Pulaski County; City of Hawkinsville; Chamber of Commerce; Development Authorities	Staff Time	Budget	2008-2013

3. Adopt updated Service Delivery Strategy to remain eligible to receive State funding for various projects.	City of Hawkinsville	Staff Time	Budget	2008
4. Ensure the enforcement of State minimum standard construction codes through the Hawkinsville-Pulaski Code Enforcement/ Building Department.	City of Hawkinsville; Pulaski County; Building Department	Staff Time	Budget	2008-2013
5. Capitalize on membership in the Middle Georgia Joint Development Authority to further economic development initiatives.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013
6. Consolidate City and County services wherever possible.	City of Hawkinsville; Pulaski County	Staff Time	Budget	2008-2013

TRANSPORTATION 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Maintain and enhance the pedestrian-friendly atmosphere in the downtown area.	City of Hawkinsville; Better Hometown; Downtown Development Authority; HPC	Staff Time	Budget	2008-2013
2. Maintain and improve local road network and signage to meet service needs and standards.	City of Hawkinsville	Staff Time	Budget	2008-2013
3. Promote aesthetics and the retention of rural character by including raised, landscaped medians into existing and new road/highway widening efforts.	City of Hawkinsville; DOT	Staff Time	Budget	2008-2013
4. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.	City of Hawkinsville; Pulaski County; United Pulaski Economic Development	Approximately \$1.5 million in construction costs; Staff Time	Air Georgia Program, Budget	2008-2013
5. Maintain/improve streetscapes and sidewalks.	City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better	Staff Time; Federal Funds will pay up to 80% of Project cost and requires a 20% match by the	Budget; Transportation Enhancement Funds from Georgia DOT	2008-2013

	Hometown	community.		
6. Work to ensure that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods.	City of Hawkinsville	Staff Time	Budget	2008-2013
7. Complete a Pedestrian Facility/Sidewalk Infrastructure Improvement Plan for the City of Hawkinsville.	City of Hawkinsville; Middle Georgia RDC; DOT	None	DOT	2008

Pulaski County

ECONOMIC DEVELOPMENT 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Utilize "Entrepreneur Friendly" designation to encourage new business and industry and increase local business support and partnerships.	Pulaski County; City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2008-2013
2. Capitalize and expand upon existing events and festivals to increase tourism and economic development.	Pulaski County; City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown	Staff Time	Budget	2008-2013
3. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College Hawkinsville Workforce Development Center, Middle Georgia College etc.).	City of Hawkinsville; Pulaski County; Downtown Development Authority; Chamber of Commerce; Better Hometown; MGTC; MGC	Staff Time	Budget	2008-2013
4. Recruit new businesses and assist in the development of existing business in the professional, managerial, and high-tech job sector.	Pulaski County; Development Authority	Staff Time	Budget	2008-2013
5. Pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).	Pulaski County; Development Authority	Staff Time	Budget	2008-2013
6. Work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the County.	Pulaski County; Chamber of Commerce; Development Authority	Staff Time	Budget	2008-2013

7. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.	Pulaski County; City of Hawkinsville; United Pulaski Economic Development	Approximately \$1.5 million in construction costs; Staff Time	Air Georgia Program; Budget	2008-2013
8. Ensure that current regulations related to this category are in accordance with desired development.	Pulaski County	Staff Time	Budget	2008-2013
9. Redevelop and reinvest in declining commercial and residential areas.	Pulaski County	Staff Time	Budget	2008-2013
10. Utilize and promote the use of the graphic arts services offered by the Pulaski County Women's State Prison.	Pulaski County; Chamber of Commerce	Staff Time	Budget	2008-2013
11. Continue to support the efforts of United Pulaski Economic Development.	Pulaski County; City of Hawkinsville	Staff Time	Budget	2008-2013
12. Devise and execute a coordinated marketing effort and branding campaign for Pulaski County and the City of Hawkinsville.	Pulaski County; City of Hawkinsville; Chamber of Commerce	Staff Time	Grants, Budget	2008-2013
13. Implement Certified Literacy Community Program to become a Certified Literate Community.	Pulaski County; City of Hawkinsville; CLC Board	Staff Time	Budget	2008-2013
14. Continue to be avid and vocal supporters of Taylor Regional Hospital and their efforts to remain competitive through the expansion of facilities and/or services.	Pulaski County; City of Hawkinsville	Staff Time	Budget	2008-2013
15. Work to establish a permanent billboard between Perry and Hawkinsville.	Pulaski County; City of Hawkinsville; Chamber of Commerce	Staff Time	Budget	2008-2010
16. Work with other members of the Aerospace Region to attract industry and improve the local labor force.	Pulaski County; City of Hawkinsville; Bibb County; Houston County; Peach County; Robins Air Force Base	Staff Time	Budget; Other funding sources as identified	2008-2013

HOUSING 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Monitor new housing and subdivisions to ensure they are in accordance with existing codes, regulations and ordinances.	Pulaski County; Code Enforcement/ Building Department	Staff Time	Budget	2008-2013
2. Promote affordable housing options other than trailers/mobile homes.	Pulaski County	Staff Time	Budget	2008-2013
3. Promote new adjacent and infill construction that is architecturally compatible to existing structures.	Planning & Zoning	Staff Time	Budget	2008-2013
4. Promote traditional neighborhood development and a mix of housing types, styles and price points.	Pulaski County; Planning & Zoning	Staff Time	Budget	2008-2013
5. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.	Pulaski County	Staff Time	Budget	2008-2013
6. Public assistance and investment should be focused on where needed to ensure that redeveloping neighborhoods become a more stable, mixed-income community with a larger percentage of owner-occupied housing.	Pulaski County; RDC; DCA	Staff Time	Budget; Grants	2008-2013
7. Consider funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.	Pulaski County; RDC; DCA	\$500,000	CDBG; CHIP	2008-2013
8. Promote the construction of Conservation Subdivisions.	Pulaski County	Staff Time	Budget	2008-2013
9. Utilize state and federal assistance programs to address housing needs.	Pulaski County	Staff Time	Budget; CDBG; CHIP	2008-2013

10. Encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.	Pulaski County	Staff Time	Budget	2008-2013
11. Consider offering educational opportunities for first-time homebuyers.	Pulaski County	Staff Time	Budget	2008-2013
12. Promote the use of Housing Tax Credits where applicable.	Pulaski County	Staff Time	Budget	2008-2013
13. Georgia Initiative for Community Housing (GICH)	City of Hawkinsville; Pulaski County; DCA	Staff Time	Budget	2008-2013
14. Consider establishing a Housing Plan	Pulaski County; City of Hawkinsville; DCA; RDC	Staff Time	Budget	2008-2013

NATURAL AND CULTURAL RESOURCES 2008-2013				
ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Promote the nomination of rural resources to the National Register of Historic Places.	Pulaski County; Pulaski County Historical Society	Staff Time	Budget	2008-2013
2. Promote nature-based tourism activities throughout the county.	Pulaski County; City of Hawkinsville; City of Hawkinsville; Chamber of Commerce; GDEcD	Staff Time	General Fund, Local Assistance Grant	2008-2013
3. Continue to protect environmentally sensitive areas in the County.	Pulaski County	Staff Time	Budget	2008-2013
4. Consider the adoption of conservation easements, transfer of development rights, tree ordinances, and/or agriculture preservation incentives to guide development and protect farmland, open spaces, and forested areas.	Pulaski County; Planning and Zoning	Staff Time	Budget	2008-2013

5. Where possible, encourage forest buffers between agricultural lands and new residential development.	Pulaski County; Planning and Zoning	Staff Time	Budget	2008-2013
6. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.	Pulaski County; City of Hawkinsville; Chamber; BHT; RDC	Staff Time	Budget; Hotel/Motel Tax	2008-2013
7. Promote infill construction that is compatible with historic development patterns and building design in historic residential and commercial areas.	Pulaski County; Planning and Zoning	Staff Time	Budget	2008-2013
8. Continue to implement the Greenspace Plan.	Pulaski County; Planning and Zoning	Staff Time	Budget, Grants	2008-2013
9. River walk project (parks, playground facilities, upgraded boat dock facilities, nature trail expansion)	Pulaski County; City of Hawkinsville; Central Georgia Rivers Partnership	Staff Time	Budget, Grants	2008-2013
10. Capitalize on the Jefferson Davis Heritage Trail in heritage tourism and economic development efforts.	Pulaski County; City of Hawkinsville; Chamber of Commerce; Hawkinsville Better Hometown	Staff Time	Budget, Grants	2008-2013
11. Continue to collaborate with the only recognized Creek Tribe Georgia, located in Tama Town, on cultural and heritage projects in the City of Hawkinsville and Pulaski County,	City of Hawkinsville; Pulaski County; Chief Vonnie McCormick	Staff Time	Budget	2008-2013

**LAND USE
2008-2013**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Consider establishing incentives to make land preservation more feasible and attractive to owners/ sellers/ buyers of agricultural and forestry property.	Pulaski County; Planning and Zoning	Staff Time	General Fund, Local Assistance Grant	2008-2013
2. Strictly enforce existing codes, regulations, and zoning ordinances.	Planning and Zoning	Staff Time	Budget	2008-2013
3. Minimize the allowance of rezoning in agricultural areas.	Planning and Zoning	Staff Time	Budget	2008-2013
4. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development.	Pulaski County; Building Department; Planning and Zoning	Staff Time	Budget	2008-2013
5. Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions and redeveloping neighborhoods.	Pulaski County; Building Department; Planning and Zoning	Staff Time	Budget	2008-2013
6. Promote compatible infill development and redevelopment with existing surrounding development.	Pulaski County; Planning and Zoning; Building Department	Staff Time	Budget	2008-2013
7. Revitalize declining commercial and residential areas.	Pulaski County	Staff Time	Budget	2008-2013
8. Work to create clear gateways and improve aesthetics of entrance corridors through the use of corridor overlay zoning and other best management practices.	Pulaski County; Development Authority; Chamber of Commerce; DOT		General Fund, Local Assistance Grants, TE Grants	2008-2013
9. Consider establishing very large lot size requirements when agricultural or forestry land is re-zoned to maintain rural character.	Planning and Zoning	Staff Time	Budget	2008-2013

**COMMUNITY FACILITIES
2008-2013**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Construct new fire station in Browndale with necessary equipment.	Pulaski County	Staff Time	Budget	2008-2013
2. Expand and maintain current website and seek interconnectivity opportunities.	City of Hawkinsville; Pulaski County; Better Hometown; Pulaski County; Chamber of Commerce; United Pulaski Economic Development	Staff Time	Budget	2008-2013
3. Support and promote the programs and operations of Pulaski County Schools including the Head Start facility and Alternative Learning Center.	Pulaski County	Staff Time	Budget	2008-2013
4. Renovate the Old Hawkinsville High School.	Pulaski County; Board of Education	Staff Time	Budget	2008-2013
5. Continue preservation and promotion of existing parks and recreation areas and creation of new recreational areas.	Pulaski County	Staff Time	Budget	2008-2013
6. Promote, support, and utilize the Middle Georgia Technical College Hawkinsville Workforce Development Center.	Pulaski County	Staff Time	Budget	2008-2013

**INTERGOVERNMENTAL COORDINATION
2008-2013**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Continue to capitalize on the existing partnerships, strong leadership, and cooperation between governments and organizations.	City of Hawkinsville; Pulaski County; United Pulaski Economic Development; Better Hometown; Hawkinsville Urban Redevelopment Agency; Historic Preservation Commission; Chamber of Commerce; Development Authorities; All State Departments	Staff Time	Budget	2008-2013
2. Encourage total community involvement.	Pulaski County; City of Hawkinsville; City of Hawkinsville; Chamber of Commerce; Development Authorities	Staff Time	Budget	2008-2013
3. Adopt updated Service Delivery Strategy to remain eligible to receive State funding for various projects.	Pulaski County; City of Hawkinsville; City of Hawkinsville	Staff Time	Budget	2008
4. Capitalize on membership in the Middle Georgia Joint Development Authority to further economic development initiatives.	Pulaski County; Development Authority	Staff Time	Budget	2008-2013
5. Ensure the enforcement of State minimum standard construction codes through the Hawkinsville-Pulaski Code Enforcement/ Building Department.	Pulaski County; City of Hawkinsville; Building Department	Staff Time	Budget	2008-2013
6. Consolidate City and County services wherever possible.	Pulaski County; City of Hawkinsville	Staff Time	Budget	2008-2013

**TRANSPORTATION
2008-2013**

ACTION ITEM	RESPONSIBLE PARTY	ESTIMATED COST	FUNDING SOURCE(S)	YEARS
1. Maintain and improve local road network to meet service needs and standards.	Pulaski County	Staff Time	Budget	2008-2013
2. Work toward ensuring that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods.	Pulaski County	Staff Time	Budget	2008-2013
3. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.	Pulaski County; City of Hawkinsville; United Pulaski Economic Development	Approximately \$1.5 million in construction costs; Staff Time	Air Georgia Grant, Budget	2008-2013
4. Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.	Pulaski County; DOT	Staff Time	GDOT, SPLOST, general fund	2008-2013

Long-Term Activities

The following is a list of long-term, indefinite, and continuous activities that will be initiated during the planning period but will take longer to accomplish than the five-year time frame. Additionally, some of the activities represented below are such that have the potential to be continuous, ongoing activities with no concrete completion date. It is expected that additional short-term projects with clearly defined timeframes will emerge as these long-term activities proceed.

City of Hawkinsville

- Coordinate with the Georgia DOT to establish a Scenic Byway route from downtown Hawkinsville to Pineview in Wilcox County.
- Create a Pulaski County-City of Hawkinsville Bike-Pedestrian Plan that also connects with the Regional Bike-Pedestrian Plan.
- Ensure that the installation of bicycle and pedestrian facilities include appropriate buffers between roadways and new trails.
- Construct a new City Hall.
- Install cover over bleachers at the Lawrence L. Bennett Harness Horse Training Facility
- Renovate historic firehouse for a new Pulaski County-Hawkinsville History Museum and for the future scenic byway trail head.

Pulaski County

- Construct new solid waste transfer station in southern part of county.
- Create a Pulaski County-City of Hawkinsville Bike-Pedestrian Plan that also connects with the Regional Bike-Pedestrian Plan.
- Ensure that the installation of bicycle and pedestrian facilities include appropriate buffers between roadways and new trails.
- Coordinate with the Georgia DOT to establish a Scenic Byway route from downtown Hawkinsville to Pineview in Wilcox County.
- Renovate historic firehouse for a new Pulaski County-Hawkinsville History Museum and for the future scenic byway trail head.

Policies to be Considered

Pulaski County and the City of Hawkinsville will consider adopting the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

Economic Development

- We will support the recruitment and expansion of business and industry that provide linkages to existing business activities in the community.
- We will partner with DCA, DEcD, the Middle Georgia RDC, and other entities to find smart solutions to establish diverse, long-term employment opportunities and to advance the economic development of the City and County.
- We will encourage and support entrepreneurial enterprise in our community.

Housing

- We will encourage the creation of safe neighborhoods that have common open space, walking paths, and bicycle lanes that are easily accessible.
- We will encourage connectivity between downtown areas and in-town neighborhoods through walking paths and bicycle lanes.
- We will work to ensure that high quality housing is constructed and maintained.
- We will promote compatible infill development in existing neighborhoods.
- We will encourage home ownership.
- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will encourage walkable, safe neighborhoods through the utilization of traffic-calming measures, the installation of pedestrian and bike facilities, and accessible open/public spaces.
- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will promote the concept of “lifecycle” housing within the community by encouraging the development of a variety of housing types, styles, and price points (including affordable and high-end).

Natural and Cultural Resources

- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land; other natural resources; environmentally sensitive areas; and valuable historic, archaeological, and cultural resources from encroachment.
- We will work to direct development pressure away from agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will promote the use of heritage and cultural resources for economic development and tourism purposes.
- We will encourage the identification and protection of significant historic resources important to the local, state, and national heritage.
- We will promote the protection and maintenance of trees and green open space in all new development.
- We will work to establish incentives and mechanisms and to redirect development pressure away from active agricultural areas in order to conserve farmland to protect and preserve this important component of our community.
- We will support enhanced recycling initiatives and solid waste management initiatives.

Community Facilities and Services

- We will encourage the creation of attractive, accessible recreational facilities, public gathering places, and parks throughout the community.
- We will ensure that new development does not cause a decline in existing levels of service for the community's residents and employers.
- The community will seek ways for new growth to pay for itself (in terms of public investment in infrastructure and services to support the development) to the maximum extent possible.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all residents of Pulaski County and the City of Hawkinsville.
- We will work to ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety protection, and wastewater treatment systems.
- We will set high design standards for community facilities to generate local community pride and to establish standards for high quality private sector development within the community.
- We will promote and encourage the use of underground utilities wherever possible in redevelopment and newly developing areas.

- We will ensure that adequate water and wastewater facilities are developed and maintained to meet the current and future needs.
- We will strive to utilize existing infrastructure prior to investing in new capitol projects that will increase operating and maintenance costs.

Land Use

- We will preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We are committed to creating neighborhoods and mixed-use developments that accommodate a variety of transportation choices through a focus on bike and pedestrian orientation and connection to downtown.
- We will work on preparing zoning and land development regulations that allow and encourage appropriate mixed-use and neo-traditional development.
- We will make the redevelopment and the enhancement of existing commercial, industrial, and greyfield areas into vibrant areas a priority over the development of new land for commercial purposes.
- We will encourage the strengthening of existing neighborhoods, communities, and downtowns through improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.
- We will promote development that is compatible with adjoining existing development and is sensitive to the physical limitations of the land, such as soils, topography, floodplains, etc.
- We will improve our gateways and entrance corridors to further establish our community's "sense of place."
- We will review land planning and development concepts that have been successful in other places to determine applicability to our community in order to improve overall design and aesthetics of our downtown and existing neighborhoods; achieve desirable and well designed new construction products; protect the environment; preserve open spaces, agriculture and forestry lands; and enhance the quality of life in our community.

Intergovernmental Coordination

- We will promote greater cooperation and information sharing between all governments.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information and attempt to coordinate with neighboring jurisdictions on project and issues that cross county borders.

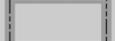
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.

Transportation System

- We will ensure (through traffic-calming and other design considerations) that excessive vehicular traffic will not harm the peaceful nature of our residential neighborhoods.
- We will support the creation of a community-wide pedestrian/bike path network.
- Our new and reconstructed roadways will be designed to accommodate multiple functions, including pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.
- Our new and reconstructed roadways will be appropriately designed, using context-sensitive design considerations, to enhance community aesthetics and to minimize environmental impacts.
- We will maintain our rural character through a focus on the location, aesthetics, and design; environmental stewardship; and landscaping of all paths, trails, streets, roads, and corridors in recognition that these components are essential to the character, structure, and development pattern of our community.

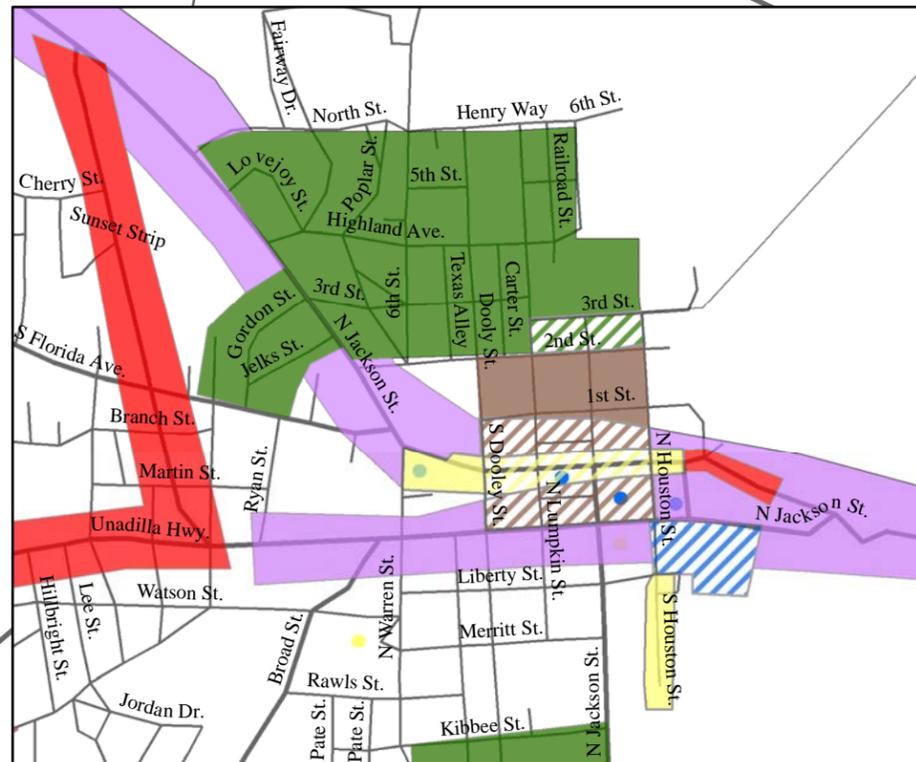
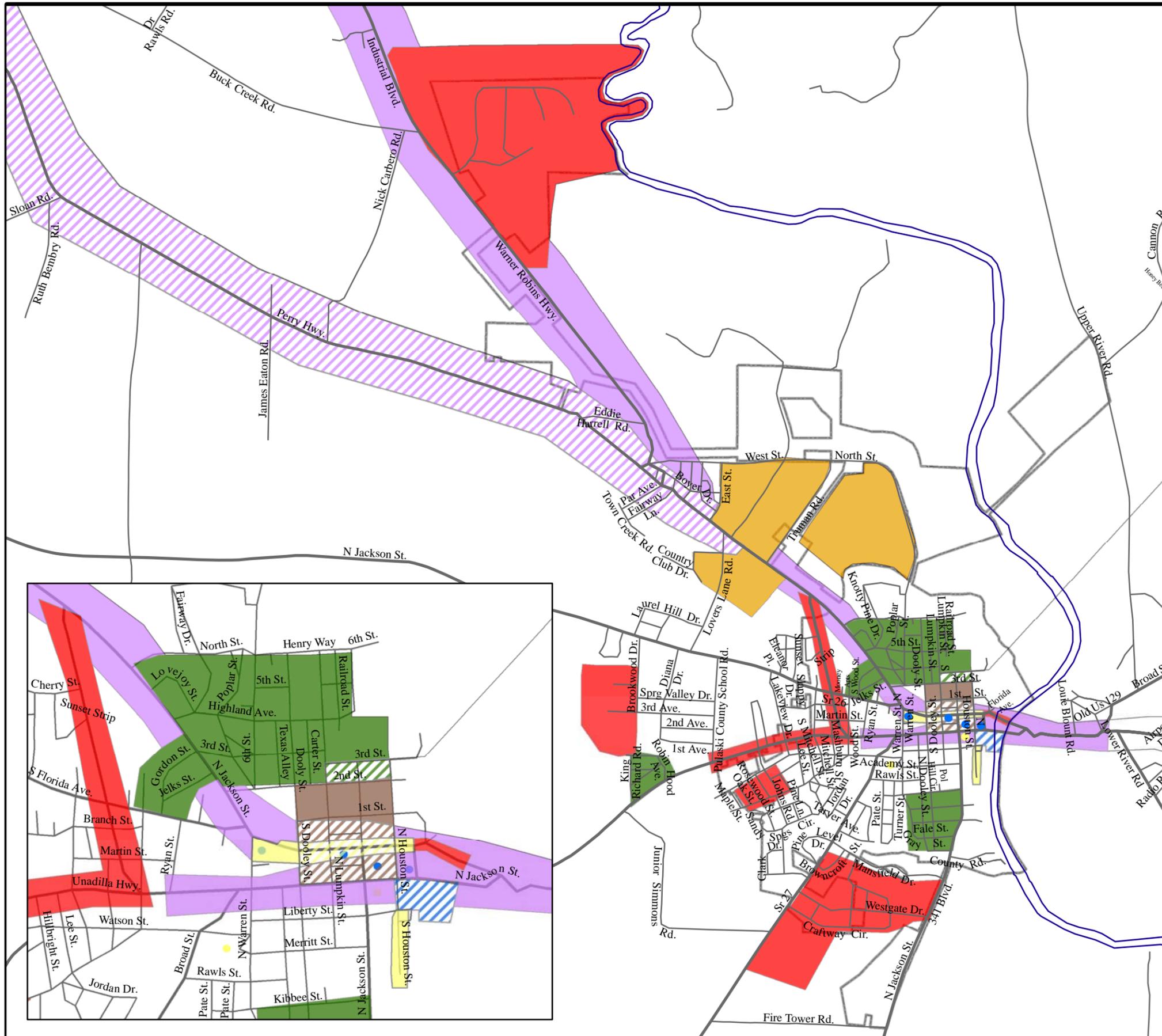
Areas Requiring Special Attention

Legend

-  Abandoned Structures/ Sites
-  Abandoned Structures/ Sites-In Need of Redevelopment
-  Development Outpacing Services
-  Disinvestment, Poverty or Unemployment
-  Disinvestment, Poverty or Unemployment Natural and Cultural Resources
-  Infill Development Op
-  In Need of Redevelopment
-  In Need of Redevelopment Natural and Cultural Resources
-  Natural and Cultural Resources
-  Rapid Development
-  Rapid Development Natural and Cultural Resources
-  Rapid Development and Outpacing Services
-  City Street
-  County Road
-  State Highway
-  Hawkinsville
-  Pulaski



0 0.75 1.5 Miles



Areas Requiring Special Attention

Legend

-  Abandoned Structures/ Sites
-  Abandoned Structures/ Sites-In Need of Redevelopment
-  Development Outpacing Services
-  Disinvestment, Poverty or Unemployment
-  Disinvestment, Poverty or Unemployment Natural and Cultural Resources
-  In Need of Redevelopment
-  In Need of Redevelopment Natural and Cultural Resources
-  Infill Development Op
-  Natural and Cultural Resources
-  Rapid Development
-  Rapid Development Natural and Cultural Resources
-  Rapid Development and Outpacing Services
-  City Street
-  County Road
-  State Highway
-  Hawkinsville
-  Pulaski



0 2.5 5 Miles

