

# *Pulaski County*

2017 Joint Comprehensive Plan for  
Pulaski County & The City of Hawkinsville



A Community Where Neighbors  
Are There For Each Other.

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

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

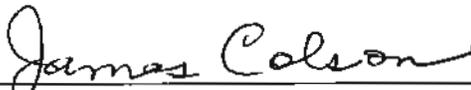
**WHEREAS**, O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

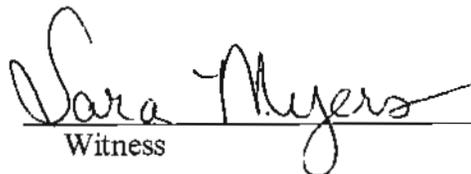
**WHEREAS**, all portions of the Joint Comprehensive Plan Update for Pulaski County and the City of Hawkinsville were completed by the City of Hawkinsville with the assistance of the Middle Georgia Regional Commission; and

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

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

Signed and sealed this 6<sup>th</sup> day of February 2017.

  
\_\_\_\_\_  
James Colson,  
Chairman Hawkinsville City Commission

  
\_\_\_\_\_  
Witness

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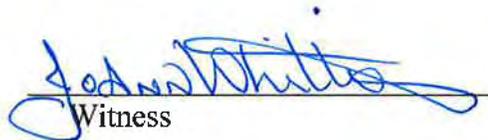
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M.A. Hall,

Pulaski County Sole Commissioner

  
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Witness

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## INTRODUCTION

From March to August 2016, Hawkinsville and Pulaski County elected officials and staff, community business, education, and industry leaders, and concerned citizens served as the steering committee for the Joint Comprehensive Plan Update for the City of Hawkinsville and Pulaski County. The full steering committee list is included in Appendix A along with the full Public Participation Plan. These leaders represent a diverse cross-section of community members, ranging widely in age, background, and perspective. Through a series of monthly planning meetings documented in Appendix B, the steering committee sought to develop a vision for Hawkinsville and Pulaski County, create a robust 20-year game plan for the future of Hawkinsville and Pulaski County; devise guiding community goals, identify needs and opportunities, establish a thorough community work program, and to take an in-depth look at topics like economic development, transportation, land use, and housing. In addition to the normal steering committee meetings, public administration staff from the Middle Georgia Regional Commission held a special planning meeting with members and alumni of Pulaski Tomorrow, a local leadership program which seeks to equip young professionals and future community leaders. The Pulaski Tomorrow group helped to focus the plan on the future and the desires of next-generation leaders; many members of Pulaski Tomorrow remained involved throughout the planning process. With the assistance of the Middle Georgia Regional Commission, feedback and discussion from these stakeholder meetings were synthesized into the following document: The Joint Comprehensive Plan for the City of Hawkinsville and Pulaski County.

## VISION

The people of Hawkinsville and Pulaski County appreciate the pace and familiarity of small town life, but also crave smart development and an economically prosperous future. They seek to preserve what makes their community unique, while preparing it for an ever-evolving globalized future, leveraging the community's unique assets to create a place where people of many different walks of life want to live. With these ideas in mind, the steering committee developed the following vision statement:

*We value our hometown identity.*

*We want to leverage our existing diversity to foster collaboration and create economic and educational opportunities for future generations.*

*We will be a community where neighbors are there for each other.*

This vision was established early in the planning process and guided all future discussions, including the development of goals, identification of needs and opportunities, discussion of economic development, transportation, and land use planning, and development of the community work program.

## GOALS

To make this vision a reality, the steering committee developed goals in six key areas: economic development, transportation, housing, land use, education, community services, and natural and cultural resources. Further sections of the plan elaborate on the community's plans for economic development, transportation, housing, and land use.

Joint Comprehensive Plan for  
The City of Hawkinsville and Pulaski County

*Economic Development*

- 1) Revitalize downtown Hawkinsville.
- 2) Develop and expand business and industry in the community.
- 3) Stimulate the development of a diverse workforce.
- 4) Attract and retain young professionals in the community.

*Transportation*

- 1) Expand access to public transportation throughout the community.
- 2) Maintain and improve transportation infrastructure, with a focus on major corridors.
- 3) Encourage the construction of bicycle lanes and pedestrian infrastructure improvements within new construction and redevelopment areas.

*Land Use*

- 1) Promote economic development in land use decision making.

*Housing*

- 1) Provide new and varied housing options.
- 2) Preserve historic homes.
- 3) Maintain and restore housing throughout the community.

*Education*

- 1) Develop a well-rounded educational system.
- 2) Improve test scores to become a top ten school system.
- 3) Support higher education opportunities in the community.

*Community Services*

- 1) Improve sewer, stormwater, and water infrastructure.
- 2) Maintain and expand sidewalks throughout the community
- 3) Provide greater accessibility to quality healthcare.

*Natural and Cultural Resources*

- 1) Maintain and improve recreational opportunities in the community
- 2) Increase awareness of the community's cultural and natural resources.
- 3) Support the enhancement of fine arts opportunities.

## NEEDS AND OPPORTUNITIES

Listed below are needs and opportunities, identified by the steering committee, that are associated with these goals. Through identifying needs and opportunities, the steering committee hopes to stimulate the development of a well-rounded work program rooted in the desire to move Hawkinsville and Pulaski County forward.

### *Economic Development*

#### **Needs:**

- 1) The development and economic growth within downtown Hawkinsville has become stagnant.
- 2) There is a lack of incentives and financial assistance to rehabilitate aging buildings.
- 3) Communication between schools, businesses, and the workforce development center in Pulaski County is needed to allow for job creation and training consistency.
- 4) The public needs to understand the effects of keeping sales tax dollars in Pulaski County.
- 5) There is difficulty in attracting and retaining young adults.
- 6) The community lacks adequate grocery store access.

#### **Opportunities:**

- 1) An abundance of available land and resources are available to promote development.
- 2) The location of Pulaski State Prison creates options for local employment and the development of support industries.
- 3) The Pulaski Tomorrow and Youth Leadership programs encourage young professionals and students to become community leaders.
- 4) Pulaski County is centrally located between major transportation and logistics corridors, making it an attractive location for a variety of industries.
- 5) The Central Georgia Technical College Workforce Development Center provides local students with education and job training and creates opportunities for collaboration between institutions of higher education and the industry community.

### *Transportation*

#### **Needs:**

- 1) There is a lack of awareness and accessibility of transportation options for all age groups.
- 2) Truck traffic inhibits safety, traffic flows, and downtown Hawkinsville's aesthetic appeal.
- 3) Pulaski County lacks bicycle and extensive pedestrian infrastructure.

#### **Opportunities:**

- 1) The Pulaski County 5311 Rural Public Transit program provides mobility to senior citizens and other community members who need/desire access to alternative modes of transportation.
- 2) The replacement of the GA Highway 26 bridges over the Ocmulgee River will improve the condition of this vital river crossing.
- 3) Hawkinsville's Downtown Gateway project, which will create a new entryway into downtown and reduce truck traffic entering the Central Business District, will alleviate safety and traffic flow concerns.

Joint Comprehensive Plan for  
The City of Hawkinsville and Pulaski County

*Land Use*

**Needs:**

- 1) Rezoning and conservation of land is needed for future use.

**Opportunities:**

- 2) Pulaski County has an abundance of rich soil, providing potential for further growth in the agricultural sector.

*Housing*

**Needs:**

- 1) The development of mixed-use structures is needed to provide new housing options for people from a variety of socioeconomic backgrounds.
- 2) Significant portions of the housing stock are distressed.
- 3) There is a lack of affordable housing in the community.

**Opportunities:**

- 1) Hawkinsville's status as a Community HOME Investment Program (CHIP) community provides funding for housing rehabilitation and opens doors to redevelopment.
- 2) The rehabilitation of the old Taylor Regional Hospital for a mixed-income population would expand access to affordable housing.
- 3) Hawkinsville's updated Revitalization Area Strategy (RAS) establishes a targeted revitalization plan and allows for annual Community Development Block Grant applications.

*Education*

**Needs:**

- 1) Students need a greater variety of academic and extra-curricular programs.
- 2) School technology needs significant upgrades.
- 3) Additional higher education courses within the community are needed.

**Opportunities:**

- 1) The school system is offering programs like band and drama club.
- 2) Dual enrollment availability, along with financial and transportation assistance with Central Georgia Technical College Workforce Development Center, provides local higher education opportunities.
- 3) The availability of an apprentice program allows students to better understand their future career options.

### *Community Services*

#### **Needs:**

- 1) Sewer, stormwater, and water configuration is desperately needed for many residents and businesses.
- 2) Sidewalk improvements are needed throughout downtown to provide connectivity.
- 3) The upkeep and development of sidewalks are needed to promote full compliance with pedestrian safety standards and the Americans with Disabilities Act.
- 4) The nursing home has reached capacity and additional services are needed.
- 5) Government, public facilities, and operations can always be more efficient.

#### **Opportunities:**

- 1) There are possibilities for state and federal funding to help finance sewer, stormwater, and water improvements.
- 2) Hawkinsville has made strides to put in place pedestrian-crossing infrastructure downtown.
- 3) The presence of Taylor Regional Hospital is a major advantage for the community, as many rural hospitals are struggling and closing.

### *Natural and Cultural Resources*

#### **Needs:**

- 1) The development and upkeep of recreational prospects along the Ocmulgee River, public parks, and recreational facilities are desired.
- 2) Businesses are not taking full advantage of recreational revenue as it relates to the Ocmulgee River.
- 3) Existing historic resources need preservation and protection.
- 4) Public support is needed for events and performances throughout the community.
- 5) There is a lack of recreation opportunities on the west side of the Ocmulgee River.

#### **Opportunities:**

- 1) The Ocmulgee River is a community asset that provides opportunities for recreation, eco-tourism, and economic development.
- 2) The potential expansion of the Ocmulgee National Monument into the Ocmulgee National Park and Preserve, stretching from Macon-Bibb County to Hawkinsville, will provide national recognition of the river and surrounding areas as an ecological and historical resources.
- 3) The Pulaski County Recreation Department provides exceptional opportunities for recreation for the county's youth; the department can provide additional services to a large section of the community, such as senior citizens and middle-aged residents.
- 4) The Hawkinsville Opera House, listed on the National Register of Historic Places, is a first-class venue for performance and community events which highlights the city's vibrant past.

## ECONOMIC DEVELOPMENT

The City of Hawkinsville and Pulaski County plan to leverage their past to spur economic development into the future. The people of Hawkinsville and Pulaski County want to see economic growth, but not at the expense of what makes their community unique. To this end, the City of Hawkinsville and Pulaski County have identified a joint Urban Redevelopment Area and devised a joint Urban Redevelopment Plan (URP) (See Appendix E). The URP provides a framework for the revitalization and development of much of the community. The key to economic development in Hawkinsville and Pulaski County will be to capitalize on the community's natural and cultural resources in marketing itself as a friendly small-town with a high quality of life. As noted in the development of the Middle Georgia region's upcoming Comprehensive Economic Development Strategy (CEDS), and through the discussions of the joint comprehensive plan steering committee, diversifying the local industrial base will result in a more resilient local economy. In keeping with these ideals, the steering committee developed the following economic development goals:

### 1) *Revitalize downtown Hawkinsville.*

A thriving downtown is key to preserving and continuing to develop a vibrant, hometown atmosphere. Hawkinsville has taken significant steps in this area in recent years, rehabilitating an old abandoned textile mill into loft apartments, increasing programming at the Hawkinsville Opera House, and just recently, securing a deal for the redevelopment of the old downtown hospital. Even with this progress, ample opportunities remain for growth downtown (as seen in Figure 1 to the right), particularly in the retail sector. There is significant real estate available for redevelopment and revitalization. In addition to its capacity for new retail growth, Hawkinsville could benefit from reinvigorating many of its existing storefronts. In the coming years, the city plans to pursue façade grants and other creative funding sources to help revitalize the local business district downtown. Vibrant local businesses are essential to the health of any downtown, and the city is committed to helping current and future businesses survive and thrive in the city center.



Figure 1 depicts downtown in much need of rejuvenation

In addition to the physical redevelopment and revitalization of downtown, Hawkinsville needs its citizens and visitors to patronize downtown establishments with regularity. In the coming years, local leaders plan to engage in an education and marketing campaign to inform residents of the benefits of local spending—namely, keeping sales tax dollars in the county.

2) *Encourage the development and expansion of business and industry in the community.*

Hawkinsville and Pulaski County are ripe with available land for industrial growth. While agriculture is a major economic driver and will always be an important part of the community's identity, available property is plentiful for industrial growth and economic diversification. The community will seek industrial development while still enhancing its existing agricultural base. Due to the thriving agricultural community, already present in Hawkinsville and Pulaski County, agribusiness could be a natural fit. Additionally, the community will seek to further diversify the local economic base by seeking new industries with an eye towards resiliency. By expanding into manufacturing or aerospace support industries, Hawkinsville and Pulaski County could build a more robust economy which would be less susceptible to the whims of mother nature. Manufacturing and aerospace are just two examples of regionally significant industries that could be a good fit for Hawkinsville and Pulaski County in the future.

Hawkinsville and Pulaski County's hometown charm can be a powerful tool in industrial recruitment. While a small town is not for everyone, the caring, homely atmosphere of Hawkinsville and Pulaski County can be leveraged to attract certain kinds of industrial prospects, particularly those who are looking for a rural community to call home. By building on other goals like, revitalizing downtown and using the Ocmulgee River as a place-making tool, the Hawkinsville-Pulaski County community can market itself as an industrial destination with a high quality of life and ample greenspace; these qualities could be a boon for local heritage tourism.

In 2015, Pulaski County's average unemployment rate was 6.5 percent, equal to the Middle Georgia regional average, but higher than the state and federal rates of 5.9 percent and 5.3 percent respectively. New industrial development could help spur the creation of new jobs, potentially bringing the local unemployment rate down in the process.

3) *Stimulate the development of a diverse workforce.*

Through discussions with the steering committee and community stakeholders, one of the needs that arose was "connecting the dots" in economic development. Much of the information and resources needed for economic development already exist within the community, but at present, the various players in the economic development game do not know what other groups in the community can provide. In the coming years, the people of Hawkinsville and Pulaski County plan to facilitate further dialogue between schools, businesses, workforce development organizations,



Figure 2 CGTC Hawkinsville Location

and job creators. Simply getting these people in the same room would create significant new opportunities for job creation and economic growth, leading to a more diverse and representative workforce.

If the Pulaski County Schools, Central Georgia Technical College (CGTC) (as seen in Figure 2), and the local industrial and business community are working in concert with each other on workforce development initiatives, that will open many new opportunities for aspiring workers from all walks of life.

4) *Attract and retain young professionals in the community.*

The steering committee is very concerned about the “brain drain” facing Hawkinsville and Pulaski County. In the coming years, the community plans to design strategies to attract and retain young professionals. The Hawkinsville-Pulaski County community wants to be the kind of place where young professionals can find as a new hometown and start a career, or come back home and raise their families after going away for college. The injection or retention of young professionals into the community workforce would help revitalize the local economy and build a robust workforce for decades to come. To attract and retain young professionals, community leaders can seek to emphasize many of the same factors used to recruit new businesses and industries to the community—quality of life, river access, heritage tourism, and small-town charm.

## HOUSING

Between 2006 and 2014, the number of housing units in Pulaski County decreased 2.9 percent, from 5,069 to 4,920. As with many rural communities, Pulaski County is 92 percent comprised of single-family detached homes and mobile homes. During the same timeframe, Hawkinsville experienced an increase in housing units of 18.9 percent from 1,781 to 2,118. Figure 3 shows in greater detail the variation in housing stock from 2006 to 2014, resulting in Hawkinsville’s main housing structures being single-family detached homes, and five to nine apartment structures, accounting for ultimately 82.5 percent of its housing stock. A large portion of the city’s growth can be accounted for by the annexation of the Southern Hills Plantation. Hawkinsville observed the expansion and took action to include it in its service area. As a result of much needed attention to the housing stock of Hawkinsville and Pulaski County, the following goals were identified to improve the housing conditions for everyone:

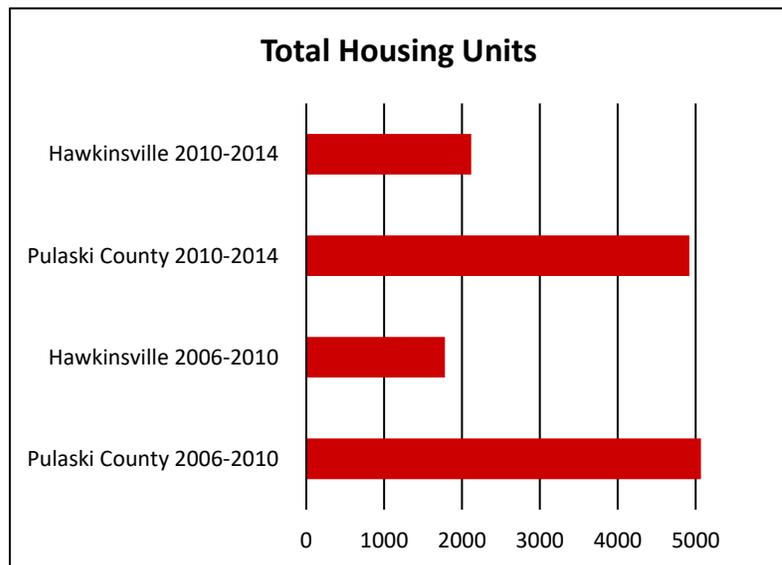


Figure 3 details the changes in housing from 2006 to 2014

1) *Provide new and varied housing options.*

Within the past 10 years, major strides have been made to increase the availability of alternative housing opportunities within Hawkinsville. The Old Pillowtex Mill, as seen in Figure 4, was converted into lofts and a farmer’s market, encouraging residents to live and shop within the same structure. All shopping needs are not met within the renovated space, leading to the hindrance for future growth. The steering committee has grasped the concept of redeveloping multiple structures throughout the community and longs to create additional space for citizens to

live, work, and shop in the same structure. Multiple old mill locations and the downtown area of Hawkinsville provide the opportunity for revitalization into living, working, and shopping amenities. Also, mentioned in the 2016-2036 Plan for... A Thriving Middle Georgia Regional Agenda is the desire to redevelop the downtown area with housing for the aging population. This would ultimately lead to the creation of a more walkable community. For reference the excerpt can be found in Appendix F.



Figure 4 provides an up-to-date view of the Old Pillowtex Mill now as a mixed-use structure.

Alternative housing opportunities are also being considered with the rehabilitation of the old Taylor Regional Hospital. The old hospital's location is prime real estate with easy access to major transportation corridors and will allow for an increase in affordable housing options. Residents long for the ability to purchase or rent dwellings at a reasonable rate. The current median household income for Hawkinsville and Pulaski County is less than \$35,500, not leaving a large amount to be used for the purchase of extravagant housing.

## 2) *Preserve historic homes.*



Figure 5 is a prime example of the required upkeep of historic homes in Hawkinsville.

Many of the homes within Hawkinsville and Pulaski County have reached the benchmark to be considered for listing on the National Register of Historic Places, but fall short in their maintenance necessities. Simply having numerous homes built before 1950 does not allow the community to preserve its history, efforts need to be set forth to conserve and uphold the homes.

As depicted in Figure 5 preservation efforts have been taken to maintain the natural character of a historic home in Hawkinsville that was built in 1860. Figure 6 below, further describes the years in which homes within Hawkinsville and Pulaski County were constructed. Generations to come will be able to research the lasting impression of homes built decades prior to their birth, but having the ability to physically experience the structure will leave a lasting impression for years to come. In 2013, a Hawkinsville Heritage Walking/Driving/Audio Tour was completed to provide visitors and residents a deeper understanding of the historic homes within Hawkinsville and Pulaski County; the endeavor remains to continue the preservation of the historic housing stock in the community.

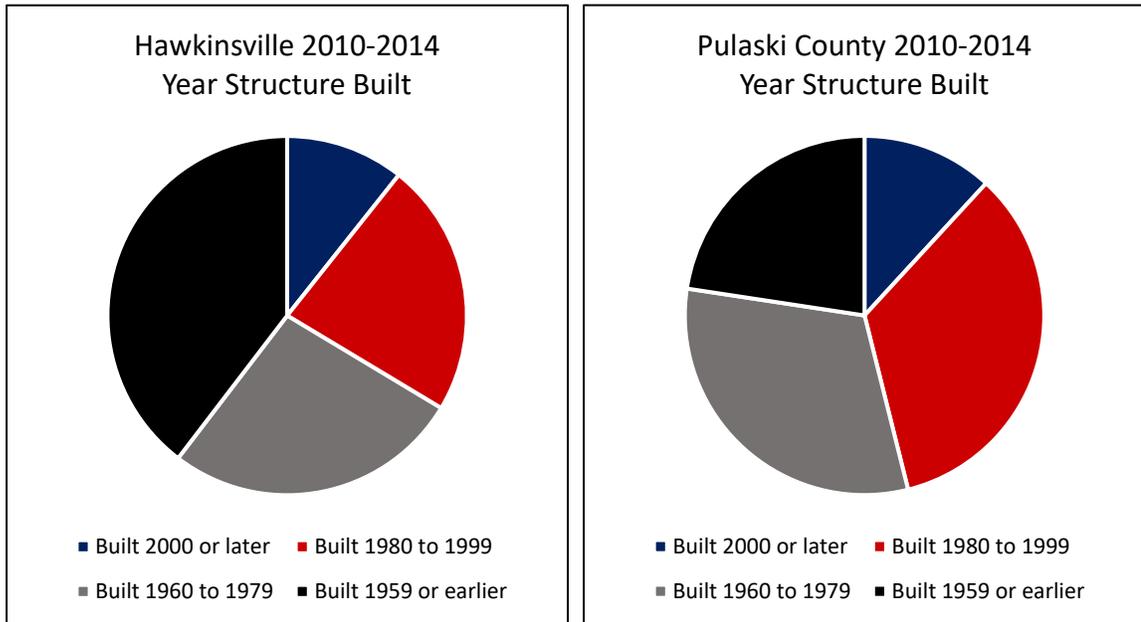


Figure 6 shows the years in which structures were built in Hawkinsville and Pulaski County.

3) *Maintain and restore housing throughout the community.*

Even though there has been an increase in the number of homes within Hawkinsville, there still has been very little effort set forth to improve the housing stock for the entire county. Figure 7 to the right depicts the early on-set need for maintenance that can be seen throughout the county. There are still several areas that are suffering from poor or dilapidated housing conditions. Many residents are unaware of the code enforcement standards to have their home persist at an acceptable level or the financial opportunities that are available for home improvement assistance. Residents also, do not have the physical capability to perform tasks, or knowledge of how to perform the chore to improve the condition of their house. The city and county need to incorporate home maintenance educational sessions with contractors, plumbers, and landscapers for simple tasks such as patching a damaged wall, replacing a faucet, and lawn maintenance. Residents also need to be made aware of governmental home improvement that is available through agencies like the Georgia Department of Community Affairs and the United States Department of Agriculture Rural Development.



Figure 7 provides a visual of the distressed homes in Hawkinsville

## TRANSPORTATION

The steering committee identified three primary goals for transportation over the next 20 years:

*1) Expand access to public transportation throughout the community.*

The first of these goals is addressed comprehensively in the county's recently updated Transit Development Plan. The objectives identified in the Transit Development Plan are:

- Continue to allocate funding in the county's annual budget for the provision of public transit.
- Conduct a cost/benefit analysis for the purchase of additional buses and hiring of additional drivers for the county's 5311 Rural Public Transit Program.
- Conduct outreach to increase knowledge of existing transit services.
- Work with vanpool companies to increase the level of private service to Pulaski County.
- Consider expansion of the 5311 program to include regular service to Robins Air Force Base.

The steering committee's greatest concern for transportation in Hawkinsville and Pulaski County was their belief that residents simply are not aware of all transportation options available to them. Local leaders are committed to using the goals identified in this plan in conjunction with the objectives identified in the Transit Development Plan to improve transportation reliability and availability while making residents more aware of their transit options. For reference, the full Transit Development Plan is included in Appendix D.

*2) Maintain and improve transportation infrastructure, with a focus on major corridors.*

Additionally, Hawkinsville and Pulaski County intend to continue making regular improvements to local transportation infrastructure, leveraging local, state, and federal dollars wherever possible to maintain and improve the community's roads, bridges, highways, and airport. Infrastructure maintenance is essential to economic development and community revitalization. Because of this concern, several transportation infrastructure projects are identified in the Community Work Program. The city and county are committed to regularly updating the Community Work Program to account for emerging transportation infrastructure needs.

The primary transportation corridors, both for local travel and freight, are U.S. Highway 129, which runs north to south through the center of the county, and U.S. Highway 341, which runs northwest to southeast through the county. The two highways meet and briefly merge as they pass through the City of Hawkinsville. State Highways 26, 230, 27, 257, and 112 also traverse the county, along with an assortment of local roads. Hawkinsville's two iconic bridges over the Ocmulgee River are vital pieces of infrastructure, connecting the eastern and western halves of the county. Over the next several years the county will be working with the Georgia Department of Transportation to completely replace both bridges, preserving these crucial river crossings for decades to come.

At present, traffic flow is not generally a major problem in the community with one notable exception. To bypass downtown, truck traffic often diverts through residential streets that are not designed for such heavy use. Hawkinsville and Pulaski County plan to work together to make truck

drivers more aware of designated truck routes through increased signage, and to make sure traffic flow and road conditions are adequate on designated truck routes.

Parking availability is generally adequate throughout the community, but the city and county will make sure to account for parking impacts throughout the downtown revitalization process, as increased activity and traffic could eventually lead to a parking problem downtown. The community also plans to explore options to increase the availability of parking near the river, helping to maximize the river's potential as a recreational destination.

A significant challenge is the loss of active rail lines in Pulaski County. The community would welcome a rail spur for its potential use as an economic development tool. The steering committee recognizes the Hawkinsville-Pulaski County Airport as a tool for economic development. Airports in neighboring communities are operating at or near capacity, so if the Hawkinsville-Pulaski County Airport could expand its runway and add hangar space, it could accommodate overflow air traffic. At present, the airport's runway is not long enough to allow for many kinds of planes to land comfortably. With this in mind, the community plans to seek out funding for the expansion of the runway. This expansion would help to decrease traffic currently being lost to neighboring communities, as well as present an opportunity for economic development prospects to fly directly to Hawkinsville, an important factor in economic development.

3) *Encourage the construction of bicycle lanes and pedestrian infrastructure improvements within new construction and redevelopment areas.*

The community also recognizes the importance of bicycle and pedestrian planning. The city and county will encourage the inclusion of bicycle lanes and pedestrian infrastructure improvements, as seen in Figure 8, in future construction and refurbishment projects. Bicycle and pedestrian planning has the potential to dovetail nicely with some of the community's other goals, namely recruitment and retention of young professionals in the community, encouraging development, expansion, the revitalization of businesses, and the preservation and promotion of the community's natural and historic resources. Hawkinsville and Pulaski County are presented with the opportunity for extensive growth in tourism and business with the installation of bicycle lanes along major corridors like U.S. Highway 129 and U.S. Highway 341. The population will prosper tremendously from bicycle and pedestrian infrastructure improvements.



Figure 8 provides an example of bicycle infrastructure that could be put in place in Hawkinsville and Pulaski County.

As discussed in the following section, the community has identified several character areas for land use. Community leaders are committed to aligning future transportation projects with these character areas and to revisiting the designation of character areas as needed to properly plan for new development.

## LAND USE

Hawkinsville and Pulaski County are blessed with a luscious agrarian landscape—with soil that has been the lifeblood of thousands and thousands of residents since long before European exploration of Georgia, a beautiful river winding right through the heart of town, and plentiful land available for industrial growth. Recognizing the importance of these precious resources and the bountiful opportunities they present is essential to the sustainable growth and development of Hawkinsville and Pulaski County; the chief land use goal of the steering committee. With these values in mind, the following land use character areas were devised to help the community plan for sustainable and optimum land use long into the future: agricultural/forestry, priority conservation areas, primary transportation corridor, rural residential, developing suburban residential, established residential, facilities and industry, in-town corridor, commercial downtown corridor, and Ocmulgee River Corridor. Since the boundaries of many of these character areas cross jurisdictional lines, the steering committee thought it would be best to develop one set of character areas for the City of Hawkinsville and Pulaski County combined. Unified character areas will create a more cohesive plan for land use and development community-wide. For each character area, development patterns, primary land uses, quality community objectives, and implementation strategies were identified.

### Agricultural

A substantial portion of the county's land area constitutes the Agricultural Character Area. According to the 2015 Georgia County Guide, 39.2 percent of the county's total land area is comprised of farmland acres (down from 42.6 percent in 2010) and 49.4



Figure 9 of a cotton field along U.S. Highway 341



Figure 10 of a pecan orchard along GA Highway 247

percent consists of forestland acres (also 49.4 percent in 2010). The farmland is actively farmed for cotton, peanuts, pecans, corn, soybeans, wheat, and various other crops, as well as livestock. Figures 9 and 10 provide prime examples of acres of land being farmed for cotton and pecans. A network of both paved and unpaved roads provides vehicular connection between the agricultural/forestry areas and other areas of the county. Portions of the agricultural/forestry areas are becoming increasingly impacted, as scattered new development encroaches further onto agricultural/forestry land. The state-designated Enduring Farmlands Scenic Byway, showcasing the community's rural agrarian heritage, is also contained within the agricultural/forestry character area.

### Development Patterns

- Implement large lot sizes to limit development density and protect farmland and rural character.
- Protect and preserve agricultural/forestry areas by promoting use of conservation easements by landowners.
- Promote agriculture and agriculture-related businesses to keep agriculture industry viable.

### Primary Land Uses

- Agriculture
- Agri-Related Businesses

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The City of Hawkinsville and Pulaski County

- Forestry
- Conservation
- Rural Residential

*Quality Community Objectives*

- Efficient Land Use
- Sense of Place

*Implementation Strategies*

- Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- Forest buffers between agricultural lands and new residential development.
- Minimize rezoning.

Conservation and Greenspace



Figure 11 is the Ocmulgee River looking south from Mile Branch Boat Landing



Figure 12 is a picnic and conservation area within the Mile Branch Boat Landing park

The Conservation and Greenspace Character Area primarily describes public or privately-owned land intended to remain as open space for preservation and recreational uses. As depicted in Figures 11 and 12, it consists of undeveloped natural lands and environmentally sensitive areas not suitable for development of any kind. The character area

includes the Ocmulgee Wildlife Management Area (WMA) in the northern portion of the county, as well as the area along the Ocmulgee River planned for a greenway and riverwalk. The Conservation and Greenspace Character Area seeks to enhance the significance of these resources and ensure their protection.

*Development Patterns*

- Preserve natural resources, habitats, views, and eco-system.
- Protect open space in a linear pattern following the river corridor to accommodate greenway/riverwalk.
- Protect water quality with appropriate stream buffers and prohibition of uses prone to pollution.
- Provide opportunities for passive use recreation and tourism (e.g. canoeing, fishing, hunting, hiking, etc.), and environmental education.
- Use infrastructure availability to steer development away from environmentally sensitive resources.

*Primary Land Uses*

- Undeveloped and Left in Natural State
- Passive Recreation
- Environmental Education

*Quality Community Objectives*

- Resource Management

## Joint Comprehensive Plan for The City of Hawkinsville and Pulaski County

- Efficient Land Use
- Regional Cooperation

### *Implementation Strategies*

- Promote use of conservation easements.
- Promote as passive use recreation and tourism destinations.
- Implement Riverwalk Master Plan.
- Engage in intergovernmental cooperative efforts.
- Continue to implement Ocmulgee Blueway initiative.
- Use Agricultural Best Management Practices (BMPs) and BMPs for erosion and sedimentation control to help protect water quality.

### *Major Highway Corridor*

This character area consists of developed or undeveloped land on both sides of high-volume roadways or highways, and/or major thoroughfares that serve as entrances or access points to the community; specifically, U.S. Highway 129/State Route 247 as it enters Pulaski County from the northwest, and the entire length of U.S. Highway 341 as it transverses the county. Currently, these roads are sparsely developed, buffered by trees on each side, and maintain a predominately rural feel, as seen in Figure 13.



Figure 13 one of the main thoroughfares  
of Hawkinsville-Pulaski County

*Note: U.S. Highway 129, in the southern portion of the county, is also a primary transportation corridor; however, its designation as a Georgia Scenic Byway necessitates development patterns and implementation strategies more in line with the Agricultural Character Area.*

### *Development Patterns*

- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Cluster development at nodes along corridors, separated by areas of open space.
- Maintain natural vegetation buffer with new developments set-back behind buffer.
- Manage access to keep traffic flowing; using directional signage to developments.
- Use bicycle and pedestrian accommodations where appropriate.

### *Primary Land Uses*

- Transportation/Communication/Utilities
- Light Commercial
- Residential

### *Quality Community Objectives*

- Efficient Land Use
- Local Preparedness
- Transportation Options

### *Implementation Strategies*

- Coordinated development review between city and county.
- Restrictions on the number and size of signs and billboards.

- Actively engage Georgia Department of Transportation (GDOT).
- Active zoning and land development enforcement.

### Rural Residential



Figure 14 provides greatly detail of rural living with conservation purposes

The Rural Residential Character Area consists of scattered areas throughout the county, primarily located adjacent to major highway corridors. The character area is characterized by large lots, open spaces, pastoral views, and a high degree of building separation; an example includes Ocmulgee Banks Plantation located just off State Route 230 in the southern portion of the county. Ocmulgee Banks Plantation, as seen in Figure 14, is somewhat unique in that the development contains as much as 2,300 acres set aside for conservation purposes. Development in this character area should seek compatibility with the community's agricultural tradition and maintain its rural, open spaces.

### Development Patterns

- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Enlist significant site features (e.g. scenic views, water features, farmland, wetlands, etc.) as amenities that shapes identity and character of new development.
- Encourage compatible architecture styles that maintain rural character.
- Preserve rural character, view sheds, and other natural features/resources.
- Protect water quality with appropriate soil erosion and sedimentation controls.

### Primary Land Uses

- Rural Residential
- Agricultural and Forestry
- Passive Recreation

### Quality Community Objectives

- Resource Management
- Efficient Land Use
- Sense of Place
- Housing Options

### Implementation Strategies

- Promote the use of conservation subdivisions.
- Active zoning and land development enforcement.
- Promote use of Agricultural Best Management Practices (BMPs) and BMPs for erosion and sedimentation control to help protect water quality.

### Developing Suburban

This character area includes those areas just south of the Hawkinsville city limits, the Southern Hills and Bozeman Crossing Developments, and areas southwest of downtown. These are areas where typical suburban residential subdivisions are being built, primarily due to the availability of services and infrastructure. Except for Southern Hills (as seen in Figure 15 to the right), located to the far north of the city along U.S. 129/SR 247, these areas depict natural residential growth from adjoining traditional neighborhoods. These areas are likely to continue experiencing residential development pressure during the planning period.



Figure 15 of provides a visual of the developing Southern Hills Subdivision

### Development Patterns

- Promote moderate density, traditional neighborhood development-style residential subdivisions.
- Encourage the location of schools, community centers or well-designed, small-scale commercial activity centers at suitable locations within walking distance of residences.
- Encourage good vehicular and pedestrian/bike connectivity to retail/commercial services, as well as internal street connectivity, and connectivity to adjacent properties/subdivisions.
- Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.

### Primary Land Uses

- Single-family residential
- Light commercial
- Community facilities (i.e. Recreational facilities, schools, libraries, etc.)
- Parks/open space

### Quality Community Objectives

- Efficient land use
- Local preparedness
- Sense of place
- Housing options
- Transportation options

### Implementation Strategies

- Active zoning and land development enforcement.
- Development and enactment of a local Bicycle-Pedestrian Plan.
- Incentives to developers for consistency with preferred development patterns.

### Traditional Neighborhood

This character area encompasses several neighborhoods in and around the Hawkinsville city limits, primarily located along U.S. Highways 341, 129 and State Routes 26 and 230. These long-standing residential neighborhoods represent both stable traditional neighborhoods (as seen in Figure 16) and

traditional neighborhoods in a state of decline. They are characterized by having sidewalks, street trees, buildings close to, or at the front property line, a low degree of building separation, and limited open space. Most of the original housing stock is in place, with some individual homes, as well as some areas exhibiting deteriorating conditions. Some of these neighborhoods, such as the Mill Village area, have significant amounts of housing in poor or dilapidated condition, which need revitalization.



Figure 16 depicts a very traditional ranch style home along US Highway 129 in Hawkinsville although it is not apparent in the photo, within the neighborhood there are numerous traditionally built homes within walking distance of downtown.

#### *Development Patterns*

- Compatible infill development on vacant or under-utilized properties.
- Reinforcement of neighborhood stability by encouraging home ownership and maintenance, or upgrade of existing properties.
- Appropriately-scaled retail establishments serving neighborhood residents.
- Neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood.
- Distribution of affordably-priced homes.
- Maintenance of existing tree cover.
- Well-designed development that blends into existing neighborhoods by disguising its density (e.g., small scale apartment buildings, multi-family that looks like single residence from the street, etc.).
- Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.

#### *Primary Land Uses*

- Residential
- Neighborhood commercial
- Community facilities

#### *Quality Community Objectives*

- Local preparedness
- Sense of place
- Housing options
- Transportation options

#### *Implementation Strategies*

- Encourage and promote opportunities for compatible infill development.
- Improve public facilities and services.
- Organize and enlist aid of neighborhood associations and/or community action groups; promote community involvement (i.e. Neighborhood Watch Program, etc.).
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Target public assistance and investment.
- Active code enforcement.

## Joint Comprehensive Plan for The City of Hawkinsville and Pulaski County

- Improve sidewalk and street appearance.
- Continue implementation of Redevelopment Plan.
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Remove dilapidated houses.
- Ongoing maintenance and upkeep of cemeteries

### Light Industrial

The facilities and industry character area includes unique and notable community landmarks, such as the Lawrence L. Bennett Harness Track facility, Taylor Regional Hospital (as seen in Figure 17), the city's two industrial parks (includes Opportunity Zone designation), and the Pulaski State Prison for Women. The character area also encompasses locations surrounding several of these facilities in which office parks and light industrial uses are contained. While each of these facilities is markedly different, there are similarities in preferred development patterns, land uses, quality community objectives, and implementation strategies. A goal of this character area is to allow opportunities to expand both industry and facilities while preserving surrounding natural features.



Figure 17 is the Taylor Regional Hospital also includes several doctors' office buildings, a cancer treatment center, and a rehabilitation facility.

### Development Patterns

- Focus on appearance with appropriate signage, landscaping, and other beautification measures.
- Pursue compatible, supporting uses to locate in adjacent areas (particularly for the hospital and the prison). (Figure 12)
- Provide for adequate infrastructure to support uses (i.e., water, sewer, stormwater, transportation, etc.).
- Maintain the rural environment of the areas around the harness track facility; promote low-impact
- Land uses if/when development occurs.
- Provide adequate buffers to separate from adjacent uses, especially residential.
- Site plans, building design, and landscaping should be sensitive to surrounding natural features; including landscaping of parking lots.
- Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.

### Primary Land Uses

- Public/Institutional
- Industrial
- Commercial

## Joint Comprehensive Plan for The City of Hawkinsville and Pulaski County

- Professional Offices

### *Quality Community Objectives*

- Economic prosperity
- Efficient land use
- Local preparedness
- Regional cooperation
- Educational opportunities
- Community health

### *Implementation Strategies*

- Active involvement on the part of local and regional economic development organizations (e.g., United Pulaski, Chamber of Commerce, Middle Georgia Regional Development Authority, etc.).
- Aggressively pursue economic diversification opportunities.
- Capitalize on programs/curricula of Central Georgia Technical College Workforce Development Center.
- Continue ongoing partnership with Taylor Regional Hospital and the Department of Corrections.
- Active zoning and land development enforcement.

### *In-Town Corridor*



The in-town corridor character area includes U.S. Highways 341, 129, and State Route 230, portions of which could also be categorized as gateway corridors. These high-volume roadways currently contain both developed and undeveloped land paralleling them and are likely to experience future development pressures, as seen in Figure 18.

Figure 18 depicts the in-town corridor.

### *Development Patterns*

- Focus on appearance with appropriate signage and landscaping, and other beautification measures.
- Retrofit or mask existing strip development, or other unsightly features as necessary.
- Improvement of sidewalk and street appearance, and amenities of commercial centers.
- Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and attractions around the community.
- Manage access and traffic flow.

### *Primary Land Uses*

- Transportation/Communication/Utilities
- Light Industry
- Commercial
- Residential

## Joint Comprehensive Plan for The City of Hawkinsville and Pulaski County

### *Quality Community Objectives*

- Economic prosperity
- Efficient land use
- Local preparedness
- Sense of place
- Transportation options

### *Implementation Strategies*

- Encourage commercial infill development.
- Encourage redevelopment of older existing structures.
- Seek funding assistance for streetscape enhancements.
- Actively engage Georgia Department of Transportation (GDOT).

### Downtown



Figure 19 of the business district in  
Downtown Hawkinsville

The Downtown Character Area consists of Hawkinsville’s traditional central business district and surrounding commercial/industrial areas, to include the National Register Commercial and Industrial Historic District, the Local Historic District, and the Main Street District. The area also contains an Opportunity Zone designation. The downtown area is to be maintained as the focal point of the community. It is an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment, as seen in Figure 19.

### *Development Patterns*

- Mix of retail, services, restaurants, and offices to serve residents’ day-to-day needs.
- Residential development should reinforce the traditional town center concept through a combination of rehabilitation of historic buildings in the downtown area (e.g. Pillowtex Mill project) and compatible new infill development targeted to a broad range of income levels, including multi-family townhomes, apartments, lofts, and condominiums.
- Pedestrian-friendly with strong, walkable connectivity between different uses, as well as connectivity to surrounding neighborhoods.
- Protect historic properties and encourage rehabilitation with appropriate incentives (e.g., National Register listing, tax credits, etc.).
- New development should be of scale and architectural design to fit well into the historic fabric of the area.
- Streetscape enhancements.
- Shared parking arrangements that reduce overall parking needs.

### *Primary Land Uses*

- Commercial (retail, restaurants, and office)
- Mixed-Use (including lofts)
- Public/Institutional

Joint Comprehensive Plan for  
The City of Hawkinsville and Pulaski County

*Quality Community Objectives*

- Economic prosperity
- Local preparedness
- Sense of place
- Housing options
- Transportation options

*Implementation Strategies*

- Encourage entrepreneurial opportunities.
- Encourage “greyfield redevelopment” of existing underutilized commercial facilities with mixed-use, walkable development.
- Promote compatible architectural design for infill structures and when changes are made to existing buildings.
- Encourage creation of upper floor residential uses in downtown commercial buildings (e.g., lofts, apartments, condominiums, and extended-stay suites).
- Prepare and adopt a Streetscape Master Plan to enhance downtown through the use of awnings, planting street trees, flower planters and visual merchandising.
- Implement downtown Signage Plan.
- Promote as entertainment/tourism destination (Ocmulgee Market, Opera House, retail, restaurants, etc.).

Ocmulgee River Corridor



Figure 20 shows the Ocmulgee River Riverwalk

This character area represents existing greenspace adjacent to the Ocmulgee River (e.g., Riverwalk and Uchee Shoals City Boat Landing). The greenspace area is bordered to the west by residential neighborhoods and the commercial downtown area, providing for opportunities to link residential areas and the downtown area to a well-designed greenway where users can enjoy the natural environment along the river corridor. Downtown Hawkinsville can be seen in the background of Figure 20 of the beginning of the Ocmulgee River Riverwalk.

*Development Patterns*

- Preserve natural resources, habitats, views, and eco-system.
- Protect open space in a linear pattern following the river corridor to accommodate greenway/riverwalk.
- Protect water quality with appropriate stream buffers and prohibition of uses prone to pollution.
- Provide opportunities for recreational usage (e.g., biking, walking, jogging, canoeing, etc.).
- Focus on establishing pedestrian and bicycle connections between residential neighborhoods and commercial areas to river facilities.
- Use infrastructure availability to steer development away from environmentally sensitive resources.

Joint Comprehensive Plan for  
The City of Hawkinsville and Pulaski County

*Primary Land Uses*

- Undeveloped and Left in Natural State
- Forestry
- Recreation
- Environmental Education

*Quality Community Objectives*

- Resource management
- Efficient land use
- Community health

*Implementation Strategies*

- Promote as recreation/tourism destination (part of Ocmulgee Blueway).
- Implementation of Riverwalk Master Plan.
- Use of Best Management Practices (BMPs) for erosion and sedimentation control to help protect water quality.

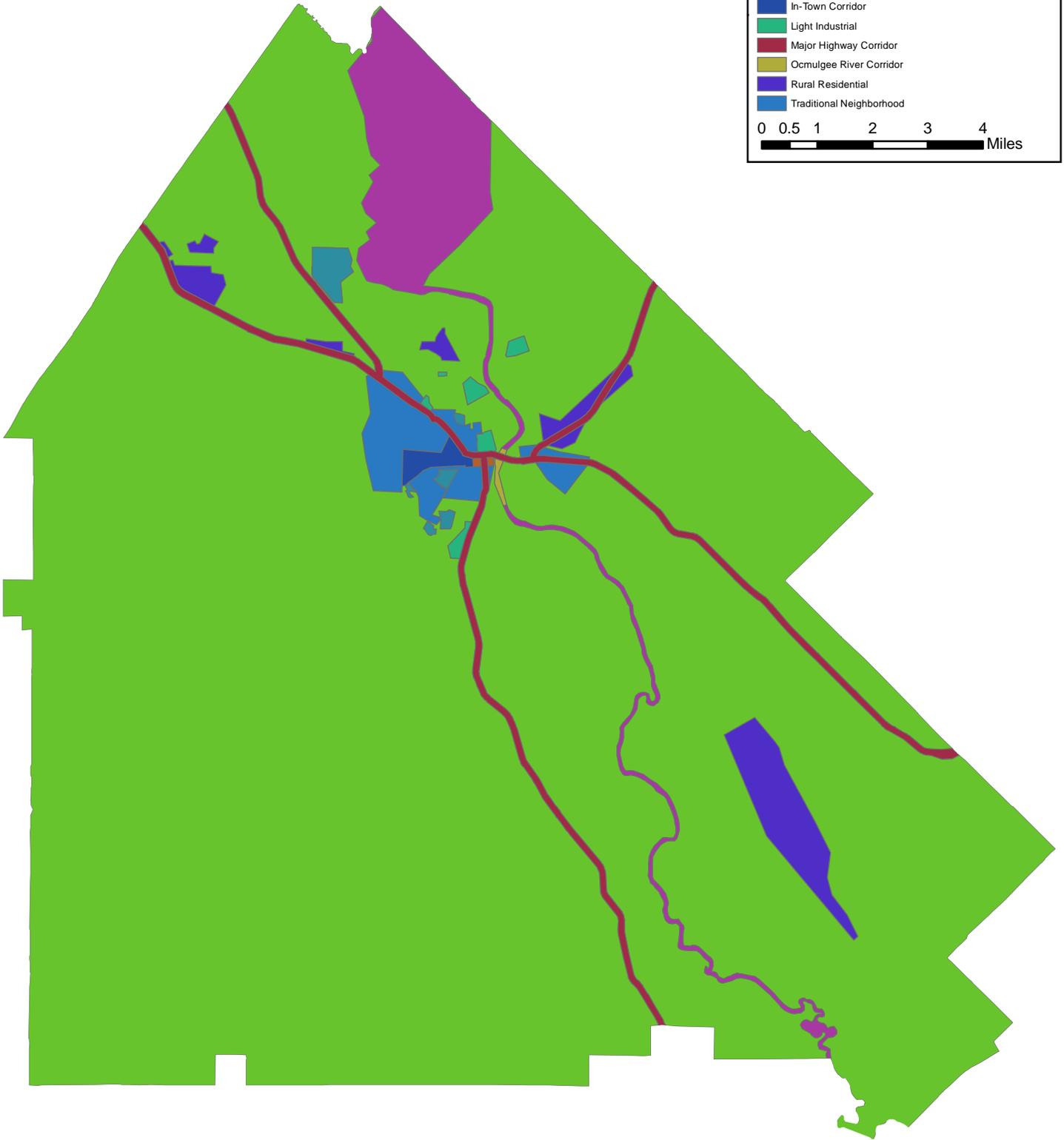
# Pulaski County Character Areas

**Legend**

**Name**

- Agricultural
- Conservation and Greenspace
- Developing Suburban
- Downtown
- In-Town Corridor
- Light Industrial
- Major Highway Corridor
- Ocmulgee River Corridor
- Rural Residential
- Traditional Neighborhood

0 0.5 1 2 3 4 Miles



# Hawkinsville Character Areas

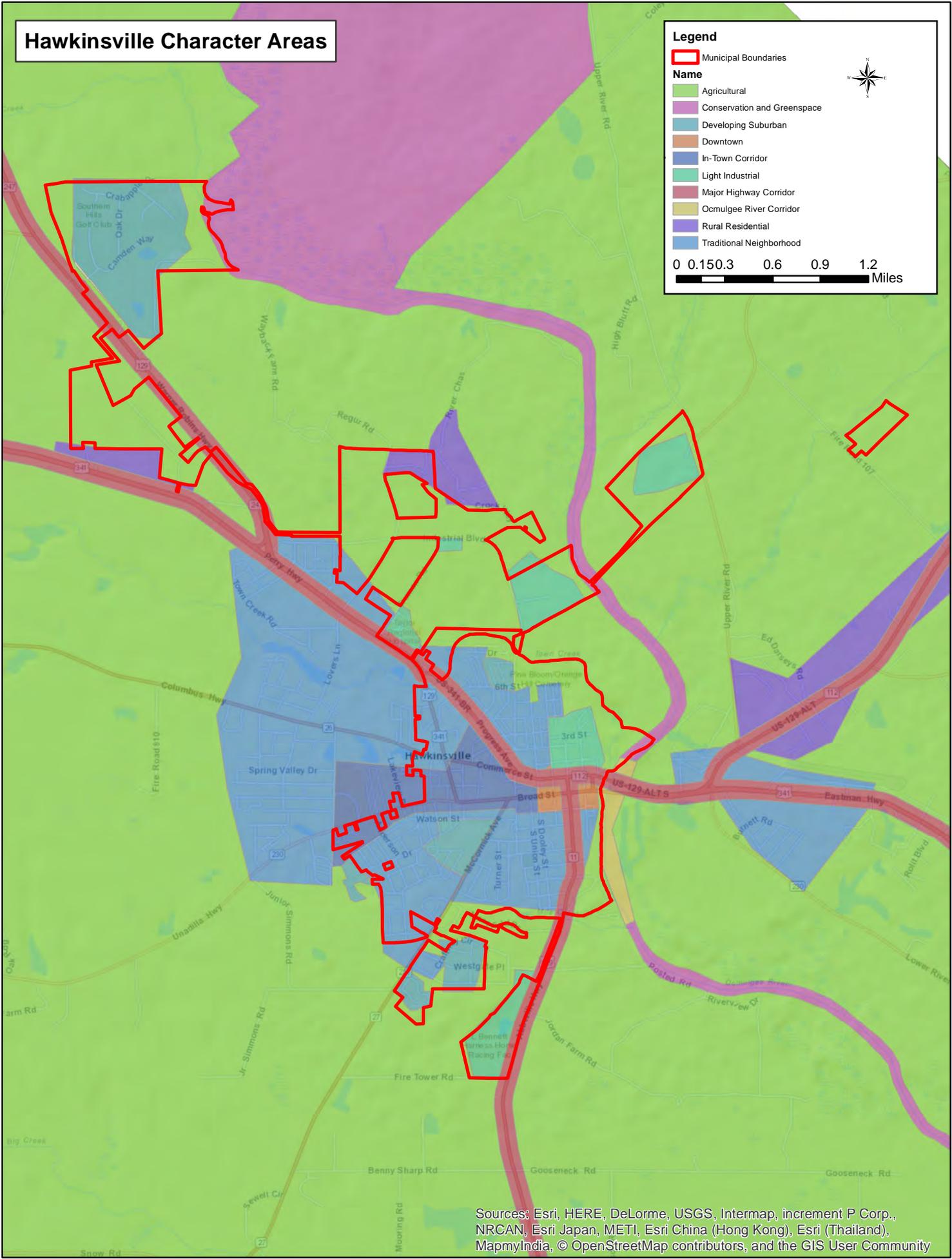
**Legend**

- Municipal Boundaries

**Name**

- Agricultural
- Conservation and Greenspace
- Developing Suburban
- Downtown
- In-Town Corridor
- Light Industrial
- Major Highway Corridor
- Ocmulgee River Corridor
- Rural Residential
- Traditional Neighborhood

0 0.15 0.3 0.6 0.9 1.2 Miles

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

This map is provided by the Middle Georgia Regional Commission based on available data in December 2016. All features are approximate and should be used for general planning purposes only.

# Pulaski County Land Use

**Legend**

 Municipal Boundaries

**Current Land Use**

 No Land Use Data Given

**Land Use Description**

 Agriculture/Forestry

 Commercial

 Industrial

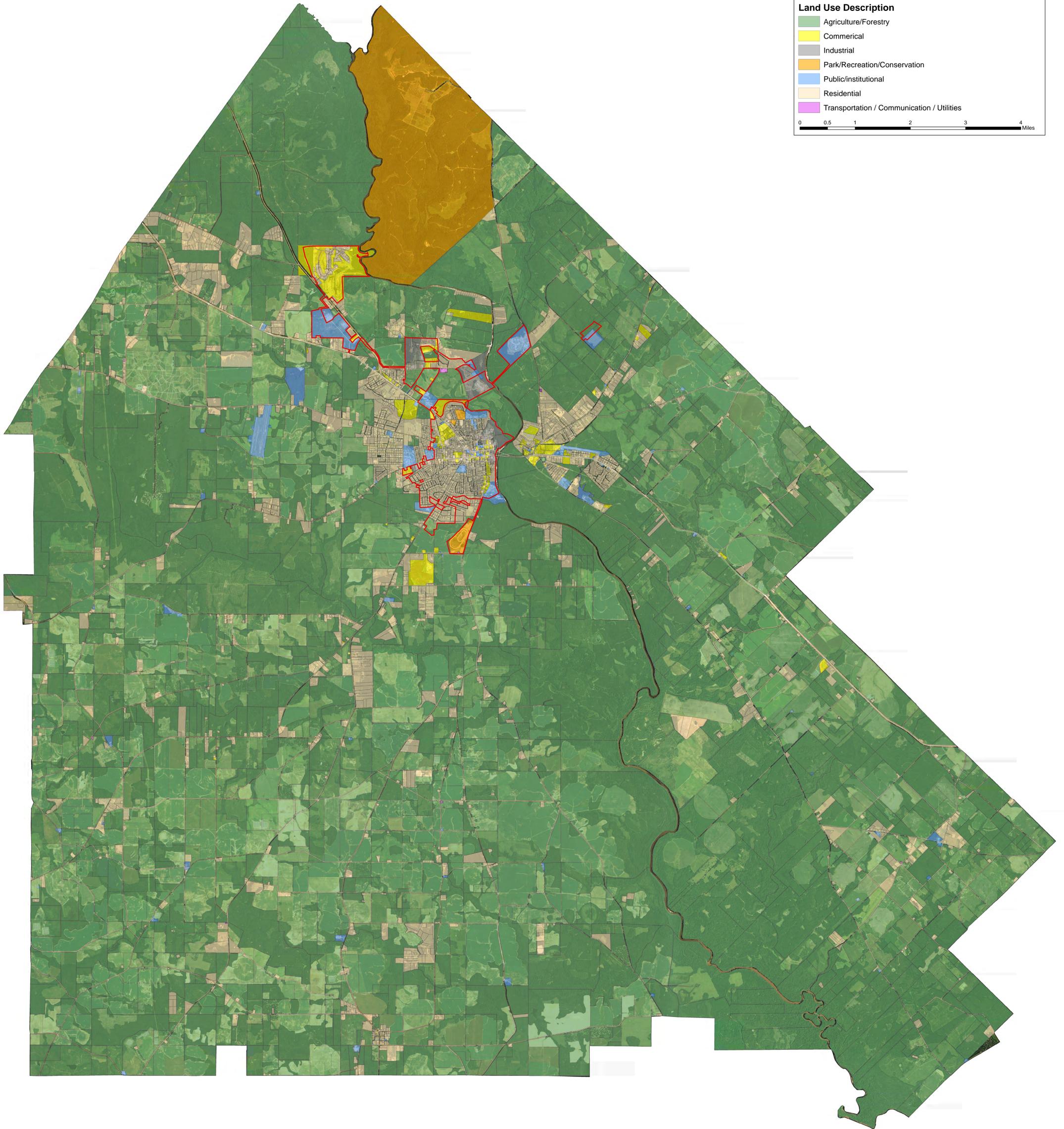
 Park/Recreation/Conservation

 Public/Institutional

 Residential

 Transportation / Communication / Utilities

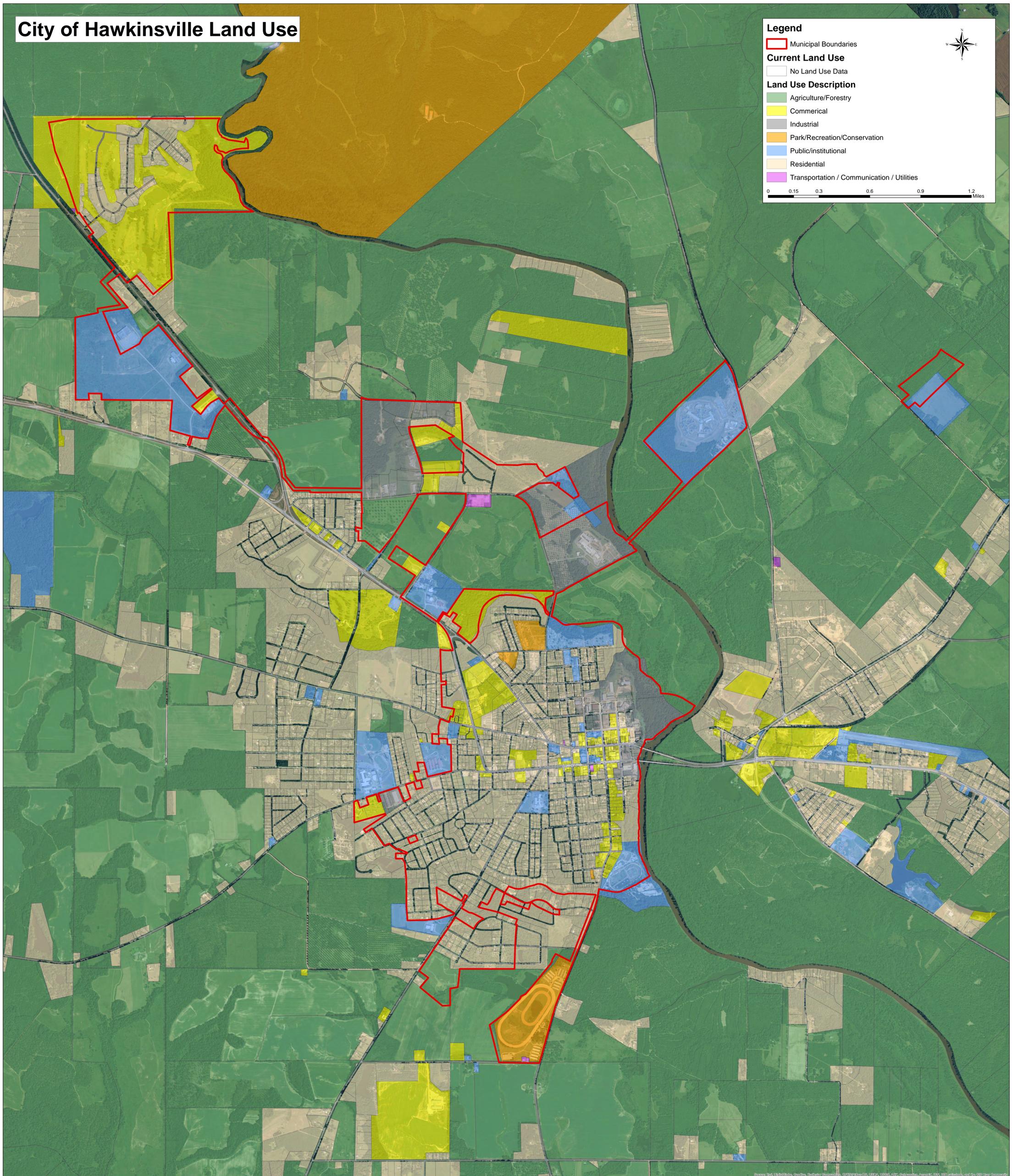
0 0.5 1 2 3 4 Miles



# City of Hawkinsville Land Use

**Legend**

- Municipal Boundaries
- Current Land Use**
- No Land Use Data
- Land Use Description**
- Agriculture/Forestry
- Commerical
- Industrial
- Park/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation / Communication / Utilities



Pulaski County  
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Economic Development</b>					
1. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.)	2017-2022	\$50,000	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	City of Hawkinsville, Pulaski County, Georgia Department of Community Affairs	<b>ED: O-1, ED: O-2, ED: O-4</b>
2. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2017-2022	\$20,000	City of Hawkinsville, Pulaski County	Budget	<b>ED: N-4</b>
3. Promote young adults to remain or return to the community	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	Budget	<b>ED: N-3, ED: N-5, ED: O-3, ED: O-5</b>
<b>Housing</b>					
1. Develop resources for first-time homebuyers	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>H: N-3,</b>
2. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2017-2022	\$500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs	Grants	<b>H: N-1, H: N-2, H: O-1, H: O-2</b>
3. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, Contractors	Budget	<b>H: N-2, H: O-1</b>
<b>Natural and Cultural Resources</b>					
1. Preservation of Lumpkin Street School	2017-2022	\$2,000,000	Deacons and Stewards Association, Pulaski County	Georgia Department of Community Affairs	<b>NR: N-3, NR: N-4</b>
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)	2017-2022	\$250,000	City of Hawkinsville, Pulaski County, MGRC, Ocmulgee Water Trail Partnership	Georgia Department of Natural Resources, Grants	<b>NR: N-1, NR: N-2, NR: O-1, NR: O-2</b>
3. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center	2017-2022	\$500,000	City of Hawkinsville, Pulaski County, UGA Archway Program, Georgia Department of Community Affairs	Budget, Grants	<b>NR: N-3</b>
<b>Land Use</b>					
1. Evaluate the current land use and potential for change	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>LU: N-1, LU: O-1</b>
<b>Community Services</b>					
1. Construct an additional nursing home	2018-2020	\$500,000	City of Hawkinsville, Pulaski County, Taylor Regional Hospital	Grants, Loans	<b>CS: N-4, CS: O-3</b>
<b>Intergovernmental Coordination</b>					
1. Complete City/County Consolidation Study	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>CS: N-5</b>
2. Consolidate services based on study findings	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>CS: N-5</b>

Pulaski County  
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Transportation</b>					
1. Secure funding for the Hawkinsville Pulaski County Airport runway expansion; acquire old tracking station property	2017-2020	\$3,000,000	City of Hawkinsville, Pulaski County, United Pulaski, GDOT, MGRC	Georgia Department of Transportation, Federal Aviation Administration	T: N-1
2. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	T: N-2, T: N-3, T: O-2, T:O-3
3. Market the availability of and expand public transportation options	2017-2022	Staff Time/ \$25,000	City of Hawkinsville, Pulaski County	Budget	T: N-1, T: O-1
<b>Education</b>					
1. Support the school systems efforts to further student enrichment with the expansion and introduction of programs like tutoring and mentorship programs	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	E: N-1, E: O-1, E: O-3
2. Contribute additional funding for technology improvements and advancements.	2017-2022	\$250,000	City of Hawkinsville, Pulaski County	ESPLOST, Grants	E: N-2
3. Promote the advancement of the CGTC Workforce Development Center programs	2017-2022	Staff Time/ \$10,000	City of Hawkinsville, Pulaski County	Budget	E: N-3, E: O-2, E: O-3

City of Hawkinsville  
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
<b>Economic Development</b>					
1. Facade and Landscape Improvement Grant Program for downtown businesses	2017-2019	\$100,000	City of Hawkinsville, Downtown Development Authority	City of Hawkinsville	<b>ED: N-1, ED: N-2</b>
2. Repurpose Old Mill building into a community space.	2020-2022	\$500,000	City of Hawkinsville, Downtown Development Authority	Grants	<b>ED: N-2, ED: O-1</b>
3. Attract micro-industry to Hawkinsville. (e.g., craft brewery and local artisans)	2017-2022	Staff Time	City of Hawkinsville, Downtown Development Authority	Small Business Development Center, Georgia Department of Community Affairs	<b>ED: N-6, ED: O-1, ED: O-4</b>
4. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.)	2017-2022	\$50,000	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	City of Hawkinsville, Pulaski County, Georgia Department of Community Affairs	<b>ED: O-1, ED: O-2, ED: O-4</b>
5. Support the revitalization of the Downtown Development Authority	2017-2019	Staff Time	City of Hawkinsville	Budget	<b>ED: N-1, ED: N-2, ED: N-3, ED: N-4, ED: O-1, ED: O-4</b>
6. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2017-2022	\$20,000	City of Hawkinsville, Pulaski County	Budget	<b>ED: N-4</b>
7. Promote young adults to remain or return to the community	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	Budget	<b>ED: N-3, ED: N-5, ED: O-3, ED: O-5</b>
<b>Housing</b>					
1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation	2017-2019	Staff Time	City of Hawkinsville, Law Enforcement, UGA Archway Partnership	Budget	<b>H: N-2, H: O-3</b>
2. Develop resources for first-time homebuyers	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>H: N-3,</b>
3. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2017-2022	\$500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs	Grants	<b>H: N-1, H: N-2, H: O-1, H: O-2</b>
4. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, Contractors	Budget	<b>H: N-2, H: O-1</b>
<b>Natural and Cultural Resources</b>					
1. Funding for Opera House and marketing	2017-2022	\$125,000	Hawkinsville-Pulaski County Arts Council, City of Hawkinsville	Budget, Grants	<b>NR: N-3, NR: N-4, NR: O-4</b>
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)	2017-2022	\$250,000	City of Hawkinsville, Pulaski County, MGRC, Ocmulgee Water Trail Partnership	Georgia Department of Natural Resources, Grants	<b>NR: N-1, NR: N-2, NR: O-1, NR: O-2</b>

City of Hawkinsville  
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
3. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center	2017-2022	\$500,000	City of Hawkinsville, Pulaski County, UGA Archway Program, Georgia Department of Community Affairs	Budget, Grants	<b>NR: N-3</b>
4. Maintain and make improvements to all city-owned parks	2017-2022	\$100,000	City of Hawkinsville	Grants	<b>NR: N-1, NR: O-3</b>
<b>Land Use</b>					
1. Evaluate the current land use and potential for change	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>LU: N-1, LU: O-1</b>
<b>Community Services</b>					
1. Renovate south wastewater treatment plant; expand north wastewater treatment plant	2017-2019	\$2,000,000	City of Hawkinsville	Budget, Grants	<b>CS: N-1, CS: O-1</b>
2. Construct a water tower in the Industrial Park	2017-2019	\$400,000	City of Hawkinsville, United Pulaski	Budget, Grants	<b>CS: N-1, CS: O-1</b>
3. Construct/upgrade downtown parking that includes paving, landscaping, and lighting in areas around the City Hall and Opera House (Jackson/Commerce/Lumpkin/Broad Streets)	2017-2022	\$500,000	City of Hawkinsville	Grants, SPLOST	<b>CS: N-2, CS: N-3, CS: O-2, T: N-2, T:O-3</b>
4. Construct a new City Hall	2017-2022	\$1,000,000	City of Hawkinsville	SPLOST	<b>CS: N-5</b>
5. Complete Opera House renovations- HVAC, etc.	2017-2020	\$250,000	City of Hawkinsville	SPLOST/Grants	<b>CS: N-5</b>
6. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority	2017-2020	Staff Time	City of Hawkinsville, Hartford Water Authority	Budget, Grants	<b>CS: N-5</b>
7. Construct indoor skateboard park/facility	2017-2022	\$250,000	City of Hawkinsville	Grants	<b>CS: N-5, NR: N-1, NR: O-3</b>
8. Construct an additional nursing home	2018-2020	\$500,000	City of Hawkinsville, Pulaski County, Taylor Regional Hospital	Grants, Loans	<b>CS: N-4, CS: O-3</b>
<b>Intergovernmental Coordination</b>					
1. Complete City/County Consolidation Study	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>CS: N-5</b>
2. Consolidate services based on study findings	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>CS: N-5</b>
<b>Transportation</b>					
1. Secure funding for the Hawkinsville Pulaski County Airport runway expansion; acquire old tracking station property	2017-2020	\$3,000,000	City of Hawkinsville, Pulaski County, United Pulaski, GDOT, MGRC	Georgia Department of Transportation	<b>T: N-1</b>
2. Apply for grant funding to maintain and/or improve streetscapes and sidewalks	2017-2022	Staff Time/ \$250,000	City of Hawkinsville, Downtown Development Authority, United Pulaski	Budget, Georgia Department of Transportation	<b>T: N-2, T: O-3</b>
3. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone	2017-2022	Staff Time	City of Hawkinsville, Pulaski County	Budget	<b>T: N-2, T: N-3, T: O-2, T:O-3</b>

City of Hawkinsville  
Community Work Program

Activity	Timeframe	Cost Estimate	Responsible Party	Funding Source	Needs and Opportunities
4. Market the availability of and expand public transportation options	2017-2022	Staff Time/ \$25,000	City of Hawkinsville, Pulaski County	Budget	T: N-1, T: O-1
<b>Education</b>					
1. Support the school systems efforts to further student enrichment with the expansion and introduction of programs like tutoring and mentorship programs	2017-2022	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	E: N-1, E: O-1, E: O-3
2. Contribute additional funding for technology improvements and advancements	2017-2022	\$250,000	City of Hawkinsville, Pulaski County	ESPLOST, Grants	E: N-2
3. Promote the advancement of the CGTC Workforce Development Center programs	2017-2022	Staff Time/ \$10,000	City of Hawkinsville, Pulaski County	Budget	E: N-3, E: O-2, E: O-3

Pulaski County  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
<b>Economic Development</b>					
1. Secure a tenant for the industrial park speculative building.	✓				Acquired a tenant
2. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.).		✓			On-going with the assistance of the UGA Archway Partnership Project
3. Utilize database inventory of existing and available downtown retail space for marketing of properties.	✓				Completed with the assistance of the UGA Archway Partnership Project
4. Explore the possibility of designating an Opportunity Zone in the Hartford area.				✓	Change in priorities
<b>Housing</b>					
1. Provide educational opportunities for first-time homebuyers.		✓			On-going
2. Develop a local Housing Plan.				✓	Change in priorities
3. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.		✓			On-going
4. Perform an Affordable Housing Assessment-specific focus on identifying affordable housing options.				✓	Change in priorities
<b>Natural and Cultural Resources</b>					
1. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.	✓				Completed in 2012
2. Riverwalk project (parks, playground facilitates, upgraded boat dock facilities, natural trail expansion).			✓		Postponed due to difficulty to complete projects
3. Participate in DNR Centennial Farms Program.		✓			On-going
4. Install Blueway directional signage along roadways and at Mile Branch/Uchee Shoals/Sandy Hammock.	✓				Completed in 2012
5. Design and publish a tri-fold tour brochure for the Enduring Farmlands Scenic Byway.	✓				Completed in 2014

Pulaski County  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
6. Seek connectivity between all conservation areas in the community. Identify where additional linkages can establish a greater network of greenspace/conservation areas throughout the County and to the River.				✓	Change in priorities
<b>Community Facilities</b>					
1. Expand and maintain current website(s) and seek interconnectivity opportunities.	✓				Completed with the creation of a joint website in 2016
2. Construct a water tower and extend infrastructure in the Industrial Park.		✓			Industrial Park infrastructure was completed with DCA funding. Water tower still needed
3. Complete waster/sewer infrastructure upgrades outside of CDBG eligible areas.		✓			On-going
4. Implement Community of Opportunity (Co-Op) initiative to reduce teenage pregnancy by 25% within 2 years.	✓				Completed with the assistance of Hawkinsville/Pulaski County Family Connection
5. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center.		✓			On-going
<b>Intergovernmental Coordination</b>					
1. Complete City/County Consolidation Study.		✓			On-going
2. Consolidate services based on study findings.		✓			On-going
<b>Transportation</b>					
1. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion			✓		Still needed
2. Work with GDOT to ensure community desires (i.e. bike/ped connections, aesthetics, future connectivity between Hawkinsville and Hartford waste systems) are considered for bridge replacement project on S.R. 26 at the Ocmulgee River.		✓			In communication with GDOT for future construction

City of Hawkinsville  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
<b>Economic Development</b>					
1. Secure a tenant for the industrial park speculative building.	✓				Acquired a tenant
2. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.).		✓			On-going with the assistance of the UGA Archway Partnership Project
3. Utilize database inventory of existing and available downtown retail space for marketing of properties.	✓				Completed with the assistance of the UGA Archway Partnership Project
4. Coordinate with developer to determine a viable use for the Old Taylor Hospital.	✓				Purchased by private investor and residential plans in the works
5. Implement Signage Improvement Plan (directional signage for downtown businesses and welcome signage).	✓				Completed in 2014
6. Create a Downtown Marketing Alliance/Merchants Association.				✓	Change in priorities
7. Conduct a Retail Leakage/Surplus Analysis.				✓	Change in priorities
8. Explore the possibility of designating an Opportunity Zone in the Hartford area.				✓	Change in priorities
<b>Housing</b>					
1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation.			✓		Still a priority
2. Improve existing and/or install new pedestrian and bike amenities between adjacent residential areas, downtown Hawkinsville and the recreation department.				✓	Change in priorities
3. Provide educational opportunities for first-time homebuyers.		✓			On-going
4. Create low-income housing as part of the Pillowtex Mill Project.	✓				Completed in 2012
5. Develop a local Housing Plan.				✓	Change in priorities
6. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.		✓			On-going

City of Hawkinsville  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
7. Perform an Affordable Housing Assessment-specific focus on identifying affordable housing options.				✓	Change in priorities
8. Obtain donation of properties City has a lien against for development.				✓	Change in priorities
9. Implement Hawkinsville Community Market.	✓				Completed in 2015
<b>Natural and Cultural Resources</b>					
1. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.	✓				Completed in 2012
2. Riverwalk project (parks, playground facilitates, upgraded boat dock facilities, natural trail expansion).			✓		Postponed due to difficulty to complete projects
3. Participate in DNR Centennial Farms Program.		✓			On-going
4. Implement grant to design/construct Phase I of Riverwalk between Uchee Shoals and Veteran's Park.	✓				Completed in 2013
5. Construct Anchor sculpture at Uchee Shoals.	✓				Completed in 2012
6. Install Blueway directional signage along roadways and at Mile Branch/Uchee Shoals/Sandy Hammock.	✓				Completed in 2012
7. Oral History Forums.	✓				Completed in 2012
8. Hold annual Pulaski County Middle School community history tour.				✓	Change in priorities
9. Design and publish a tri-fold tour brochure for the Enduring Farmlands Scenic Byway.	✓				Completed in 2014
10. Complete the Hawkinsville Heritage Walking/Driving/Audio Tour Project.	✓				Completed in 2013
11. Seek connectivity between all conservation areas in the community. Identify where additional linkages can establish a greater network of greenspace/conservation areas throughout the County and to the River.				✓	Change in priorities

City of Hawkinsville  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
<b>Land Use</b>					
1. Evaluate the need for and benefits of a formal Annexation Plan.	✓				Hawkinsville completed annexation in 2013
<b>Community Facilities</b>					
1. Expand and maintain current website(s) and seek interconnectivity opportunities.	✓				Completed with the creation of a joint website
2. Maintain and make improvements to all City-owned parks.		✓			On-going
3. Renovate south wastewater treatment plant; expand north wastewater treatment plant.		✓			Partially completed with work at south wastewater treatment plant
4. Construct a water tower and extend infrastructure in the Industrial Park.		✓			Industrial Park was completed with DCA funding. Water tower still needed
5. Complete waster/sewer infrastructure upgrades outside of CDBG eligible areas.		✓			On-going
6. Implement Community of Opportunity (Co-Op) initiative to reduce teenage pregnancy by 25% within 2 years.	✓				Completed with the assistance of Hawkinsville/Pulaski County Family Connection
7. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head/Welcome Center.		✓			On-going
8. Construct/upgrade downtown parking that includes paving, landscaping, and lighting in area around the City Hall and Opera House (Jackson/Commerce/Lumpkin/Broad Streets).			✓		Still needed
9. Construct new City Hall.			✓		Still needed
10. Complete Opera House renovations-HVAC, etc.		✓			On-going
11. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority.			✓		Still needed
12. Explore avenues for providing gas to areas currently serviced by supplier from Cochran.				✓	Change in priorities

City of Hawkinsville  
Report of Accomplishments

Activity	Status				Notes/Reason Postponed or Dropped
	Complete	Underway	Postponed	Canceled	
13. Construct indoor skateboard park/facility.			✓		Still needed
14. Increase size of natural gas service tap to Hollingsworth & Vose facility.	✓				Completed in 2013
15. Renovate three stall barns at the Lawrence L. Bennett Harness Horse Training Facility.	✓				Completed in 2013
<b>Intergovernmental Coordination</b>					
1. Complete City/County Consolidation Study.		✓			On-going
2. Consolidate services based on study findings.		✓			On-going
<b>Transportation</b>					
1. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion			✓		Still needed
2. Apply for grant funding assistance to maintain and/or improve streetscapes and sidewalks.		✓			On-going
3. Work with GDOT to ensure community desires (i.e. bike/ped connections, aesthetics, future connectivity between Hawkinsville and Hartford waste systems) are considered for bridge replacement project on S.R. 26 at the Ocmulgee River.		✓			In communication with GDOT for future construction

Joint Comprehensive Plan for  
The City of Hawkinsville and Pulaski County

**APPENDICES**

Appendix A .....Public Participation Plan  
Appendix B.....Stakeholder Involvement  
Appendix C.....Public Involvement  
Appendix D.....Pulaski County Transit Development Plan  
Appendix E.....Joint Urban Redevelopment Plan  
Appendix F.....Regional Agenda

# PULASKI COUNTY AND THE CITY OF HAWKINSVILLE JOINT COMPREHENSIVE PLAN STEERING COMMITTEE

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## Public Participation Program

### Overview

To update the Pulaski County Joint Comprehensive Plan, steering committee members were identified to guide the process. The elected and appointed staff of the City of Hawkinsville and Pulaski County selected concerned citizens to provide input on the strengths and weaknesses of the community. Each member was selected based on their willingness to identify struggles within the community and institute ways to see it improve.

The planning process began in March 2016, with a kick-off meeting to explain the update process and identify measures to undertake to obtain the community's involvement. Steering committee members were also encouraged to invite the public to future meetings.

### Steering Committee

The steering committee is comprised of citizens of the City of Hawkinsville and Pulaski County with various backgrounds, including elected officials, business owners, and retirees. Each individual provided needed information based on their profession, interests, and community concerns. During the update process, steering committee members met every month to provide plan input. All steering committee meetings were open to the public.

Name	Title	Agency
<b>M.A. "Butch" Hall</b>	Sole Commissioner	Pulaski County
<b>Tim Young</b>	City Manager	City of Hawkinsville
<b>Shelly Berryhill</b>	Commissioner	City of Hawkinsville
<b>Michelle Elliott</b>	Archway Professional	UGA Archway
<b>Mark Alexander</b>	CFO	Elite Sports and Spine
<b>Sonya Jones</b>	County Extension Coordinator, 4-H Agent	UGA Extension
<b>Dr. John H. Bembry</b>	Retired Superintendent	Pulaski County Board of Education
<b>Dr. John W. Bembry</b>	Board Member	Governor's Board of Land Conservation
<b>Vonnie Berryhill</b>	Coordinator	Hawkinsville-Pulaski Family Connection
<b>Darrell Brown</b>	Member	Historic Preservation Commission
<b>Greg Chiasson</b>	Physical Therapist	Elite Sports and Spine
<b>John Cravey</b>	President	IntegriScripts, LLC
<b>Jerry Davis</b>	Manager	Heart of Georgia Peanut and Gin
<b>Scott Fisler</b>	Vice President	SunMark Bank
<b>John Follett</b>	Director of Global Business Process	Hollingsworth and Vose

<b>Lorraine Holmes</b>	Director	Certified Literate Community Program
<b>Jason Smith</b>	County Extension Associate, 4-H Youth	UGA Extension
<b>R.G. Lamar</b>	Owner	Lamar Pecan Company
<b>Staci Vickers</b>	Member	Hawkinsville-Pulaski Arts Council
<b>Harley Lawson</b>	Chair	Hawkinsville-Pulaski Family Connection
<b>Jane Williams</b>	Superintendent	Pulaski County Board of Education
<b>E.R. "Skip" McDannell</b>	Interim CEO	Taylor Regional Hospital
<b>Jill Nibblett</b>	Owner	Kimberly's Antiques
<b>Michael Penn</b>	Vice President Marketing and Sales	ComSouth
<b>Rachel Pitts</b>	Executive Director	Hawkinsville Housing Authority
<b>Joe Sapp</b>	Physical Therapist	Elite Sports and Spine
<b>Lee Slade</b>	CEO	United Pulaski
<b>Chuck Southerland</b>	Owner	Hawkinsville Dispatch & News
<b>Julie Stewart</b>	Office Manager	Hawkinsville-Pulaski Arts Council
<b>Brittany Lucas</b>	Director of Re-Entry Programs	CGTC-Workforce Development Center
<b>Bill Wall</b>	Chairman	Hawkinsville Urban Redevelopment Agency
<b>Kenny White</b>	Director	Hawkinsville-Pulaski County Recreation Department
<b>Donna Rickerson</b>	Executive Director	Pulaski County Chamber of Commerce
<b>Drew Cravey</b>	Financial Advisor	Edward Jones
<b>Brooks Bailey</b>	Retired	Pulaski County Commission
<b>Henry Cravey</b>	Chairman	City Commission
<b>Mark Freeman</b>	County Extension Agent	UGA Extension
<b>Kristen Berryhill</b>	Director	Hawkinsville-Pulaski Arts Council

### **Participation Techniques**

A variety of methods to obtain public participation were used:

- Two required public hearings, in accordance with Georgia Department of Community Affairs guidance.
- Regular steering committee meetings for guidance of the planning process.
- Regular correspondence with community stakeholders.
- Solicitation of feedback at other regular community meetings (city commission, county commission, and other civic organizations) through both local government and Regional Commission staff.
- Notification of the planning process on city, county, and Regional Commission websites, with invitations for comment.

- Fliers posted in government and community buildings with contact information for planning staff.

### Schedule of Meetings

Steering committee meetings were held monthly on various topics to provide an accurate update to the plan. Public hearings will be held to allow all members of the public an opportunity to provide input. All meetings will be open to the public. Once the plan has been completed, a second public hearing will be held to allow the public to review the plan and provide feedback.

#### Steering Committee Meetings

1	Steering Committee Kickoff – Draft Vision and Review Existing Land Use	March 2016
2	First Public Hearing	March 2016
3	Meet with Pulaski Tomorrow	April 2016
4	Review Vision Statement, Discuss Community Goals	April 2016
5	Review Community Goals, Discuss Needs and Opportunities	May 2016
6	Review Needs and Opportunities, Discuss Economic Development	June 2016
7	Review Report of Accomplishments, Discuss Community Work Program and Future Land Use/Character Areas	July 2016
8	Review Draft Plan	August 2016
9	Second Public Hearing	August 2016

If you have comments or suggestion for the Pulaski County Joint Comprehensive Plan process, please contact MGRC staff:

Sam Perren  
[sperrren@mg-rc.org](mailto:sperrren@mg-rc.org)  
 478-751-6160

Kimberly Lowe  
[klowe@mg-rc.org](mailto:klowe@mg-rc.org)  
 478-751-6160

Robert O’Neil  
[roneil@mg-rc.org](mailto:roneil@mg-rc.org)  
 478-751-6160

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

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**MEETING #1 AGENDA**

**March 17, 2016, 3:00 p.m. | Courthouse Annex**

- |  |                     |
|--|---------------------|
| 1) Welcome & Introductions                       | Cam Yearty, MGRC    |
| 2) About Comprehensive Planning                  | Sam Perren, MGRC    |
| 3) Organization of the Steering Committee        | Kimberly Lowe, MGRC |
| 4) Set First Public Hearing & Next Meeting Dates | Kimberly Lowe, MGRC |
| 5) Identify Plan Components to Undertake         | Sam Perren, MGRC    |
| 6) Discuss Community Vision                      | Cam Yearty, MGRC    |
| 7) Review Existing Land Use Maps                 | Sam Perren, MGRC    |
| 8) Adjourn                                       |                     |

<b>Goals for Meeting 1</b>	
<b>Topic</b>	<b>Action Items</b>
Stakeholder Meetings	Determine best meeting times
	Determine formality of process (i.e., voting vs. consensus)
Public Hearing	Set date, time and location
Vision Statement	Determine key words and components
Land Use Maps	Provide feedback

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

**MEETING #1 Sign-in Sheet  
March 17, 2016, 3:00 p.m. | Courthouse Annex**

Name	Phone	Email
Lee Slade	478 636 1085	hawkinsville@cstel.net
Mike Penn	892-3040	mikepenn@Comsouth.net
Skip McDANNO	478-2437	McDANNO@Comsouth.net
Brooks Bailey	636-3950	_____
Baker Lawson	230-9508	klawson@cstel.net
Scott Fister	230-2598	Scott Fister @ SUNMARKBANK.com
MA HALL	230.1977	
June Williams	783-7200	jwilliams@pulaski.k12.ga.us
John H Bambray	892-3210	jbambray1@cstel.net

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

**MEETING #1 Sign-in Sheet  
March 17, 2016, 3:00 p.m. | Courthouse Annex**

Name	Phone	Email
Rachel Pitts	478 892-3364	hha@castel.net
Mark Freeman	478-783-1171	markfree@uga.edu
Staci Vickers	478-783-7205	svickers@pulaski.k12.ga.us
Kristen Berryhill	478- <del>230</del> -9212	kristen@hawkinsvilleoperahouse.com
Vonnie Berryhill	478-230-9210	vonnies@gawelsservices.com
Shelly Berryhill	478-230-3538	shelly@gawelsservices.com
Jerry Davis	478-230-4499	

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

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**MEETING #2 AGENDA**

**April 28, 2016, 3:00 p.m. | Courthouse Annex**

- |                             |                        |
|-----------------------------|------------------------|
| 1) Welcome & Introductions  | Sam Perren, MGRC       |
| 2) Review Vision Statement  | Crystal Gaillard, MGRC |
| 3) Discuss Community Goals  | Sam Perren, MGRC       |
| 4) Review Next Meeting Date | Crystal Gaillard, MGRC |
| 5) Adjourn                  |                        |

<b>Goals for Meeting 2</b>	
<b>Topic</b>	<b>Action Items</b>
Vision Statement	Revise draft Vision Statement
Community Goals	Provide feedback

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

**MEETING #2 Sign-in Sheet  
April 28, 2016, 3:00 p.m. | Courthouse Annex**

Name	Phone	Email
<i>Robert Pelt</i>	478 285-1404	hha@cstel.net
Taylor Grimsley	478-783-4154	taylor@pulaski.co.com
Mark Freeman	478-783-1171	markfree@uga.edu
R.G. Lamar	478-230-8065	rg@lamarpecan.com
Mike Penn	893 3040	mikepenn@Comsouth.net
Michelle Elliott	478-697-4522	mwe@uga.edu
Lee Dodge	478 636-1085	hawkinsville@cstel.net
John A. Bembry	478-892-3210	jbembry1@cstel.net
Janel Williams	478-783-7200	jwilliams@pulaski.k12.ga.us
Shelly Berryhill	478-230-3538	shelly@gaucherservices.com
Tim Young	478 892 3240	tim@hawkinsvillega.net
Scott Fister	783-4036	

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

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**MEETING #3 AGENDA**

**May 26, 2016, 3:00 p.m. | Courthouse Annex**

- |                                    |                     |
|------------------------------------|---------------------|
| 1) Welcome & Introductions         | Kimberly Lowe, MGRC |
| 2) Review Community Goals          | Kimberly Lowe, MGRC |
| 3) Discuss Needs and Opportunities | Sam Perren, MGRC    |
| 4) Review Next Meeting Date        | Kimberly Lowe, MGRC |
| 5) Adjourn                         |                     |

<b>Goals for Meeting 3</b>	
<b>Topic</b>	<b>Action Items</b>
Community Goals	Revise draft Community Goals
Needs and Opportunities	Provide feedback

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

**MEETING #3 Sign-in Sheet  
May 26, 2016, 3:00 p.m. | Courthouse Annex**

Name	Phone	Email
Staci Vickers	478-783-7200	
Skip McDANNAID	478-284-6281	
Kristen Berryhill	478-280-9212	
Lee Slade	478-636-1085	
M.G. Hall	478-230-1977	
John H. Bembry	478-892-3210	
Zim Young	478-892-3240	
Michelle Elliott		

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN /COMPREHENSIVE ECONOMIC  
DEVELOPMENT STRATEGY STEERING COMMITTEE MEETING**

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**MEETING #4 AGENDA**

**June 23, 2016, 3:00 p.m. | Courthouse Annex**

- |  |                     |
|--|---------------------|
| 1) Welcome & Introductions   | Kimberly Lowe, MGRC |
| 2) Review Needs and Opportunities  | Kimberly Lowe, MGRC |
| 3) Review Economic Development Goals and Objectives                              | Cam Yearty, MGRC    |
| 4) Review Economic Development Strengths, Weaknesses, Opportunities, and Threats | Cam Yearty, MGRC    |
| 5) Economic Resiliency   | Sam Perren, MGRC    |
| 6) Action Plan   | Sam Perren, MGRC    |
| 7) Adjourn   |                     |

<b>Goals for Meeting 3</b>	
<b>Topic</b>	<b>Action Items</b>
Economic Development	Revise Community Goals and Needs and Opportunities
Economic Resiliency	Provide feedback, develop action plan

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN/COMPREHENSIVE ECONOMIC DEVELOPMENT  
STRATEGY STEERING COMMITTEE**

**MEETING #4 Sign-in Sheet  
June 23, 2016, 3:00 p.m. | Courthouse Annex**

Name	Phone	Email
Skip McDannald		
Lee Slade		
Brooks Bailey		
Dr. John Pembry		
Kimberly Lowe	478-751-6160	klowe@mg-rc.org
Sam Perren	478-751-6160	Sperren@mg-rc.org
Cam Yearty	478-751-6160	Cyearty@mg-rc.org

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**

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**MEETING #5 AGENDA**

**July 28, 2016, 5:00 p.m. | Courthouse Annex**

- |   |                     |
|---|---------------------|
| 1) Welcome & Introductions                        | Kimberly Lowe, MGRC |
| 2) Review Report of Accomplishments               | Kimberly Lowe, MGRC |
| 3) Discuss Community Work Program<br>Action Items | Sam Perren, MGRC    |
| 4) Discuss Future Land Use                        | Sam Perren, MGRC    |
| 5) Announce Next Meeting Date                     | Kimberly Lowe, MGRC |

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

**MEETING #5 Sign-in Sheet  
July 28, 2016, 5:00 p.m. | Courthouse Annex**

Name	Phone	Email
S Kip McDaniels		
Lee Slade	(478)636-1085	hawkinsville@cstel.net
MA. HALL		Pulaski Co.
Brooks Bailey	478-89-3241	ex 11 - 636-3950
Michelle Elliott	478-697-4522	mwe@buga.edu
Staci Vickers	478-783-7263	svickers@pulaski.k12.ga.us

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN STEERING COMMITTEE MEETING**

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**MEETING #6 AGENDA**

**August 25, 2016, 9:00 a.m. | Courthouse Annex**

- |                            |                     |
|----------------------------|---------------------|
| 1) Welcome & Introductions | Kimberly Lowe, MGRC |
| 2) Discuss Draft Plan      | Kimberly Lowe, MGRC |
| 3) Review Next Steps       | Sam Perren, MGRC    |
| 4) Questions               | Sam Perren, MGRC    |

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

**MEETING #6 Sign-in Sheet  
August 25, 2016, 9:00 a.m. | Courthouse Annex**

Name	Phone	Email
Susan Bennett	783-7486	sbenett@pulaski.k12.ga.us
Tim Young	4789556059	tim@hankinsvillega.net
Skip McDunn	478-284-6281	Taylor Hosp
Lee Slade	478-636-1085	hankinsville@csstel.net
Shelly Berryhill	478-230-3538	shelly@gawebservices.com
Marcia Early	478-335-1346	mearly@centralgatech.edu

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

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**Pulaski Tomorrow  
April 19, 2016, 10:30 a.m. | Courthouse Annex**

- |   |                     |
|---|---------------------|
| 1) Welcome & Introductions                | Cam Yearty, MGRC    |
| 2) About Comprehensive Planning           | Sam Perren, MGRC    |
| 3) Organization of the Steering Committee | Kimberly Lowe, MGRC |
| 4) Discuss Community Vision               | Cam Yearty, MGRC    |
| 5) Review Existing Land Use Maps          | Sam Perren, MGRC    |
| 6) Adjourn                                |                     |

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

**Pulaski Tomorrow  
April 19, 2016, 10:30 a.m. | Courthouse Annex**

Name	Phone	Email
Dianne Lester	478-783-5217	Dianne.Lester@hovo.com
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**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN**

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**PUBLIC HEARING AGENDA**

**March 31, 2016, 5:30 p.m. | Courthouse Annex**

- |                                 |      |
|---------------------------------|------|
| 1) Welcome & Introductions      | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date               | MGRC |
| 4) Timeline                     | MGRC |
| 5) Public Involvement Plan      | MGRC |
| 6) Questions/Comments           | MGRC |

**For Public Input on Current Land Use Maps:**

<http://www.mgrcmaps.org/pulaskicounty/landuse/>

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

Sam Perren [sperren@mg-rc.org](mailto:sperren@mg-rc.org)

Kimberly Lowe [klowe@mg-rc.org](mailto:klowe@mg-rc.org)

Cam Yearty [cyearty@mg-rc.org](mailto:cyearty@mg-rc.org)

ard of Education is an equal opportu-  
not discriminate on the basis of race,  
al origin, sex, age, or handicap in  
activities or employment practices.

to lease for deer hunting.  
**Contact Ronnie**  
**904-838-3954**

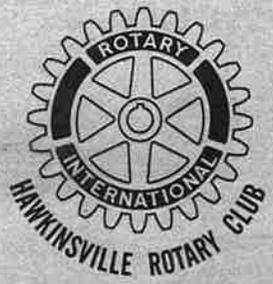
# ANK YOU!

Pulaski County Chamber of Commerce and Pulaski  
like to congratulate all of the graduates of this year's  
Program and recognize the support of our community



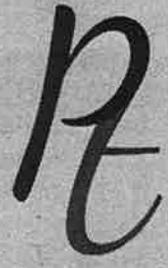
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PULASKI TOMORROW

## Public Hearing Notice

### For Pulaski County and the City of Hawkinsville

### Joint Comprehensive Plan Update

A public hearing will be held on Thursday, March 31, 2016  
at 5:30 p.m. in the Pulaski County Courthouse Annex, located  
at 45 S. Lumpkin Street, Hawkinsville, GA 30136.

The purpose of this hearing is to brief the community on the  
process to be used to develop the Joint Comprehensive Plan,  
opportunities for public participation, and to obtain input on the  
proposed planning process.

All community members are invited to attend the Public  
Hearing. For additional information, please contact Cam Yearty,  
Government Services Specialist, Middle Georgia Regional Com-  
mission, at (478) 751-6160.

Persons with special needs relating to disability access or  
foreign language should contact the Pulaski County Commis-  
sioner's Office at (478) 783-4154 prior to the meeting for neces-  
sary accommodations. Persons with hearing disabilities may  
contact the Georgia Relay Service at (TDD) 1-800-255-0056 or  
(Voice) 1-800-255-0135.

# Public Hearing

\_\_\_\_\_ TO \_\_\_\_\_

discuss updates to the Pulaski County Joint Comprehensive Plan, including opportunities for public participation and input on the proposed planning process.

**March 31, 2016 5:30 pm**

Pulaski County Courthouse Annex  
45 S. Lumpkin Street  
Hawkinsville, Georgia 31036





**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
2016 JOINT COMPREHENSIVE PLAN UPDATE- PUBLIC HEARING**

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**MEETING MINUTES**

**March 31, 2016, 5:30 p.m. | Pulaski County Courthouse Annex**

The public hearing began at 5:30 pm. Sam Perren of the Middle Georgia Regional Commission welcomed all those in attendance and explained that Pulaski County and the City of Hawkinsville were beginning the process of updating their Joint Comprehensive Plan. He explained that the Comprehensive Plan is required to undergo an update every five years, and that the Georgia Department of Community Affairs sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Mr. Perren updated those present on the status to-date of the update process. The Steering Committee had held their first meeting. The Steering Committee reviewed the existing land use maps and provided comments. Mr. Perren noted that these maps are available for review at the following web address: <http://www.mgrcmaps.org/pulaskicounty/landuse>. Also, the Steering Committee developed ideas for a draft vision statement and decided to pursue the following planning elements:

Land Use	Community Work Program
Needs and Opportunities	Transportation
Community Goals	Housing
Economic Development	

Mr. Cam Yearty, also of the MGRC, discussed the timeline for the plan update. After the First Public Hearing, the Steering Committee would continue to meet once per month (or more, depending on need). A draft of the Comprehensive Plan will need to be commented on at a Second Public Hearing to be held prior to October 31, 2016. After any comments are addressed, the updated drafts will be reviewed by the Middle Georgia Regional Commission and the Department of Community Affairs. Local Adoption will take place by February 7, 2017, with a Certification Deadline of February 28, 2017.

Mr. Yearty then described the composition of the Steering Committee and passed out copies of the current list of committee members. Mr. Yearty asked for input on anyone that the Public Hearing attendees thought may be helpful. A number of names were discussed; Mr. Yearty spoke individually with attendees and collected contact information for those persons mentioned. Mr. Yearty also mentioned the methods that would be used to inform the general public of the Steering Committee meetings, which included the websites for the Middle Georgia Regional Commission, Pulaski County, and the City of Hawkinsville. As was done for the First

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
2016 JOINT COMPREHENSIVE PLAN UPDATE- PUBLIC HEARING**

---

**MEETING MINUTES**

**March 31, 2016, 5:30 p.m. | Pulaski County Courthouse Annex**

Public Hearing, the Second Public Hearing would be announced in the county's legal organ, the Hawkinsville Dispatch and News. Finally, flyers would be created for the Steering Committee meetings to be placed at public spaces around the county.

Mr. Perren asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 6:02 pm.

Minutes Certified by:



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Sam Perren  
Government Services Specialist  
Middle Georgia Regional Commission

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

---

**PUBLIC HEARING AGENDA  
August 31, 2016, 5:30 p.m. | Courthouse Annex**

- |                                 |      |
|---------------------------------|------|
| 1) Welcome & Introductions      | MGRC |
| 2) About Comprehensive Planning | MGRC |
| 3) Status to-date               | MGRC |
| 4) Timeline                     | MGRC |
| 5) Questions/Comments           | MGRC |

**For Public Input on Draft Plan:**

<http://www.mgrcmaps.org/pulaskicounty/landuse/>

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

Sam Perren [sperren@mg-rc.org](mailto:sperren@mg-rc.org)

Kimberly Lowe [klowe@mg-rc.org](mailto:klowe@mg-rc.org)



Shown are (back) Pastor Franklin Jordan, Pastor Lawrence Williams, Dr. Keith Green, Dr. Jeffrey Lawrence (front) Pastor Verdell Gibbons, Elder Sarah Tenon, and Rev. Evelene Wallace.

## *IMA Supports Community*

The Interdenominational Ministerial Alliance (IMA), under the leadership of Dr. Jeffrey Lawrence, is comprised of a group of ministers and Pastors from all denominations. Their mission is to provide an opportunity for fellowship, cooperation and ministerial growth, and development among members and provide opportunities for joint outreach, ministry, and service within churches and throughout the

community.

The IMA gives back to the churches and community during the Thanksgiving and Christmas seasons by providing food boxes and store vouchers to needy families. They also realize that as a part of the communities served that children, too, are important. In an effort to help with the enhancement of their educational opportunities, this year's joint outreach project was to the Pulaski County School

System in Hawkinsville. The IMA provided book bags to support children who may not have resources throughout the school year and school supplies (pencils, paper, crayons, glue sticks, etc.) for all 40 elementary school class rooms.

The IMA is also proactive in praying for safe learning environments and an exceptional year for all of the students.

## **PUBLIC HEARING NOTICE**

**For Pulaski County and the City of  
Hawkinsville**

### **Joint Comprehensive Plan Update**

A public hearing will be held Wednesday, August 31, 2016 at 5:30 p.m. in the Pulaski County Courthouse Annex, located at 45 S. Lumpkin Street, Hawkinsville, GA 31036.

The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions or revisions, and notify the community of when the plan will be submitted to the Regional Commission for review.

Comments will be received at the above public hearing, or may be submitted in writing prior to Friday, September 9, 2016 at 5:00 p.m. to the Middle Georgia Regional Commission at 175 Emery Highway, Suite C, Macon, GA 31217.

All community members are invited to attend the Public Hearing. For additional information, please contact Kimberly Lowe, Government Services Specialist, Middle Georgia Regional Commission, at (478) 751-6160.

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

# Public Hearing

TO

brief the community on the contents of the Comprehensive Plan, provide an opportunity for residents to make final suggestions, additions or revisions, and to discuss next steps.

**August 31, 2016 5:30 pm**

Pulaski County Courthouse Annex  
45 S. Lumpkin Street  
Hawkinsville, Georgia 31036



PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
JOINT COMPREHENSIVE PLAN UPDATE

PUBLIC HEARING SIGN-IN SHEET  
August 31, 2016, 5:30 p.m. | Courthouse Annex

Name	Phone	Email
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MA HALL	478.230.1977	
JoAnn Whittier	478-230-9534	
Tim Young	478 9556059	
Shelly Berryhill	478.230-3538	

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
2016 JOINT COMPREHENSIVE PLAN UPDATE- PUBLIC HEARING**

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**MEETING MINUTES**

**August 31, 2016, 5:30 p.m. | Pulaski County Courthouse Annex**

The public hearing began at 5:30 pm. Sam Perren of the Middle Georgia Regional Commission (MGRC) welcomed all those in attendance and explained that Pulaski County and the City of Hawkinsville were finalizing the process of updating their Joint Comprehensive Plan. He explained that the Comprehensive Plan is required to undergo an update every five years, and that the Georgia Department of Community Affairs (DCA) sets the rules for the update process. The Comprehensive Plan is intended to serve as a 20-year policy guide for the physical development and redevelopment of the county. The goal is to assess existing conditions, project future trends, develop strategies and goals, and create a work program to achieve the goals. The process requires extensive public participation to be successful, and being current with the Comprehensive Plan is one of the requirements of maintaining Qualified Local Government status.

Mr. Perren updated those present on the process of the meetings with the various stakeholders throughout the community. The Steering Committee reached a consensus of how to successfully further the community and preserve its historic character.

Ms. Kimberly Lowe, also of the MGRC, distributed a draft version of the Comprehensive Plan to all of those in attendance for review. A discussion of all sections within the plan was had and she announced the public would be able to submit comments through September 9, 2016. Ms. Lowe reminded the public the plan must be approved by DCA, the city, and county by February 28, 2017.

Mr. Perren asked if anyone had any other questions or points of discussion. There were none.

The meeting was adjourned at 5:50 pm.

Minutes Certified by:



---

Sam Perren  
Government Services Specialist  
Middle Georgia Regional Commission

# Pulaski County Transit Development Plan 2016 - 2021



# Pulaski County Transit Development Plan 2016 - 2021

Prepared by



175 Emery Hwy, Suite C

Macon, Georgia 31217

[www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)

The contents in this publication reflect the views of the author(s), who is (are) responsible for the facts and accuracy of the data presented herein. The opinions, findings, and conclusions in this publication are those of the author(s) and do not necessarily reflect those of the Department of Transportation, State of Georgia, the Federal Highway Administration, or the Federal Transit Administration. This publication does not constitute a standard, specification or regulation.

This document is prepared in cooperation with the Georgia Department of Transportation, the Federal Highway Administration and Federal Transit Administration.

The Middle Georgia Regional Commission (MGRC) fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. MGRC's website ([www.middlegeorgiarc.org](http://www.middlegeorgiarc.org)) may be translated into multiple languages. Publications and other public documents can be made available in alternative languages or formats, if requested.

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## Executive Summary

Pulaski County sits near the geographic center of Georgia, bisected by the Ocmulgee River. Approximately 140 miles west of the Georgia Coast, 130 miles south of Atlanta, and 120 miles east of Columbus, Pulaski County offers access to Middle Georgia and the remainder of the state. With a population of just under 12,000, the county is home to the City of Hawkinsville. Pulaski County was created in 1808 from a portion of Laurens County, and over the years has expanded and contracted geographically to reach its current size of about 247 square miles.



**Pulaski County Courthouse**

The City of Hawkinsville was an early transportation hub due to its ability to service river barges floating along the Ocmulgee. Over the years, the development of the state's road transportation network led the county to become a sub-regional hub of state and federal highways. While there is no direct interstate access within the county, the City of Hawkinsville is located within a 30-minute drive of approximately 26,500 households containing almost 73,000 people.

The purpose of this document, the Pulaski County Transit Development Plan (TDP), is to provide an understanding of the current state of transit service within the county, provide an assessment of the needs and opportunities related to transit, examine the community's goals for public transportation provision, and develop an implementation schedule for action over the next five years. Public transportation plays an important role in many rural communities throughout the State of Georgia, and this plan will help the community clearly communicate what that role is within Pulaski County.

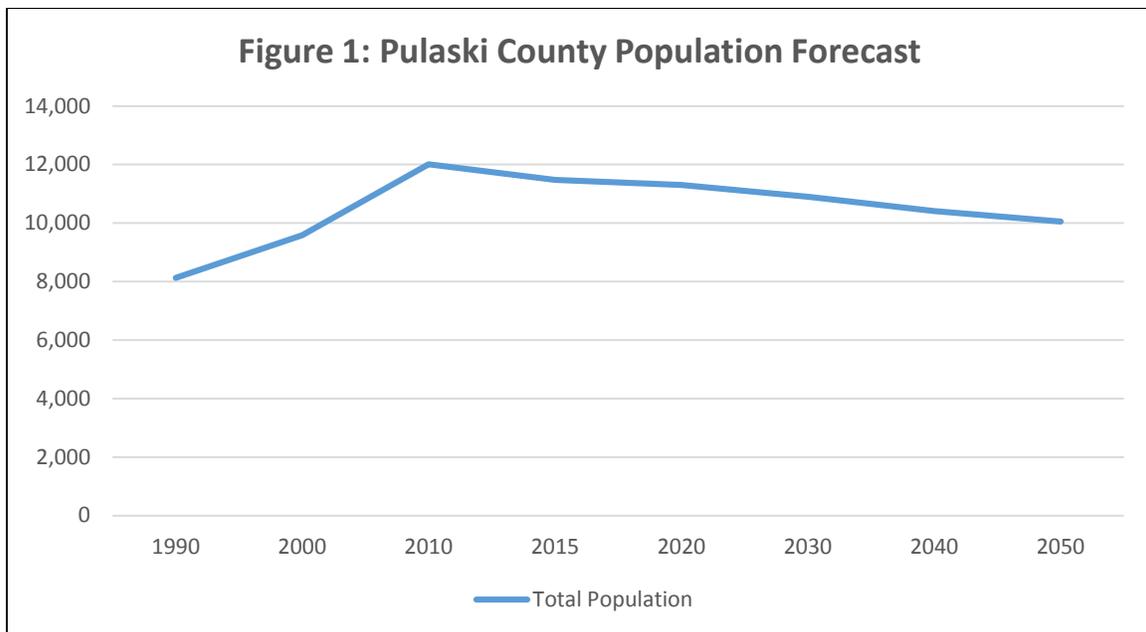
This update to the Pulaski County TDP has been made possible through Federal Transit Administration (FTA) Section 5304 Rural Transit Planning funding. The Middle Georgia Regional Commission (MGRC) is contracted by the Georgia Department of Transportation (GDOT) to develop TDP's for the nine rural counties within its boundaries.

Finally, this plan will serve as a successor to the original Transit Development Plan, created in 2007 and updated in 2012. That plan developed a robust implementation schedule containing 10 action items to be addressed by 2016. This plan will report on the accomplishments since 2012 and develop a new, practical set of implementation measures to guide Pulaski County over the next five years.

## Demographic Analysis

### Population Change

Over the past 25 years, Pulaski County has experienced a modest amount of demographic change. It is important to understand how the county has developed in order to determine where it may be going and plan accordingly for the citizenry's transportation needs. According to the US Census American Community Survey (ACS), the county's population in mid-2014 was 11,483<sup>1</sup>, according to the US Census Bureau. This number is down slightly from the 2010 Census which tallied a total of 12,010 residents. Covering a land area of 249 square miles, the population density is approximately 48.1 persons per square mile. The population of the county is expected to continue its decline over the next 35 years. By 2050, the Georgia Office of Planning and Budget (OPB) projects that just over 10,000<sup>2</sup> people will call Pulaski County home.



The shrinking population, in conjunction with the large number of residents commuting outside of the county can have an impact on transit service provision. The Middle Georgia region is seeing a shift in population that can explain the observations in Pulaski County. **Figure 2**, located on the following page, shows the OPB projections for the entire Middle Georgia region (Baldwin, Crawford, Houston, Jones, Macon-Bibb, Monroe, Peach, Pulaski, Putnam, Twiggs, and Wilkinson counties) through 2050. The rural counties (Crawford, Twiggs, and Wilkinson) are expected to see population declines that are similar to the projections for Pulaski County. The more rapidly urbanizing counties (Baldwin, Jones, and Monroe), are expected to continue to increase in population. The growing population in these counties is a reflection of their proximity to the

<sup>1</sup> 2014 American Community Survey 5-Year Estimates (PEPANRES – Pulaski County, Georgia)

<sup>2</sup> 2015 Georgia OPB Population Projections (<https://opb.georgia.gov/population-projections>)

urban population centers of Houston and Macon-Bibb counties. While Pulaski County neighbors one of those centers, the majority of the growth for Houston County has occurred in the north and west portions of the county, not the southern end, which is closest to Pulaski County.

<b>Figure 2: Population of Middle Georgia Counties</b>								
<b>County</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>
<b>Baldwin</b>	39,567	44,700	45,720	46,457	47,487	48,902	49,185	48,990
<b>Crawford</b>	9,030	12,495	12,630	12,453	12,285	11,629	10,589	9,408
<b>Houston</b>	89,662	110,765	139,900	152,213	163,444	185,016	205,265	224,438
<b>Jones</b>	20,798	23,639	28,669	29,024	30,141	32,084	33,262	34,259
<b>Macon-Bibb</b>	150,288	153,887	155,547	155,778	158,072	160,506	160,526	159,124
<b>Monroe</b>	17,179	21,757	26,424	27,516	28,888	31,725	34,417	37,452
<b>Peach</b>	21,265	23,668	27,695	27,214	27,611	28,090	28,484	28,738
<b>Pulaski</b>	8,122	9,588	12,010	11,483	11,304	10,903	10,406	10,049
<b>Putnam</b>	14,261	18,812	21,218	21,533	21,873	22,052	21,831	21,692
<b>Twiggs</b>	9,832	10,590	9,023	8,337	7,953	6,957	5,771	4,672
<b>Wilkinson</b>	10,261	10,220	9,563	9,423	9,363	8,938	8,231	7,420
Source- U.S. Census Bureau / 2015 Georgia OPB Population Projections								

### Income

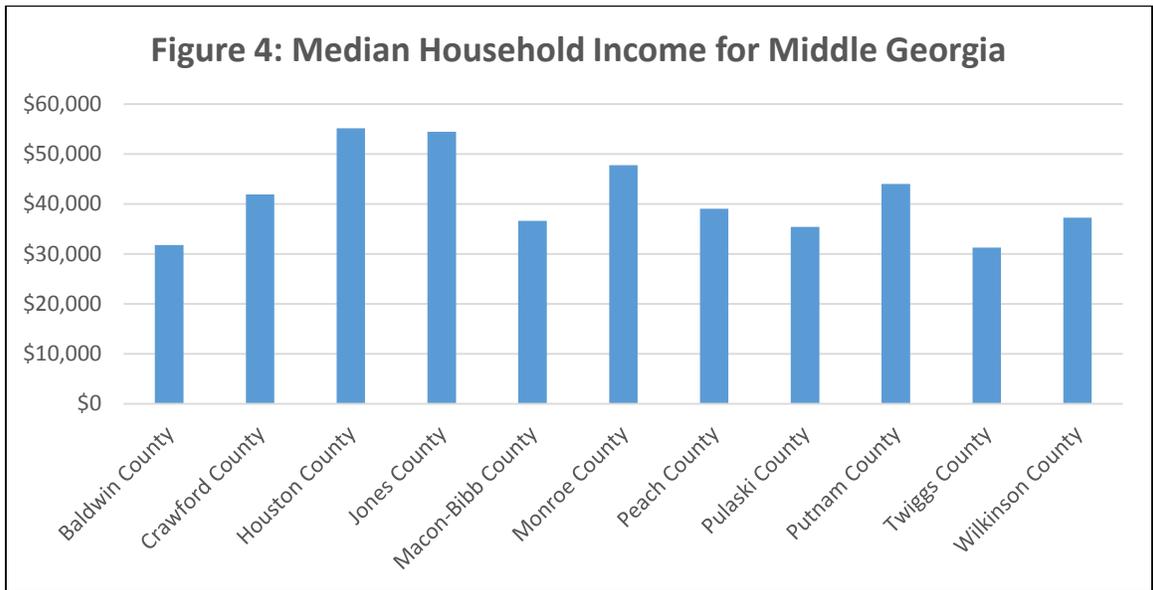
A prime indicator of transit dependency is a community’s level of income; lower-income households tend to be more reliant on public transit for their transportation needs. **Figure 3**, shown on the following page, illustrates this concept by showing the relationship between commute mode and income for the State of Georgia. The lower an individual or household’s income in relation to the poverty level, the more likely they are to take public transportation in their daily commute. As shown, the percentage of workers who earn an income below the poverty level utilizing public transportation for their commute is nearly three times that of those who make 150 percent of the poverty level or higher.

**Figure 3: Work-Commute Mode Share in Georgia by Income Level**

Commute Mode	Below 100 percent of the poverty level	100 to 149 percent of the poverty level	At or above 150 percent of the poverty level
Drive Alone	67.5%	72.0%	82.0%
Carpool	16.8%	15.7%	9.3%
Public Transportation	4.8%	3.7%	1.7%
Walk	3.4%	2.6%	0.9%
Taxi, Motorcycle, Bicycle, or Other	3.7%	2.9%	1.3%
Work from Home	3.7%	3.0%	4.8%

2014 American Community Survey 5-Year Estimates (B08122 - Pulaski County)

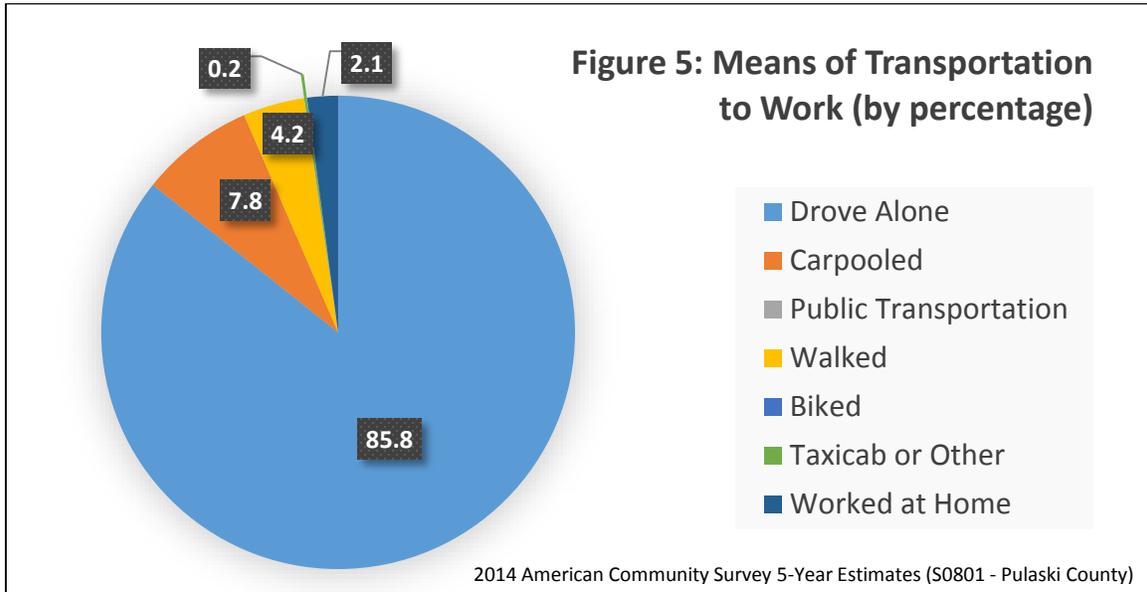
In Pulaski County, 1,409 residents live below the poverty level, 991 of which live in extreme poverty (50 percent of the poverty level or less). The Median Household Income (MHI) is \$35,430, compared to a regional MHI of \$43,788, and a statewide MHI of \$49,342 in 2014. The income level of Pulaski County is, and will likely remain, a driver of public transportation need.



### Commute Patterns

Current choice in commute mode can indicate the potential for transit use. **Figure 5** on the following page shows how people reached their place of employment in Pulaski County for 2014. It should be noted that the chart does not display a quantity for public transportation; this is due to the fact that the ACS table from which the chart was derived shows a total of zero residents from Pulaski County using public transportation as a commute mode. By far, the largest number

of workers drive alone to reach their place of work. A sizeable percentage do carpool (7.8%) and walk (4.2%).



The rural nature of Pulaski County impacts where the residents work. Without the presence of a large economic driver, many residents commute outside of the county for employment. In 2014, a total of 4,096 persons aged 16 or older who lived in Pulaski County were employed. Of that total, nearly 40 percent, worked outside of the county. Such a large number of workers leaving the community for work indicates that the county may serve as a residential center for larger, more urban communities. Major employers are found primarily outside of the county. **Figure 6** shows a list of major employers for Pulaski County workers, delineated by their presence within or outside of Pulaski County. The list of employers makes clear that Houston County is a major regional draw for Pulaski County residents.

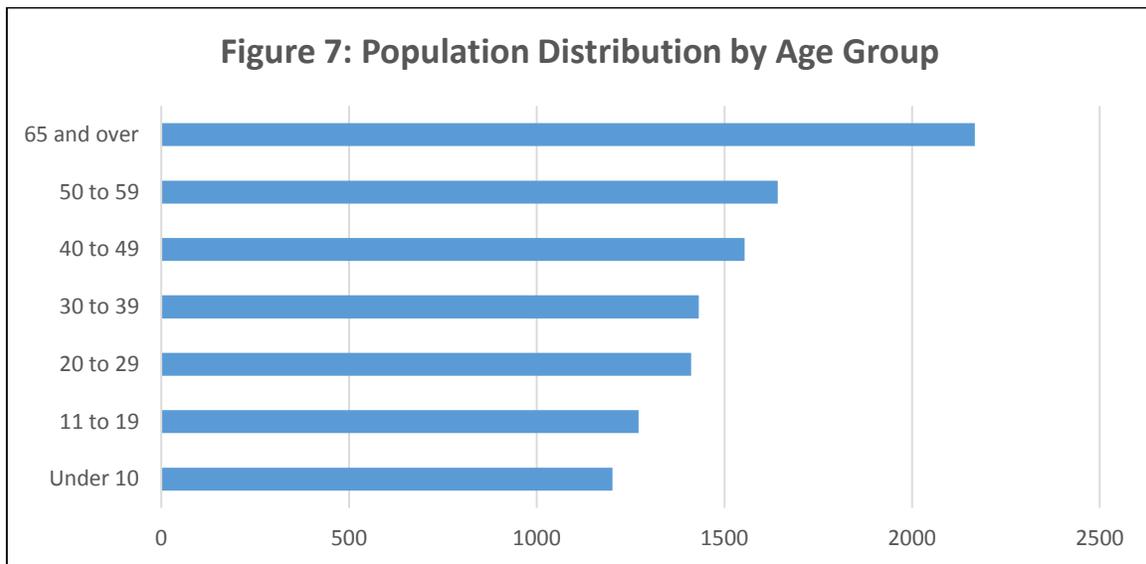
<b>Figure 6: Largest Employers of Pulaski County Residents</b>		
<b>Employers within Pulaski County</b>	<b>Out of County Employers</b>	
Bold Spring Nursery	Frito-Lay	Houston County
ECP Distributors	Lighthouse Nursing Agency	Houston County
Georgia Department of Corrections	Kroger Supermarkets	Houston County
Harvey's Supermarkets	McDonald's Restaurants	Houston County
Hollingsworth & Vose Company	Perdue Farms	Houston County
Innovative Therapy Concepts	Publix Supermarkets	Houston County
McDonald's Restaurants	Robins Air Force Base	Houston County
Progressive Long Term Care	Walmart	Houston County
Sunmark Community Bank	Middle Georgia State College	Bleckley County
Taylor Regional Hospital	Tyson Farms	Dooly County

Georgia Department of Labor – 2014 Area Labor Profile for Pulaski County

For those workers employed in Pulaski County, the Georgia Department of Labor indicates that nearly 2,000, or 67 percent are residents of Pulaski County. From outside the county, Pulaski County draws workers primarily from Bleckley, Dodge, Houston, and Telfair counties. These counties contribute over 700 workers to the workforce.<sup>3</sup>

### Age Distribution

A community's relative age can also impact the need for transit. Older citizens, particularly those over the age of 65, may be more dependent on alternative transportation modes. Decreased income and the increased likelihood of disability can contribute to diminished driving options as one grows older. Alternatively, those citizens under the age of 16 are completely dependent on others for mobility, due to the minimum age for driving a car. Likewise, national trends indicate that more teenagers and young adults who have the option to obtain a driver's license are choosing not to do so. Due to trends and necessity, both ends of the age spectrum are more likely to need and utilize public transportation. The population of Pulaski County is aging. The number of residents under the age of 18, combined with those aged 65 and over (4,428) is nearly two-thirds that of those between 18 and 64 years of age (7,055)<sup>4</sup>. Additionally, an increasing number of residents will be reaching the age of 65 in the next few decades. Anticipating rapid growth in the number of elderly persons, and evolving transportation choices for the county's youth assists with planning for future transit demand.



<sup>3</sup> Georgia Department of Labor – 2014 Area Labor Profile for Pulaski County (<http://explorer.dol.state.ga.us/mis/Profiles/Counties/Pulaski.pdf>)

<sup>4</sup> 2014 American Community Survey 5-Year Estimates (PEPAGESEX – Pulaski County, Georgia)

### Persons with Disabilities

Disabled persons are typically more reliant on public transportation. In addition, many disabled individuals require transit vehicles with specialized equipment and many require “door-to-door” service with special assistance.

The goal of any transportation system is to provide the mobility options that meet the travel needs of all community members, including those with disabilities. In 2014, there were 1,615 persons living with a disability in Pulaski County, 877 of whom were between the ages of 18 and 64. A large number of persons live with an ambulatory disability (853). A significant percentage of disabled persons with an ambulatory disability potentially indicates an increased need in transit services for those persons. Additionally, those disabled persons that are aged 65 years and older (342) may require additional care facilities, as well as specialized transportation needs<sup>5</sup>.

### Summary

The demographic analysis presents a conflicting view on the viability of transit for Pulaski County. Low income levels, an aging population, and high numbers of disabled persons speak to the need for public transportation for certain segments of the population. However, the rural nature of the county, combined with commute patterns, work locations, and a decreasing overall population do not appear to be driving a large demand for transit. If one thing comes through clearly, it is that further analysis of the situation is needed.

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<sup>5</sup> 2014 American Community Survey 5-Year Estimates (S1810 – Pulaski County, Georgia)

## Needs Assessment and Demand Estimation

In order to better understand the potential demand for transit in Pulaski County, it would be helpful to use a tested methodology to forecast existing demand. Such a methodology exists in the tool developed under the Transportation Research Board's (TRB) Transit Cooperative Research Program "Project B-36," *Methods for Forecasting Demand and Quantifying Need for Rural Passenger Transportation* (for simplicity, Tool B-36). The project established a methodology for estimating the need and demand for rural passenger transportation. The documentation for utilizing the tool was developed through funding by the Federal Transit Administration in 2012.

### Need

Tool B-36 allows transportation planners to assess a community's "need" for transit by analyzing the area's population living below the poverty line, and persons without access to a personal vehicle. By combining those numbers with a function of the number of households without a personal vehicle and a given "mobility gap" (an assessment of daily trip rates for rural household in a given state), the tool is able to compute both the number of persons in need of access to transit and the number of individual, one-way trips needed on an annual basis. It is important to note that while a number of trips may be "needed," this need may be met by other means, such as asking friends and/or family for a ride, walking/biking, or simply refraining from taking a trip.

The number of persons residing in households with income below the poverty level for Pulaski County is 1,409<sup>6</sup>. Combined with the number of persons living in households without access to a vehicle (528<sup>7</sup>) and the State of Georgia's "Mobility Gap," the analysis outputs an "Estimation of Transit Need" of 360 daily one-way trips, or 109,200 annual one-way trips. This number assumes that transit is needed 300 days a year. This number seems to be quite large compared to the 8,929 trips provided by the county's existing 5311 rural public transit system<sup>8</sup> and the Department of Human Services Coordinated Transportation program<sup>9</sup> (discussed later in this plan) in FY2014 (the latest year for which complete data is available). It is evident that a more nuanced level of total "demand" should be calculated.

### Demand

In addition to "need," Tool B-36 is able to estimate "demand" for a number of scenarios. First, the tool is able to estimate the demand for general rural transit within a given community. This calculation is made by associating various transit-dependent groups (the elderly, those with limited mobility, and those without access to a personal vehicle) with their propensity to use transit. These factors reduce the "need" that was previously discussed to a more plausible

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<sup>6</sup> 2014 American Community Survey 5-Year Estimates (S1701 – Pulaski County, Georgia)

<sup>7</sup> 2014 American Community Survey 5-Year Estimates (B08201 – Pulaski County, Georgia)

<sup>8</sup> Middle Georgia Regional Mobility Manager Program

<sup>9</sup> Middle Georgia Regional Commission – DHS Coordinated Transportation Program

“demand” that can be used for more accurate planning. Using this method, a realistic calculation of trips within Pulaski County can be developed.

Pulaski County’s population of individuals between the ages of 18 and 64 with a mobility-related disability is 877. The elderly population, considered to be aged 60 and above, totals 2,783<sup>10</sup>. Finally, harkening back to the assessment of “need,” 528 persons live in a household without access to a vehicle. When combined with these groups’ propensity to utilize public transit, Tool B-36 estimates that 11,500 one-way trips would be demanded on an annual basis. This number, roughly 10 percent of the “needed” trips previously calculated, is much more reasonable given the characteristics of Pulaski County.

A final way in which the tool estimates “demand” is for trips between a rural community and an urban center. By calculating the number of daily trip “need” between the two locations (a factor of commuting patterns and distance), the tool uses a multiplier to quantify the actual number of trips that are possible between the areas. This is a valuable calculation that will be used to determine the potential for trips between Pulaski County and its largest employment center, Houston County (and, by extension, Robins Air Force Base). With a distance of approximately 25 miles between the population center of Pulaski County (the City of Hawkinsville) and the employment center of Houston County (Robins AFB), and a total of 1,450 daily commuters travelling between the two<sup>11</sup> (from Pulaski County, to Houston County), Tool B-36 calculates a total annual demand of 18,400 trips. Assuming 255 workdays per year, this number breaks down to 70 trips per day.

The calculations provided by the TRB’s Project B-36 tool reveal numerous opportunities for transit in Pulaski County. The numbers show an unmet demand for trips within Pulaski County and between the county and the major employment center of Houston County. After a more in-depth examination of existing services, goals and objectives will be developed taking advantage of opportunities presented by both the “need” and “demand” calculations. Documentation for the inputs and outputs of Tool B-36 can be found in Appendix A.

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<sup>10</sup> 2014 American Community Survey 5-Year Estimates (B01001 – Pulaski County, Georgia)

<sup>11</sup> Georgia Department of Labor – 2014 Area Labor Profile for Pulaski County  
(<http://explorer.dol.state.ga.us/mis/Profiles/Counties/Pulaski.pdf>)

## Performance Evaluation of Existing Services

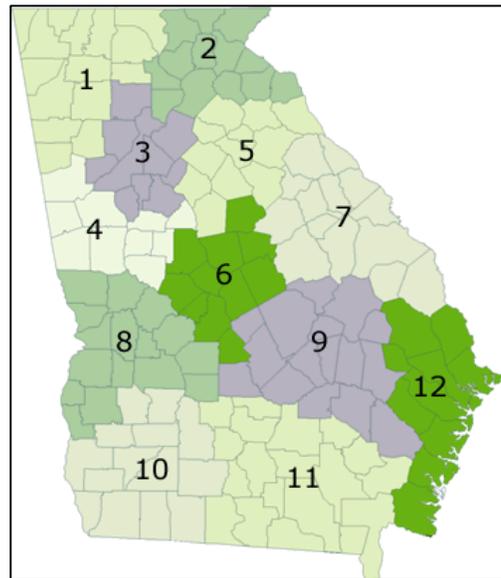
### DHS Coordinated Transportation/NET

Recognizing the importance of transportation in linking people with services and opportunities, the Department of Human Services (DHS) developed a statewide transportation system to meet the specialized transportation needs of its clients who are elderly, mentally and physically disabled and/or low-income. The goal is to provide safe, efficient and cost-effective transportation for these clients, allowing these persons access to essential services provided by the department.

DHS partners with GDOT and counties/local providers in order to coordinate services and provide transportation in a more efficient and effective manner. DHS's coordinated transportation system is administered through DHS's Office of Facilities and Support Services, Transportation and Services Section. Actual services are provided through contracted vendors in each region of the state. Contractors may come from government entities, the private sector, or not-for-profit vendors. Eligibility for the service is determined locally by human service providers affiliated with various divisions of DHS.

The Georgia Department of Human Services contracts with the Middle Georgia Regional Commission to administer the DHS Coordinated Transportation Program in the 11-county region, including Pulaski County. The MGRC utilizes two Third Party Operators (TPO), Macon-Bibb EOC in Crawford, Macon-Bibb, and Monroe counties, and Quality Transportation in the remaining eight counties. In Pulaski County, the program serves clients of the Department of Family and Children Services, the Department of Labor Vocational Rehabilitation Program-Perry Hub, the Pulaski County Senior Center, and the Pulaski County Service Center for the Middle Georgia Community Service Board. This coordinated service provided 2,296 trips to Pulaski County residents in fiscal year 2015, down from 2,929 trips in 2014 and 8,271 in 2011. This drop in usage is due to decreased utilization of the service by clients of the DFCS, as seen in Figure 8.

The human service providers served by the DHS Coordinated System are responsible for determining which clients are appropriate for service (see Appendix B for a list of programs eligible under each human service provider). In order to meet given demand, the coordinated system may incorporate the use of taxi service, private van service, or public transit systems where service is available. In Pulaski County, the current DHS operator (Quality Transportation) occasionally contracts with the TPO for the Pulaski County 5311 system (discussed below) in



**Pulaski County sits in Service Delivery Area 6, which covers the Middle Georgia region**

order to provide service to DHS clients. This coordination of the two systems is beneficial to both, as the county is allowed to use the portion of the DHS fare not originating from the Federal Transit Administration as a portion of its local public transit match requirements.

**Figure 8: Pulaski County DHS Coordinated Transportation Trips**

Human Service Provider	FY 2015	FY 2014	FY 2013	FY 2012	FY 2011
Pulaski County Senior Center	1,459	1,212	1,467	1,151	1,229
Pulaski County DFCS	1,029	177	1,202	1,871	5,518
Step One Recovery Center	0	0	0	320	0
Service Center for Middle GA CSB	660	688	516	320	298
Perry Hub – Department of Labor	0	0	228	701	1,226
<b>TOTAL</b>	<b>2,296</b>	<b>2,929</b>	<b>3,413</b>	<b>4,363</b>	<b>8,271</b>

Source: Middle Georgia Regional Commission

### 5311 Rural Public Transit

The Federal Transit Administration (FTA) administers Section 5311 Rural Public Transit, a federal funding program, to provide assistance for rural public transportation. The program is instrumental in improving access to commercial businesses and community activity centers for rural residents. Federal funds are allocated to the states on a formula basis, and can be used for capital assistance, operating assistance, planning, and program administration. The Georgia Department of Transportation (GDOT) is responsible for administering the program at the state level. The Section 5311 Program has had a significant influence on mobility in rural communities since its inception in 1991, providing necessary mobility to non-urban areas.

Pulaski County currently makes public transportation available through the 5311 program. The county provides demand-response service to residents on a per-trip basis, with reservations required 24 hours in advance of a trip. This setup is typical of rural transit systems in the State of Georgia. The county has provided this service for many years, and matching funds are made available in the budget annually. However, the relatively high local match requirement of 50 percent for operating expenses and a 20 percent match on capital expenditures place constant strain on the county’s budget. Additionally, the state requirement that 10 percent of the operating budget come from fare box receipts (i.e. paying passengers) means that, in times of low ridership, the amount of service that can be provided is decreased, regardless of the need.



**5311 Program Bus owned by the Middle Georgia Community Action Agency**

The county currently utilizes the Middle Georgia Community Action Agency (MGCAA) as its TPO for 5311

service. MGCAA manages the program on a day-to-day basis, accepting reservations and managing daily service plans, including routing and scheduling. However, the county itself employs the one full-time driver and one part-time driver that operate the bus. Pulaski County owns the one bus used in the program, and charges \$1.00 per stop, up to \$5.00 per day per rider. Service is not currently offered outside of the county. In state fiscal year 2014, the county provided 6,000 trips under the 5311 program. Figure 9 on the following page shows the county's service metrics over the past four years.

<b>Figure 9: Pulaski County 5311 Transit Historical Activity</b>				
	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Cost per Trip</b>	\$10.72	\$12.00	\$10.36	\$10.23
<b>Number of Trips</b>	5,446	4,902	5,607	6,000
<b>Total Vehicle Miles</b>	26,029	22,947	21,561	21,996
<b>Cost per Passenger Mile</b>	\$2.24	\$2.56	\$2.70	\$2.79
<b>Total Cost</b>	\$58,389	\$58,847	\$58,111	\$61,350
Pulaski County/Middle Georgia Regional Mobility Manager				

Compared to averages for the Middle Georgia region, Pulaski County operates an efficient system in terms of cost per trip. At \$10.23 per trip, it is the second lowest cost per trip in the region, behind Baldwin County at \$8.50. The cost per mile is higher than the average, which may be due in part to the rural nature of the county and the maintenance of only one bus for service. This setup requires routing that lacks the potential efficiencies of having multiple buses. However, the additional cost of owning and maintaining a second (or third) bus would likely increase the overall system budget to a level that would be untenable, given the current levels of ridership. If the county were to consider adding an additional bus, it would be desirable to identify and pursue additional ridership.

<b>Figure 10: 5311 Transit Funding Breakdown – FY 2014</b>		
	<b>Pulaski County</b>	<b>Regional Average</b>
<b>Vehicles in System</b>	1 vehicle	2.5 vehicles
<b>Federal Share</b>	\$61,350	\$150,829
<b>Local Share</b>	\$61,350	\$150,829
<b>Fare Revenues</b>	\$13,633	\$33,517
<b>Trips per Year</b>	6,000	8,739
<b>Miles per Year</b>	21,996	69,426
<b>Cost per Passenger Trip (Local Share)</b>	\$10.23 per trip	\$17.26 per trip
<b>Cost per Passenger Mile (Local Share)</b>	\$2.79 per mile	\$2.17 per mile
<b>Vehicle Hours</b>	1,984	4,634
<b>Hours per Day</b>	8 hours	Varies
<b>Operational Days</b>	248 per year	Varies
Middle Georgia Regional Mobility Manager		

### Private Service

No private taxi services currently operate within Pulaski County. However, with Robins Air Force Base as a major regional employer, numerous vanpool programs currently serve, either directly or indirectly, the county's residents. Vanpool programs lease vans (usually 15-passenger) to individuals with common origin and destination points for common use in the daily work commute. Some vanpools are eligible for employer subsidies, which for federal employees is tax deductible up to \$130 per month. Because these services are not coordinated by any one entity, exact numbers for annual use are not available. However, a search of the two national providers, Enterprise RideShare and VRIDE, shows one vanpool passing through Pulaski County on its way from Eastman to Robins AFB. Stakeholder input revealed that two smaller, private vans do serve the county, using the Harvey's Supermarket parking lot as a common origin.



A vanpool driver in the UCLA vanpool program

## Service Opportunities

### Unmet Demand

The demand estimation shows that approximately 11,500 one-way trips are needed within Pulaski County annually. When combined, the DHS Coordinated Transportation program and the county's 5311 Rural Public Transportation service provided 8,929 trips during FY 2014. That equates to a difference of just over 2,000 trips of unmet demand, or roughly one-third of the 5311 program's existing annual service. The demographic and transit demand analysis shows that there is an unmet need within the county.

### Connectivity

#### *Out-of-County Service*

The largest opportunity for expansion of service is to out-of-county areas, particularly Houston County. The demand estimation tool demonstrates that a large number of trips between the two areas are needed, and Pulaski County is in a good position to capitalize on the unmet demand. The total of 18,400 trips is more than three times the number of trips that the county's 5311 service provided in FY 2014. Combined with the 2,000 in-county trips, the total unmet demand provides a clear direction for how expanded transit may work, by focusing on transportation to areas with high trip concentration, such as Robins Air Force Base, Frito-Lay, and other employment centers.

The current lack of out-of-county service by the 5311 system provides both a challenge and an opportunity for service provision. In order to meet the demand that exists for out-of-county service, the county's system would have to make capital purchases of additional vans, hire additional drivers, and take-on a greater annual operating cost. That would be a challenge for any government, particularly a rural county whose budget is already strained by the transit system. The opportunity lies in the possibility for private service to meet the area's demand. Private vanpool services could step-up to provide the needed connectivity. The businesses who perform this function are already serving Robins Air Force Base and greater Houston County from the north, and, if made aware of the potential demand from Pulaski County, could potentially increase the quantity of their service to the south.

#### *Urban/Regional Transit*

Finally, out-of-county service would provide the residents of Pulaski County with better access to a more expansive transit network. The City of Warner Robins recently began its first-ever public transit service. Managed by the Warner Robins Housing Authority, the Warner Robins Transit Bus (WRTB) runs a single route that bisects the city on an east/west line. While small in scope, there is opportunity for expansion which would benefit all those who live and work in the area. Also, once connected to Warner Robins, Pulaski County residents would be able to take advantage of the "Buses into Robins Daily," or BiRD program run by the Macon-Bibb County Transit Authority (MTA). This program connects Robins Air Force Base and the City of Warner Robins to the MTA system spanning Macon-Bibb County and portions of Jones and Monroe counties.

## Goals and Objectives

Goals and objectives are an integral part of any transportation plan because they provide a strategic framework to achieve the community's vision for the future. Pulaski County has identified the following goals and corresponding objectives based on an assessment of existing conditions and feedback received during the planning process.

### **Goal 1: Provide reliable and efficient transit services while meeting the existing demand within Pulaski County**

#### *Objectives*

#### **Continue to allocate funding in the county's annual budget for the provision of public transit**

Pulaski County is committed to continued support of its public transportation. In order to ensure that there is no disruption of service for existing users, funding should be allocated in the annual budget.

#### **Conduct a cost/benefit analysis for the purchase of additional buses and hiring of additional drivers for the county's 5311 Rural Public Transit Program**

As stated previously in this document, the county's 5311 program is operating near its maximum capacity given its current resources in terms of buses and drivers. In order for the 5311 program to meet unmet demand, the purchase of additional buses and the hiring of additional drivers will likely be necessary. In order to understand more completely the feasibility of this action, the county should undertake a cost/benefit analysis of multiple scenarios. Such expansion will likely need to be planned out at least a year in advance, as budget cycles dictate.

#### **Conduct outreach to increase knowledge of existing transit services**

This study identifies unmet demand for public transportation. Some of this demand may be met by expansion of the county's 5311 program, while other potential users may be eligible to utilize the DHS Coordinated Transportation services. Pulaski County should engage in public education and awareness activities to increase use of all transit services. The county can take advantage of existing outreach programs such as the Middle Georgia Mobility Manager Program.

## **Goal 2: Identify opportunities for increased connectivity outside of Pulaski County**

### *Objectives*

#### **Work with vanpool companies to increase the level of private service to Pulaski County**

Pulaski County, potentially through the Middle Georgia Mobility Manager Program, should work with the two national vanpool providers (VRIDE and Enterprise Rideshare), and any other local providers, currently serving Robins Air Force Base and other destinations outside of the county, to develop additional routes that either originate in or pass through the county.

#### **Consider expansion of the 5311 program to include regular service to Robins Air Force Base**

As Pulaski County considers the addition of buses and drivers to the existing 5311 program, it should evaluate the potential impact of out-of-county commuters. The option for regular service between Hawkinsville and Robins Air Force Base, particularly during the morning and afternoon commute times, should be considered.

# **Appendix A**

## **Needs Assessment and Demand Estimation Tool Documentation**





# **Appendix B**

## **DHS Coordinated Transportation Eligibility Categories**

### **Division of Aging Services (DAS)**

- Trips to and from senior centers
- Trips to and from medical appointments
- Trips for shopping
- Trips to and from work/employment
- Field trips
- Trips to pay bills

### **Division of Family and Children Services (DFCS)**

- Trips in support of Temporary Assistance to Needy Families (TANF) recipients
- Trips to and from technical schools and adult education programs
- Trips to and from work experience sites for food stamp recipients
- Trips to and from medical appointments
- Trips to and from mental health centers
- Other non-TANF trips
- Trips to and from substance abuse treatment
- Trips for social services

### **Department of Behavioral Health and Developmental Disabilities (DBHDD)**

- Trips to and from employment locations
- Trips to and from day centers
- Trips to and from mental health appointments
- Trips to and from community training and integration activities
- Trips to and from job training
- Trips to and from medical appointments
- Trips for social services

### **Department of Public Health (DPH)**

- Trips for immunizations
- Trips to and from Public Health Clinic and to and from stores
- Trips for prenatal visits to clinics and other prenatal appointments
- Trips to scheduled medical appointments

### **Department of Labor Vocational Rehabilitation Services Program (DOL/VRS)**

- Trips to and from school
- Trips to and from employment
- Trips for job search and job placement
- Trips to and from job training
- Trips to and from workshops and assessment sites



# City of Hawkinsville/Pulaski County Joint Urban Redevelopment Plan



**PREPARED BY:**

\*\*\*\*\*Vj g'Middle Georgia Regional Eqo o kuukqp

**WITH COOPERATION FROM:**

The City of Hawkinsville  
Pulaski County  
Hawkinsville Downtown Development Authority  
Hawkinsville Better Hometown  
Hawkinsville-Pulaski Chamber of Commerce

**AMENDED MAY 2016**



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## Introduction

As the seat of Pulaski County, the City of Hawkinsville lies in south central Georgia on the banks of the Ocmulgee River and is situated about 46 miles south of Macon. According to the 2000 U.S. Census, Hawkinsville's population is 3,280 (48.3 percent white, 49.1 percent black, and 1.2 percent Hispanic). Ten highways run through the town, which is nicknamed Hub City and Georgia's Highway Hub. This intersection of state and federal highways provides Hawkinsville industries convenient access to Georgia's ports.

Hawkinsville is named for Colonel Benjamin Hawkins who served as the principal temporary agent for Indian affairs south of the Ohio River from 1796 until 1803, when he became the principal agent for the Creeks. Hawkins's close relationship with the Creek Nation helped to preserve peace between the Native American people and the newly formed United States.

### The Ocmulgee River

At the time of its incorporation in 1830, Hawkinsville relied heavily on Pulaski County's agriculture, which also produced timber and corn. However, much of the City's prosperity depended on the Ocmulgee River. During most of the 19th Century, Hawkinsville's location in the heart of the cotton belt cemented its role as one of Georgia's first wholesale centers. Freight and passengers were shipped from Hawkinsville on poleboats, steamboats, and timber rafts down the Ocmulgee to the Altamaha River and on to the towns of Darien and Brunswick.



**The Ocmulgee River**

Trade via the Ocmulgee reached its peak during the first four decades of the 19<sup>th</sup> Century. During the 1850s, river commerce began to decline due to the expansion of railroads throughout Georgia. These railroads, however, became a casualty of the Civil War and General William T. Sherman's "March to the Sea," resulting in a resurgence of river traffic to the coast. During the last three decades of the 19th Century, Hawkinsville served as the upriver terminus for most of the steamboats traveling the Ocmulgee.

Although the Ocmulgee River was the primary economic driver in Hawkinsville's early history, it has periodically brought hardship to the local economy. In January of 1925, the timber industry was significantly damaged as flood waters rose one inch per hour, cresting at 36.6 feet, felling trees, submerging sawmills, and sweeping cut lumber downstream. The 1925 freshet remained the highest water level on record for almost 70 years. Then in July 1994, after tropical storm Alberto dumped rain across Georgia, the Ocmulgee crested first in Macon and then in Hawkinsville, where it reached a record 41.9 feet, almost 17 feet above flood stage. Thanks to advance warnings and quick preparations, the flood claimed no lives. However, travel east from Hawkinsville came to a halt, caskets in the city's Orange Hill Cemetery emerged from the ground, and 30 homes were flooded.

### Equestrian Center

Over the years, Hawkinsville has established itself as an outstanding equestrian center. Organized in 1894, the Pulaski County Fair Association featured among its annual livestock expositions, speed demonstrations of trotters and



## Introduction (continued)

pacers. In the 1920s the Fair Association constructed new livestock buildings, a racetrack, and an athletic field. By 1926 harness horsemen from across the country had chosen Hawkinsville as a winter training venue.

During the middle part of the 20th Century, Hawkinsville rescheduled its harness races from the fall to the spring, and in 1974 the City hosted its first Harness Festival. In 1975 Hawkinsville was awarded a grant to construct the Lawrence L. Bennett Harness Horse Training Facility. After this facility opened in 1977, horsemen from across the United States began to flock to the area for training during the winter months to take advantage of the mild climate and the facility's natural clay track. The Harness Festival's exhibition races begin the harness-racing season.

### The Old Opera House

Hawkinsville boasts several historic landmarks, but the centerpiece of the City's historic preservation efforts is the Old Opera House. Completed in 1908, the building originally served as the city hall and auditorium. Numerous productions took place during the early 20th Century on the auditorium's 75-foot stage and usually brought in audiences large enough to fill the building's 576 seats. Over the years, the facility also accommodated worship services for congregations whose churches were under construction. In the 1950s, the auditorium showed films after the local movie theater burned.



**Hawkinsville Opera House**

The Old Opera House has undergone two renovations and now boasts advanced lighting, sound, projection, and telecommunications systems. Today, as the home of the Hawkinsville/Pulaski County Arts Council, the Old Opera House hosts regular dramatic performances, ceremonies, and meetings, all of which draw audiences from across the State.

*Source: New Georgia Encyclopedia, [www.georgiaencyclopedia.org](http://www.georgiaencyclopedia.org)*



## Demographics

Pulaski County and its seat, the City of Hawkinsville, are very rural communities located in south central Georgia. According to the 2000 Census, there are 9,588 people living in Pulaski County—3,280 of which are located within the City limits of Hawkinsville.

**Table 1: Selected Demographics**

	City of Hawkinsville	Pulaski County	State of Georgia	U.S.
Total Population	3,280	9,588	8,186,453	281,421,906
% Minority	51.7%	37.0%	34.9%	24.9%
Median Age	36.8	36.7	33.4	35.3
Median Household Income	\$28,977	\$31,895	\$42,433	\$41,994
% Families Below Poverty	19.7%	12.3%	9.9%	9.2%
% Vacant Housing Units	13.9%	13.6%	8.4%	9.0%

Source: US Census Bureau, Census 2000

**Table 2: Total Population (History and Projections)**

	1980	1985	1990	1995	2000	2005	2010	2015	2020
Pulaski County	8,950	8,529	8,108	8,848	9,588	9,748	9,907	10,067	10,226
City of Hawkinsville	4,372	3,950	3,527	3,404	3,280	3,007	2,734	2,461	2,188

Source: US Census Bureau

**Table 3: Population Density for Middle Georgia Region (Persons per Square Mile)**

County	1980	1990	2000	% Change since 1980
Baldwin	134.67	153.06	173.32	29%
Bibb	601.44	601.15	615.95	2%
Crawford	23.41	27.78	38.60	65%
Houston	207.46	238.06	295.32	42%
Jones	207.42	237.96	295.46	42%
Monroe	37.08	43.41	55.23	49%
Peach	125.49	140.73	156.78	25%
Pulaski	36.20	32.38	38.78	7%
Putnam	30.07	41.40	54.84	82%
Twiggs	25.97	27.28	29.40	13%
Wilkinson	23.16	22.98	22.90	-1%
<b>Total</b>	132.03	142.38	161.51	22%

Source: Woods & Poole Economics



## Demographics (continued)

**Table 4: Number of Households by County (History and Projections)**

County	1980	1990	2000	2005	2010	2015	2020	2025
Baldwin	10,151	12,165	14,758	15,910	17,062	18,213	19,365	21,669
Bibb	52,580	56,307	59,667	61,667	63,211	64,982	66,754	70,298
Crawford	2,357	3,069	4,461	4,987	5,513	6,039	6,565	7,091
Houston	25,509	32,433	40,911	44,762	48,612	52,463	56,313	60,164
Jones	5,270	7,300	8,659	9,506	10,354	11,201	12,048	12,895
Monroe	4,667	5,838	7,719	8,482	9,245	10,008	10,771	11,534
Peach	6,180	7,142	8,436	9,000	9,564	10,128	10,692	11,820
<b>Pulaski</b>	<b>3,067</b>	<b>3,098</b>	<b>3,407</b>	<b>3,492</b>	<b>3,577</b>	<b>3,662</b>	<b>3,747</b>	<b>3,832</b>
Putnam	3,398	5,229	7,402	8,403	9,404	10,405	11,406	12,407
Twiggs	2,812	3,296	3,832	4,087	4,342	4,597	4,852	5,104
Wilkinson	3,350	3,619	3,827	3,946	4,066	4,185	4,304	4,423
<b>Total</b>	<b>119,341</b>	<b>139,496</b>	<b>163,079</b>	<b>174,242</b>	<b>184,950</b>	<b>195,883</b>	<b>206,817</b>	<b>221,237</b>

Source: US Census Bureau

**Table 5: Average Household Size (History and Projections)**

County	1980	1990	2000	2005	2010	2015	2020	2025
<b>Pulaski</b>	<b>2.88</b>	<b>2.58</b>	<b>2.49</b>	<b>2.39</b>	<b>2.30</b>	<b>2.20</b>	<b>2.1</b>	<b>2.0</b>

Source: US Census Bureau

Over the past 30 years, Pulaski County has remained one of the more rural and sparsely populated counties within the Middle Georgia region (see Table 3). While the population for Pulaski County is projected to increase slightly over the next ten years, the population for the City of Hawkinsville (whose limits largely define the redevelopment area in this plan) is expected to decrease (see Table 2). Although the number of households is expected to increase in the future (see Table 4), this number could be misleading because the average household size is expected to decline.

The demographics of the area show very little growth into the future and highlight a need for the efforts like those outlined in this redevelopment plan. In conjunction with ongoing improvements to residential areas in the area, the steps outlined in this redevelopment plan will make the community more attractive to prospective businesses and industries and their employees and customers.



## Redevelopment Need

### Housing

In spite of the positive efforts ongoing within the community, certain portions of the City of Hawkinsville and Pulaski County have deteriorated over time and are in great need of revitalization. Community leaders recognized this need and initiated a series of meetings and discussions that ultimately led to the development, in 2007, of an Urban Redevelopment Plan and the creation of the Urban Redevelopment Agency for the City of Hawkinsville, whose focus is on residential revitalization in the downtown area. In that plan, the community identified approximately 237 residential properties in the area around downtown Hawkinsville that it considered “substandard” or “uninhabited and uninhabitable.” Since its inception, the Urban Redevelopment Agency for the City of Hawkinsville has made great strides in residential revitalization. However, an additional goal of this redevelopment plan is to encourage the rehabilitation and adaptive reuse of vacant, blighted commercial and industrial properties for conversion to affordable housing with complementary affordable housing infill development as appropriate.

### Commercial and Industrial

Since 2007, community leaders have further recognized the need for commercial and industrial revitalization. There has been significant disinvestment in the downtown area, and the City and County struggle to attract and maintain businesses in their commercial and industrial sectors. For these reasons, the Urban Redevelopment Plan presented here has designated these areas as afflicted with “slum and blight” as defined by local standards and in OCGA §36-61-2(18).



**Old Pillowtex Mill**

A benchmark event for the City of Hawkinsville and Pulaski County came in 2001 when the Pillowtex Mill, located in downtown Hawkinsville, closed down. Approximately 400 people were employed by the facility and, after its closure, were forced to find jobs elsewhere. Since the mill’s closure, no single business or industry employing nearly as many people has located in the City or County. To date, the vacant mill property continues to deteriorate and has had a considerable blighting influence on the central commercial district for the City of Hawkinsville and Pulaski County (see photos 11 & 12 in Appendix A).

According to statistics compiled by the City of Hawkinsville, the City and County have seen a significant decrease in the number of business licenses issued over the past five years (see Table 6). From 2003 through 2007, there was a

**Table 6: Business License Statistics**

	2003	2004	2005	2006	2007
Business Licenses Issued	65	52	52	41	41
Business Licenses Not Renewed	44	30	39	26	18
Jobs Lost from Non-Renewal	62	36	61	31	44

Source: City of Hawkinsville



## Redevelopment Need (continued)

37 percent decrease in the number of business licenses issued. Over the same period, 157 existing business licenses were not renewed, accounting for the loss of 234 jobs. These statistics are clearly evident by the number of vacant buildings and closed businesses in downtown Hawkinsville, which has, historically, been the primary commercial district for Pulaski County and the City of Hawkinsville (see photos 1 through 8 in Appendix A).

In addition to the disinvestment in the downtown commercial and industrial areas, the City has had difficulty attracting businesses and industries to its newest industrial park located along Highway 341, northwest of downtown. This industrial park features 230 acres of land that are fully served by electric, natural gas, and water utilities, as well as a 100,000-square-foot speculative building. However, this speculative building has remained vacant since its completion over 8 years ago. The community's struggle to attract a tenant has been indicative of the industrial park as a whole, which has yet to locate a private industry since its construction.



**Hawkinsville Industrial Park - Spec. Building**

Also included in the redevelopment area are several large tracts of land in the unincorporated area south of Industrial Boulevard and North of Hwy. 341 as well as South of Hwy. 341 and East of Lovers Lane. The area north of Hwy. 341 is adjacent to the City's older industrial park. These tracts have been identified in future land use maps as suitable for industrial development; however, they have not attracted the level of development attention that the County has desired and remain underdeveloped. South of Hwy. 341 and east of Lover's Lane is the site of an abandoned 9-hole golf course that has, over the years, become overgrown and unsightly, making it ideal for redevelopment.

In summary, Hawkinsville's most important historic area as well as its major commercial and industrial areas are in great need of revitalization. The 2008 Urban Redevelopment Plan presented here identifies a new Urban Redevelopment Area and outlines additional strategies designed to address the deterioration of commercial and industrial properties.

## Consistency with Comprehensive Plan

In 2007, the City of Hawkinsville and Pulaski County updated their Joint Comprehensive Plan. The initiatives, goals, and objectives described in this Urban Redevelopment Plan are consistent with the planning goals and initiatives described in the comprehensive planning process. In particular, this plan and the implementation steps described herein, provide direct support to the Short-Term Work Program (STWP) **which includes the following items:**

- Recruit new businesses and assist in the development of existing business in the commercial, retail, and service sectors.
- Seek a greater variety of retail and restaurant opportunities in historic downtown Hawkinsville.



## Consistency with Comprehensive Plan (continued)

- Ensure that current regulations applicable to this topic are in accordance with desired development.
- Work toward redeveloping, revitalizing, and promoting the reinvestment in declining and blighted commercial and residential areas.
- Work to fill the spec building in the new industrial park.
- Promote compatible infill development and redevelopment with existing surrounding development.
- Ensure zoning regulations are in accordance with vision and desired development patterns.
- Establish a Community Market as part of the Pillowtex Mill Project.

The 2007 Update also identifies “Areas that Require Special Attention.” Among these areas are:

### AREAS OF RAPID DEVELOPMENT

- 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.

### 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.
- Downtown Hawkinsville

### AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

- Downtown Hawkinsville entrance corridors, US Highways 129 and 341 and Progress Avenue and Broad Street.

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

- Historic Taylor Memorial Hospital in downtown Hawkinsville
- Abandoned warehouses in downtown Hawkinsville
- Pillowtex Mill Facility
- Former dry-cleaning building on Commerce Street



## **Boundaries of the Redevelopment Area**

In accordance with regulations issued by the State of Georgia for the development of an Urban Redevelopment Plan under the Urban Redevelopment Act, the City of Hawkinsville and Pulaski County have established their Urban Redevelopment Area through resolutions making a determination of need and identifying the boundaries. This area is represented by the Urban Redevelopment Area Boundary Map located in Appendix B.

## **Negative Conditions within the Redevelopment Area**

Through the Urban Redevelopment planning process, the Redevelopment Committee identified numerous conditions in the redevelopment area that were found to be detrimental to the economic and social well-being of the community. The most significant issue was the high incidence of vacant and/or dilapidated structures, which are safety liabilities and can contribute havens or shelter for various criminal activities. These conditions, located in the major entryways and signature districts of the community, have been found to be a blighting influence on the area (see City and County resolutions establishing findings of necessity in Appendix C). The presence of substandard or dilapidated housing units, vacant storefronts, junk properties, and brownfields has a lasting negative effect on visitors to the area and contributes to the difficulty that the community has attracting and retaining residents, businesses, and other investment in the redevelopment area.

## **Community's Land Use Objectives**

In accordance with the Georgia Planning Act, the City of Hawkinsville and Pulaski County have current and future land use maps for this area. At the present time, approximately seventy-four percent (74%) of the property within this area is designated as residential property, twenty percent (20%) of the property is designated as commercial or industrial, another five percent is public or institutional property, and the remainder is a combination of agricultural, utility, and conservation use property. At this point, no changes to current or future land use is anticipated.

## **Description of Parcels to be Acquired**

The City and County, through its joint Code Enforcement efforts will compile a list of properties that may be acquired. These properties may include but are not limited to those with vacant, dilapidated structures or junk lots that have tax liens against them. Property acquired would be publicly held only until its commercial or industrial viability could be improved—making the property more attractive to a prospective purchaser.

## **Structures to be Demolished or Rehabilitated**

The City and County will compile a list of properties that should be targeted for demolition or rehabilitation. These properties may include but are not limited to those that are vacant and/or dilapidated as identified by the City of Hawkinsville in accordance with Article II, Sections 5-21 through 5-30 of the Code of Hawkinsville, Georgia, as amended September 8, 2008, regarding "Unsafe Buildings and Structures." Abatement of blighted properties will be prioritized by City and County officials with input from community stakeholders based on those structures whose removal or rehabilitation will have the greatest economic and aesthetic impact within the community. Prioritization



## Structures to be Demolished or Rehabilitated (continued)

will also take into account the owner's willingness to work with the City and County to redevelop the property.

Already in progress is the rehabilitation of the old Pillowtex Mill property. This property is registered on the Georgia Environmental Protection Division's Hazardous Site Inventory, and due to its size and proximity to the nationally registered historic district in Downtown Hawkinsville, has a significant blighting influence on the area. Utilizing a public/private partnership and grant funding from the State of Georgia, the City of Hawkinsville is in the process of converting this property into affordable loft apartments and several commercial establishments that will create a number of jobs. Demolition and rehabilitation is scheduled to take place in 2009.

Through its joint building inspection and code enforcement efforts, the City and County have developed a strategy to give priority to structures within the redevelopment area as defined in this plan. Appendix A includes photographs of the redevelopment area and structures illustrative of the type and condition to be targeted for remediation.

## Plan to Leverage Private Resources for Redevelopment

The City of Hawkinsville and Pulaski County have identified multiple measures for the encouragement of private resources to redevelop the area. First, the community intends to pursue Opportunity Zone and Enterprise Zone designations for eligible areas within the Redevelopment Area identified in this plan.

Upon approval of this Redevelopment Plan, the community will seek designation of an Opportunity Zone. According to the Georgia Department of Community Affairs' (DCA) website:

*"Opportunity Zones are intended to encourage development, redevelopment and revitalization in areas that have higher levels of poverty and are underdeveloped or suffer from blight. By combining the revitalization tools of an Opportunity Zone, the Zone's employment incentives and the State's existing economic development program within these pockets of poverty," some of the strongest incentive programs available can be created."*

### **Opportunity Zone Tax Credit Incentives:**

- *the maximum Job Tax Credit allowed under law - \$3,500 per job created (Qualifying businesses may be eligible for an additional \$500 tax credit for being within the jurisdiction of a Joint Development Authority.)*
- *the lowest job creation threshold of any job tax credit program – 2 jobs*
- *use of Job Tax Credits against 100 percent of income tax liability and withholding*
- *expansion of the definition of business enterprise to include all businesses of any nature*

Using this tool, the City of Hawkinsville and Pulaski County will ensure that the best available package of State incentives is available to new and expanding businesses, thereby encouraging economic development and redevelopment in a targeted area.

The Community will also pursue an Enterprise Zone designation, which will enable the community to maximize the potential local incentives for businesses locating or expanding within a designated geographic boundary. Benefits are available to any business enterprise in the designated area, which includes retail, manufacturing, warehousing and distribution, processing, telecommunications, tourism, research and development, new residential construction and rehabilitation.



## Plan to Leverage Private Resources for Redevelopment (continued)

### ***Enterprise Zone Incentives:***

- *Property tax exemption -- OCGA §36-88-3(1)*
- *Abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business -- OCGA §36-88-9(a)*

An Enterprise Zone will offer incentives to a number of businesses and industries, which would help the City of Hawkinsville and Pulaski County achieve its goals of redevelopment (and private investment) within certain portions of the community. In order to accomplish this, full cooperation between the City of Hawkinsville, Pulaski County, and the Planning and Zoning Board will be required to determine appropriate levels of abatements or reduction of fees.

### ***Additional Community Resources:***

The Georgia Small Business Lender (GSBL), a Certified Development Corporation (CDC) affiliated with the Middle Georgia Regional Commission (MGRC), is a committed partner in seeking to attract private investment within the community. GSBL works to provide financing for small businesses to start-up, expand, and relocate within its approved service area. There are a variety of current loan programs under which GSBL, in partnership with a conventional lending institution, is able to provide financing for small businesses that can make private investment in the Hawkinsville Urban Redevelopment Area.

Hawkinsville's successful application for a Revitalization Area Strategies (RAS) Designation through the DCA also contributes to their competitiveness for future Community Development Block Grant (CDBG) funding. Various options within the CDBG program include projects aimed at microenterprise assistance, economic development for businesses, and a host of opportunities related to public infrastructure.- Projects located within the Urban Redevelopment Area would have greater appeal for award of these grants, and thus potential access to abundant state funding.

Furthermore, the URA contains the Hawkinsville Commercial and Industrial Historic District, listed on the National Register of Historic Places in 2004. This district includes the Old Taylor Hospital, an area designated as a priority in the implementation strategy of this plan. Properties within this area may be subject to federal and state grants or incentives. By partnering with organizations such as the Georgia Trust for Historic Preservation (which lists the Hawkinsville Firehouse as a "Place in Peril" for 2014) the City of Hawkinsville and Pulaski County will increase awareness of these incentives and help any developers who wish to use the incentives through the process.

Given interest in the creation of low income housing within the URA, pursuit of the Low-Income Housing Tax Credit program is another potential source of financial aid. Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of nearly \$8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. As the LIHTC program is responsible for about 90% of affordable rental housing in the United States, Hawkinsville can pursue the benefits of this program through the Department of Community Affairs, Georgia's designated allocation agency.



## Strategy for Relocating Displaced Residents

The City of Hawkinsville and Pulaski County have determined that a residential relocation strategy is not necessary at this time because the focus of its joint efforts will be the rehabilitation and demolition of vacant, dilapidated commercial and industrial structures and lots along with adaptive reuse of vacant, blighted properties and new construction infill development. At no point in the future does the City or County intend to displace residents or businesses as a result of action items associated with this Urban Redevelopment Plan. However, if the displacement of residents or businesses becomes necessary at a later date, the Urban Redevelopment Plan will be amended to incorporate a strategy/plan for relocating displaced residents in accordance with all local and state statutory requirements.

## Covenants and Restrictions to be Placed on Properties

Covenants and restrictions to be placed on the properties may include but are not limited to, minimum landscaping requirements, restrictions of use (residential, commercial, etc.), and compliance with specific development standards. Such restrictions will be minimal, but will maintain the aesthetic quality and value of the character areas located in the redevelopment area.

## Needed Public Infrastructure

Currently, the redevelopment area is adequately served by sewer, water, trash, utilities, law enforcement, and gas services. Road improvements are being addressed as part of ongoing street/paving programs. No additional infrastructure needs within the redevelopment area have been identified at this time. However, the City of Hawkinsville and Pulaski County review these needs periodically and will continue to do so with a priority established for the designated area.

## Strategy for Implementing the Plan

The City of Hawkinsville and Pulaski County have identified several items that must be addressed to improve the quality of life in this area and the overall community. Some activities can be completed in a relatively small amount of time, while others will require more effort and time to complete. Nevertheless, all interested parties have agreed that these goals are worth pursuing to better the quality and standard of living for community residents. Upon approval of this document, the Hawkinsville City Commission and the Pulaski County Sole Commissioner will exercise their redevelopment powers (as authorized in O.C.G.A §36-61-17) to implement the following steps jointly or individually according to their current service delivery strategy or jurisdictional boundary.

- Review Zoning and Land Use Regulations - Currently, the City and County have separate zoning and land use ordinances covering their respective jurisdictions. This has raised questions of inconsistent or incompatible uses in those areas bordering the city limits (see Appendix E, public hearing dated 8/28/08). This is of particular concern as the City of Hawkinsville has, in recent years, annexed numerous areas along the 341 corridor to the new in-





## Strategy for Implementing the Plan (continued)

dustrial park and beyond. As part of this Urban Redevelopment Plan, the City and County will undertake a comprehensive review of zoning regulations affecting the Urban Redevelopment Area. Such a review will allow the City and County to identify areas of incompatibility along the convergence of the two jurisdictions and incompatibility of use within the 2008 Urban Redevelopment Area. In addition, the review will identify any unduly burdensome restrictions that have had the inadvertent impact of restricting growth and investment in the area. The City and County will work collaboratively to mitigate the impact of the issues identified and seek to update current zoning regulations to reflect the tenets of quality growth as described by the Georgia Department of Community Affairs and the vision of the community as established by the Hawkinsville City Commission and the Sole Commissioner of Pulaski County.

- Remove and/or Rehabilitate Dilapidated Structures and Properties - The City of Hawkinsville has already established a priority for the removal of dilapidated housing within the 2007 Urban Redevelopment Area. With the approval of this new plan, this priority will be expanded to include the rehabilitation or removal of commercial and industrial properties in the 2008 Urban Redevelopment Area. The City and County currently have a joint code enforcement department which will, upon approval of this plan, establish priorities for those blighted commercial and industrial properties located within the designated redevelopment area. Improving these conditions will have a significant positive impact on the attractiveness of Hawkinsville and Pulaski County to prospective businesses and industries, and it will improve the quality of life for current and future residents.
- Encourage Economic Development - The City and County will encourage economic development, especially small business and industrial development. To that end, an Enterprise Zone and an Opportunity Zone will be created in the Redevelopment Area. These tools will maximize the incentives available to entrepreneurs and developers making them more likely to locate in the area and succeed in their respective endeavors. Additional partners, funding resources, and technical assistance are available through the University of Georgia's Small Business Development Center (SBDC), the Georgia Small Business Lender (GSBL), the Middle Georgia Regional Development Center, the Georgia Department of Economic Development, DCA, as well as local banks and other financial institutions.
- Maximize Grant Funding Opportunities - In creating an Opportunity Zone, the community will meet the Community Development Block Grant (CDBG) Threshold Criteria for Revitalization Strategies, which would allow the community to apply for CDBG funds annually (instead of bi-annually) and receive bonus points on its applications. CDBG funds could be used to help rehabilitate dilapidated or environmentally contaminated properties in the Redevelopment Area.
- Support Redevelopment of the Hawkinsville Hospital/Taylor Memorial – The City and County will support ongoing efforts within the community to redevelop the old Hawkinsville Hospital Site. Future use of the site could be an affordable multifamily housing development financed using the Georgia Housing Credit
- Support Redevelopment of the Pillowtex Mill Site – The City and County will support ongoing efforts within the community to redevelop the old Pillowtex Mill Industrial Site. Future use of the site will include a mixed-use development featuring loft apartments, restaurants, shops, and a community market.

**APPENDIX A:**

**PHOTO ASSESSMENT OF THE URBAN REDEVELOPMENT AREA**



**PHOTO 1:**

Many businesses in Downtown Hawkinsville have struggled to remain open.



**PHOTO 2:**

Downtown Hawkinsville has seen numerous businesses close or relocate to other areas.



**PHOTO 3:**

Empty storefronts can be found on almost every block and street in the downtown area.



**PHOTO 4:**

Many of the empty buildings located in downtown Hawkinsville are in varying stages of disrepair.



**PHOTO 5:**

Some properties in downtown Hawkinsville feature junk lots that are a detriment to the safety and aesthetic quality of the community.



**PHOTO 6:**

Empty storefronts litter Hawkinsville's downtown landscape.



**PHOTO 7:**

Many of the downtown buildings feature vacant street-level space as well as vacant space on the second story.



**PHOTO 8:**

“For Sale” signs, like the one pictured, are found throughout downtown Hawkinsville and illustrate the disinvestment that the area has been experiencing in recent years.



**PHOTO 9:**

Hawkinsville’s Industrial Park features a 100,000-square-foot speculative building that has remained vacant since it was built in 2000.



**PHOTO 10:**

Despite being fully served by local utilities, the majority of Hawkinsville's 230-acre Industrial Park has had considerable difficulty attracting businesses, industry, and other outside investment.



**PHOTO 11:**

The former Pillowtex Cotton Mill closed its doors in 2001. Currently, the property sits in an extreme state of disrepair.



**PHOTO 12:**

The former Pillowtex Mill property; located in downtown Hawkinsville.



**PHOTO 13:**

Although the street side façade is often presentable, it may hide a level of deterioration on the back side of the building that presents a serious health and safety hazard.



**PHOTO 14:**

In addition to crumbling exteriors, many of downtown Hawkinsville's vacant buildings are full of dangerous debris and hazardous mold growth.



**PHOTO 15:**

Large glass façades can be inviting for potential patrons to a thriving business. Unfortunately, many of the buildings in downtown Hawkinsville have been vacant for years, and even the casual observer walking past on the street can see the problems inside.



**PHOTO 16:**

The old Taylor Memorial Hospital has been vacant since 1977. The building is a major source of blight in the downtown area as it is located at Commerce Street and Highway 129/Highway 341, a gateway into the city.

**APPENDIX B:**

**MAP OF URBAN REDEVELOPMENT AREA**

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

### LEGEND

- GPS Reference Points
- Roads
-  High Poverty Block Groups (>15%)
-  Hawkinsville City Limits
-  Proposed Development Area & OZ
-  Tax Parcels

GPS Coordinates		
Point Id	x	y
1	-83.46128537010	32.27115708830
2	-83.47272267220	32.27170860790
3	-83.47577393660	32.27783795020
4	-83.49445841460	32.28858705530
5	-83.50079221850	32.30492474470
6	-83.52001603970	32.31370779440
7	-83.51999895800	32.32078386580
8	-83.51815400470	32.32156616300
9	-83.49116997290	32.31347898910
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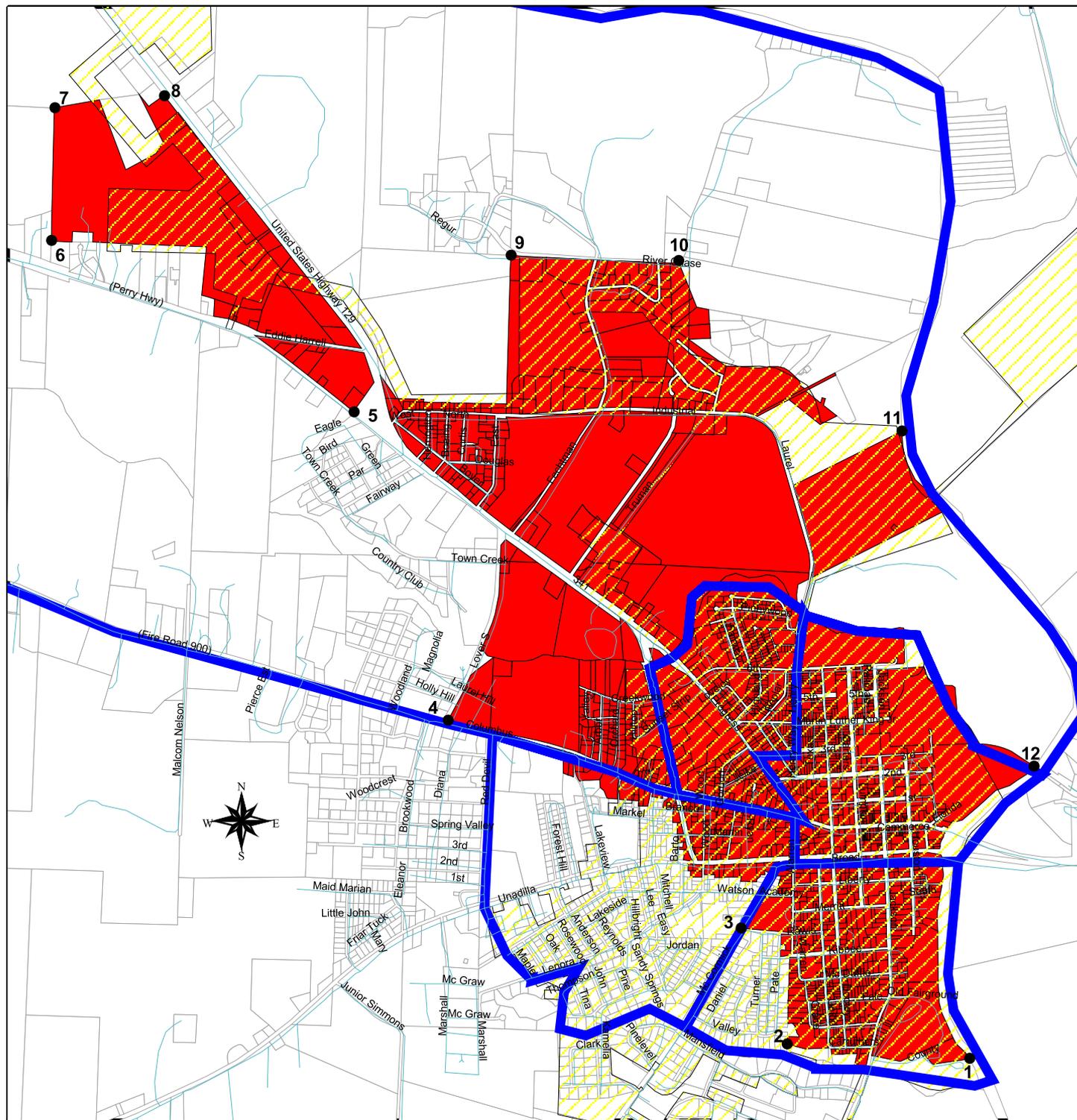
0.25 0 0.25 0.5 Miles



This map was created by the Middle Georgia Regional Development Center for use in the Urban Redevelopment Plan for the City of Hawkinsville and Pulaski County. This map is an approximate and is intended for general planning purposes only.

Geographic features represented on this map were derived from digital, spatial data compiled from the Georgia GIS Data Clearinghouse at [www.gis.state.ga.us](http://www.gis.state.ga.us).

September 4, 2008

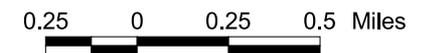


# City of Hawkinsville and Pulaski County 2008 Urban Redevelopment Area 2015 Amendment

## LEGEND

- GPS Reference Points
- Roads
- High Poverty Block Groups (>15%)
- Hawkinsville City Limits
- Proposed Development Area & OZ
- Tax Parcels

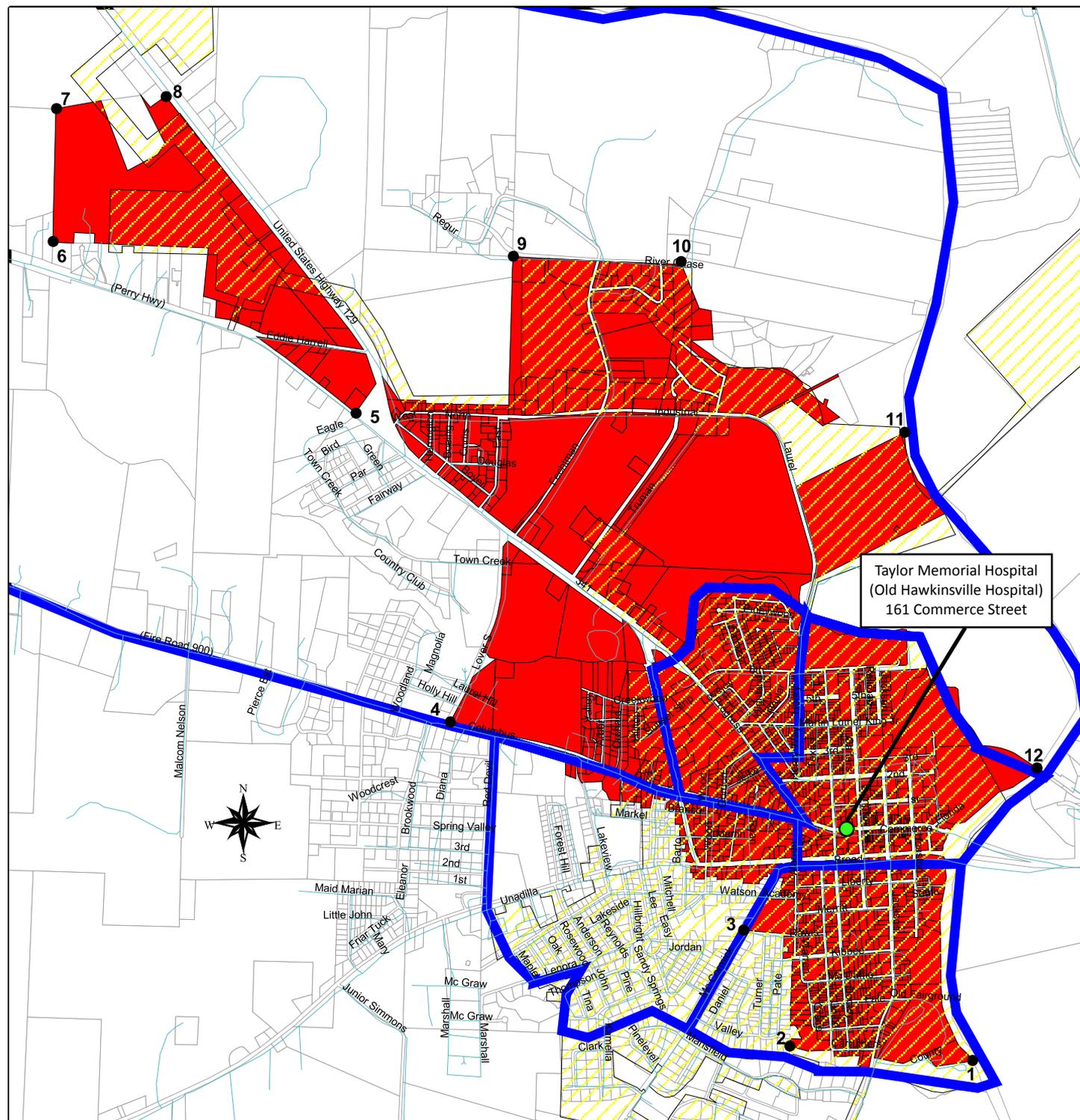
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Point Id	x	y
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December 21, 2015



**APPENDIX C:**  
**RESOLUTIONS DECLARING SLUM AND BLIGHT**

## **RESOLUTION OF THE HAWKINSVILLE CITY COMMISSION**

**WHEREAS**, the City of Hawkinsville is preparing an Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Urban Redevelopment Plan is being pursued collaboratively with the Pulaski County Commissioner; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

**WHEREAS**, the City of Hawkinsville and Pulaski County intend to achieve all of the above mentioned objectives identified in the Act; and

**WHEREAS**, the City of Hawkinsville and Pulaski County have documented that Urban Redevelopment Plan will include all areas bounded within an area described on the attached map and said boundary is incorporated by reference herein; and

**WHEREAS**, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community; and

**WHEREAS**, the City of Hawkinsville, in partnership with the Pulaski County Commissioner hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

**WHEREAS**, the City of Hawkinsville deems it necessary to ensure the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of blighting influences to the surrounding area within the community and that these actions are necessary to further the public health, safety, and welfare in the City of Hawkinsville.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Hawkinsville has designated the aforementioned geographic area to be identified in the Urban Redevelopment Plan for the City of Hawkinsville and Pulaski County as the redevelopment area for commercial and industrial redevelopment.

Signed and sealed this 8 day of September 2008.



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Wilson Credle, Chairman



---

Jerry Murkerson, City Manager

(AFFIX CITY  
SEAL)

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

**LEGEND**

- GPS Reference Points
- Roads
- High Poverty Block Groups (>15%)
- Hawkinsville City Limits
- Proposed Redevelopment Area & OZ
- Tax Parcels

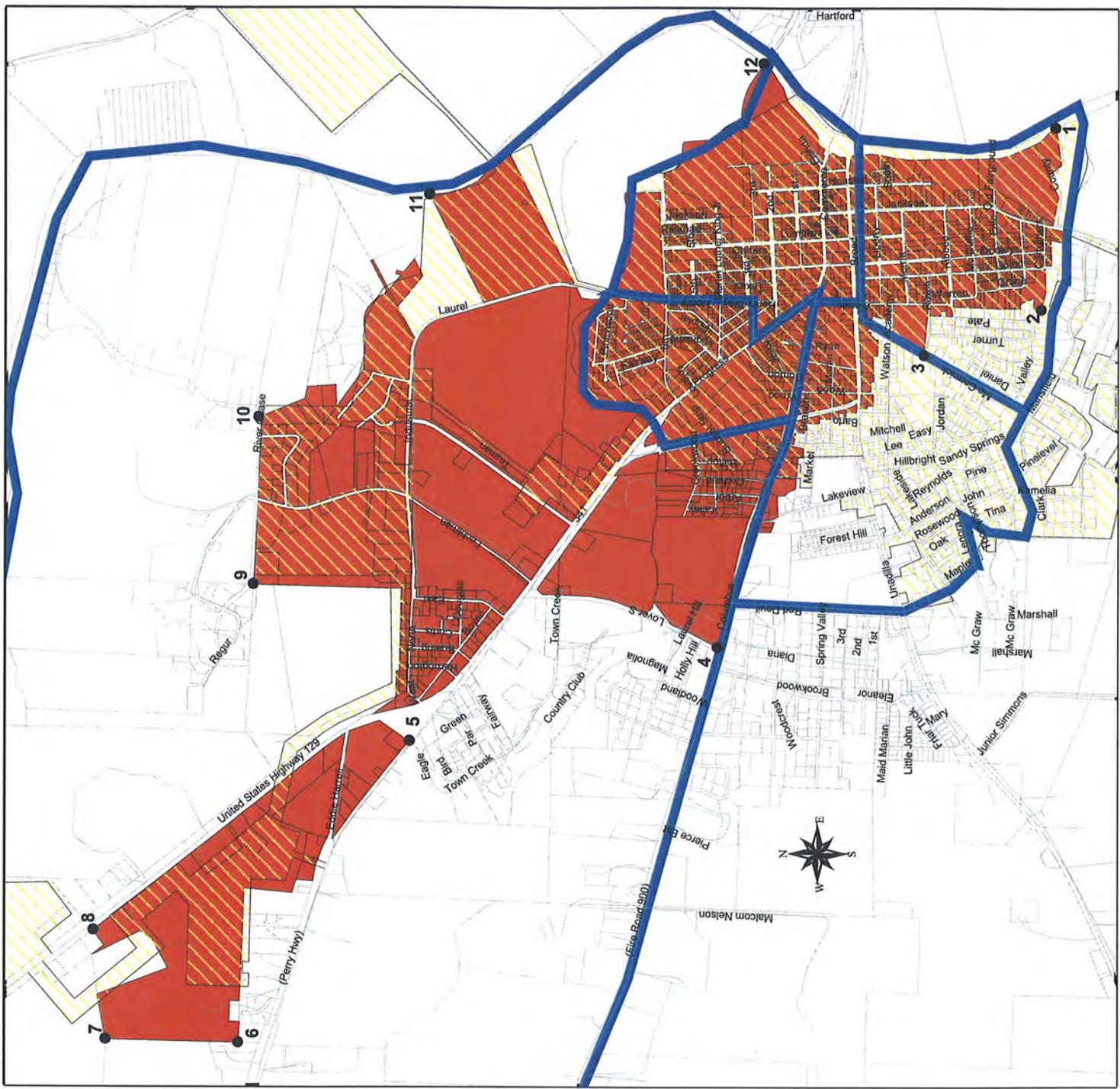
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2	-83.47272267220	32.27170860790
3	-83.4757393660	32.2783795020
4	-83.49445841460	32.78838705530
5	-83.50079221850	32.31492474470
6	-83.52001603970	32.31370779440
7	-83.51999895860	32.32078136590
8	-83.51815400470	32.3156616900
9	-83.4911899790	32.31347888910
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11	-83.46541123660	32.3043868090
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September 4, 2008



## RESOLUTION OF PULASKI COUNTY

**WHEREAS**, Pulaski County is preparing an Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Urban Redevelopment Plan is being pursued collaboratively with the City of Hawkinsville; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia's other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

**WHEREAS**, Pulaski County and the City of Hawkinsville intend to achieve all of the above mentioned objectives identified in the Act; and

**WHEREAS**, the Pulaski County and the City of Hawkinsville have documented that Urban Redevelopment Plan will include all areas bounded within an area described on the attached map and said boundary is incorporated by reference herein; and

**WHEREAS**, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community; and

**WHEREAS**, Pulaski County, in partnership with the City of Hawkinsville hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

**WHEREAS**, Pulaski County deems it necessary to ensure the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of blighting influences to the surrounding area within the community and that these actions are necessary to further the public health, safety, and welfare in the Pulaski County.

**NOW, THEREFORE BE IT RESOLVED**, that Pulaski County has designated the aforementioned geographic area to be identified as the Redevelopment Area in a Joint City/County Urban Redevelopment Plan for commercial and industrial development.

Signed and sealed this 8th day of September 2008.

  
\_\_\_\_\_  
C. Brooks Bailey  
Commissioner

  
\_\_\_\_\_  
Marilyn J. Thompson  
County Clerk

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

### LEGEND

- GPS Reference Points
- Roads
- High Poverty Block Groups (>15%)
- ▨ Hawkinsville City Limits
- Proposed Redevelopment Area & OZ
- Tax Parcels

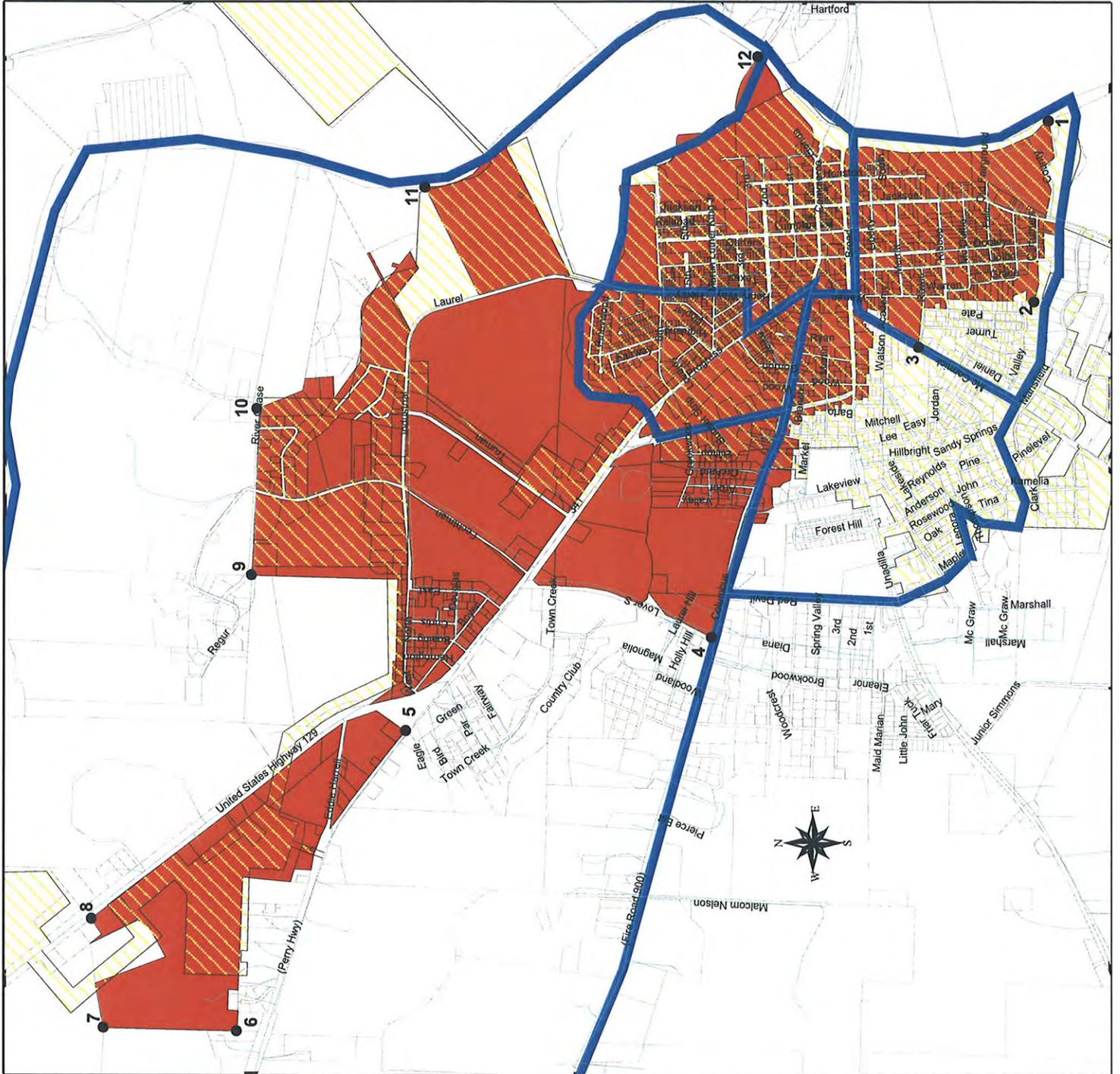
Point Id	GPS Coordinates	
	x	y
1	-83.4613857010	32.27115708330
2	-83.47272267720	32.27170860790
3	-83.47577393660	32.27783795020
4	-83.49445841460	32.28658705530
5	-83.50079221850	32.30492474470
6	-83.52001603970	32.31370779440
7	-83.51994958000	32.32076136150
8	-83.51315400470	32.32156616800
9	-83.49116997290	32.31347898910
10	-83.48056197080	32.311391206370
11	-83.46541123680	32.30458686090
12	-83.45766236770	32.28683983550



This map was created by the Middle Georgia Regional Development Center for use in the Urban Redevelopment Plan for the City of Hawkinsville and Pulaski County. This map is an approximate and is intended for general planning purposes only.

Geographic features represented on this map were derived from digital, spatial data compiled from the Georgia GIS Data Clearinghouse at [www.gis.state.ga.us](http://www.gis.state.ga.us).

September 4, 2008



**APPENDIX D:**

**REDEVELOPMENT PLAN AMENDMENT WORKSHEET**

**Urban Redevelopment Plan  
Amendment Worksheet**

March 2009

**Date**

The following is a checklist of items to be considered by city and county officials when amending the 2008 Joint Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Code of Georgia Annotated Section 36-61-4 and 36-61-7.

**Statement that the Urban Redevelopment Plan is consistent with the city’s comprehensive plan.**

Amendments to the plan provide additional documentation that the plan is consistent with the community’s comprehensive plan.

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**Clearly Defined Boundaries of the Proposed Redevelopment Area (need not be contiguous).**

No Changes

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**Explanation of negative conditions in the area necessitating redevelopment.**

No Changes

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**Description of the city’s land use objectives for the area (types of uses, building requirements, zoning changes, development densities, etc.).**

No Changes

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**Description of land parcels to be acquired and structures to be demolished or rehabilitated.**

Amendments to the plan offer further clarification on acquisition, demolition, and rehabilitation. The scope of these activities remains unaltered.

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**Strategy for leveraging private resources to aid in redevelopment of the area.**

Amendments to the plan offer further clarification on the strategy for leveraging private resources to aid in redevelopment. The scope of these activities remains unaltered.

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**Strategy for relocating any displaced residents.**

Amendments to the plan offer clarification. The scope of the strategy remains unaltered.

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**Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.**

No Changes

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**Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.**

No Changes

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**Financial Strategy for implementing the plan.**

Amendments to the plan offer clarification of the strategy for implementation. The scope of activities remains unaltered.

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**Urban Redevelopment Plan  
Amendment Worksheet**

\_\_\_\_\_ Date

The following is a checklist of items to be considered by city and county officials when amending the 2008 Joint Urban Redevelopment Plan. These items represent required plan components as defined in the Official Code of Georgia Annotated Code of Georgia Annotated Section 36-61-4 and 36-61-7.

**Statement that the Urban Redevelopment Plan is consistent with the city’s comprehensive plan.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Clearly Defined Boundaries of the Proposed Redevelopment Area (need not be contiguous).**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Explanation of negative conditions in the area necessitating redevelopment.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Description of the city’s land use objectives for the area (types of uses, building requirements, zoning changes, development densities, etc.).**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Description of land parcels to be acquired and structures to be demolished or rehabilitated.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Strategy for leveraging private resources to aid in redevelopment of the area.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Strategy for relocating any displaced residents.**

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**Any covenants or restrictions to be placed on properties in the redevelopment area in order to implement the plan.**

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**Public infrastructure to be provided (i.e. transportation, water, sewer, sidewalks, lighting, streetscapes, public recreational space, parking, etc.) to support redevelopment of the area.**

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**Financial Strategy for implementing the plan.**

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And The Hawkinsville Area.

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Auto

FREE Estimates

Lumar Films

**KELLEY**



**BUG HOUSE**  
pest control

**1-866-405-BUGS**



Dustin McLendon and Macy Preston

## Preston, McLendon To Exchange Vows

Mr. and Mrs. Jeffrey Preston of Unadilla, Georgia, are pleased to announce the engagement and forthcoming marriage of their daughter, Macy Camille Preston, of Unadilla, to Dustin Edward McLendon of

Hawkinsville, Georgia.

The bride is the granddaughter of Mary Reed and the late Anderson Reed of Pinehurst, Georgia, and Annie Lou Preston and the late Joe Preston of Unadilla, Georgia. She is a 2012 graduate of Fullington Academy and will graduate in May from Middle Georgia State University where she will earn a Bachelor of Science in Early Childhood Special Education degree.

The groom is the son of Mr. and Mrs. Travis McLendon of Hawkinsville, Georgia. He is the grandson of Mr. and Mrs. Carl Nelson of

### Hearing Tests Set For SENIOR CITIZENS

Free hearing tests will be given at the Beltone Hearing Aid Office in Eastman on Wednesdays from 9:00 a.m to 4:00 p.m.

The office is located in Eastman at 5008 10th Avenue,

## PUBLIC HEARING NOTICE

### CITY OF HAWKINSVILLE AND PULASKI COUNTY JOINT URBAN REDEVELOPMENT PLAN AMENDMENT

The City of Hawkinsville and Pulaski County will hold a joint PUBLIC HEARING on Wednesday, May 26, 2016, at 5:00 P.M. at the Hawkinsville City Hall, 96 Broad Street, Hawkinsville, GA 31036.

The purpose of the hearing is to discuss amendments to the Joint Urban Redevelopment Plan between the City of Hawkinsville and Pulaski County. In 2008, the city and county initially approved this plan to address redevelopment strategies in the Joint Urban Redevelopment Area (URA). This amendment consists of substantive additions to the plan, including:

- Plans for development of the Taylor Memorial Hospital site as affordable housing financed using the Georgia Housing Credit.
- Inclusion of potential outside sources of funding for development within the URA.

The public is invited to attend this hearing to become informed of the project activities.

The City of Hawkinsville and Pulaski County are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age. For a reasonable accommodation please contact Daniel Dobbins at: 478-751-6160 or email ddobbins@mg-rc.org. If you need an alternative format or language, please contact Daniel Dobbins at 478-751-6160 or email



# **PUBLIC HEARING NOTICE**

## **CITY OF HAWKINSVILLE AND PULASKI COUNTY**

### **JOINT URBAN REDEVELOPMENT PLAN AMENDMENT**

The City of Hawkinsville and Pulaski County will hold a joint PUBLIC HEARING on:

**Wednesday, December 30, 2015, at 10:00 a.m.**  
**at Hawkinsville City Hall located at**  
**96 Broad Street Hawkinsville, GA 31036**

The purpose of the hearing is to discuss amendments to the Joint Urban Redevelopment Plan between the City of Hawkinsville and Pulaski County. In 2008, the city and county initially approved this plan to address redevelopment strategies in the Joint Urban Redevelopment Area (URA). This amendment consists of substantive additions to the plan, including:

- Addition of the "Old Hawkinsville Hospital/Taylor Memorial" site to the URA.
- Plans for development of the site above as affordable Housing for Older Persons (55 + ) as financed using the Georgia Housing Credit.
- Inclusion of potential outside sources of funding for development within the URA.

*The public is invited to attend this hearing to become informed of the project activities.*

The City of Hawkinsville and Pulaski County are committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability, or age.

For a reasonable accommodation, please contact Daniel Dobbins at:

**478-751-6160 or email [ddobbins@mg-rc.org](mailto:ddobbins@mg-rc.org)**  
**If you need an alternative format or language,**  
**please contact Daniel Dobbins at**  
**478-751-6160 or email [ddobbins@mg-rc.org](mailto:ddobbins@mg-rc.org)**

Persons with hearing disabilities can contact us at our TDD number (1-800-255-0056).

with his family and out around Jim's farm. Tyler's describe him as smart and athletic. id he is usually quiet, but he is t of fun. Tyler's appreciate his helpful and respect- de.

**Hawkinsville High School**  
New Money is a at Hawkinsville school. He is cur- ual enrolled with Georgia Technical where he is receiv- school and college credit.  
New is a member IHS Varsity Foot- baseball teams. He mber of the Beta

**SALE!**

**JOBS**  
You By Name

**CITY COMMISSION  
CALLED MEETING  
WEDNESDAY, DECEMBER 30, 2015  
10:00 A.M. CITY HALL**

**AGENDA:**

**CALL TO ORDER:**

**PURPOSE: TO APPROVE AMENDMENTS TO THE JOINT URBAN  
REDEVELOPMENT PLAN BETWEEN THE CITY OF  
HAWKINSVILLE AND PULASKI COUNTY.**

**ADJOURN:**

**Called by Chairman Shelly Berryhill 12-22-2015**



Review, GA 310/1  
Convicted of sexual as-  
Pulaski County Superior Court

One could wonder why so  
many children are being

general  
be a plus.  
to:  
pl.com

Alicia A. Sewell and Andrew Sewell  
Anthony DeMatto, Attorney/planicka  
McCurdy & Candler, L.L.C.  
(404) 373-1612  
www.mccurdycandler.com  
File No. 08-16151/CONV

**RSING**  
**ORDERLIES:**  
*shifts.*  
**erson at:**  
**rsing Home**  
**Street**  
**31036**

**NOTICE OF SALE**  
**UNDER POWER**  
**GEORGIA, PULASKI COUNTY**  
Because of default in the payment  
of the indebtedness, secured by a  
Security Deed executed by James A  
Hurlen and Veronica S Hurlen to Option  
One Mortgage Corporation, a California  
Corporation dated December 11, 2000 in  
the amount of \$60,300.00, and recorded  
in Deed Book 187, Page 6-26, Pulaski  
County, Georgia Records, as last  
transferred to Wells Fargo Bank, N.A., as  
Trustee for Option One Mortgage Loan  
Trust 2001-A Asset-Backed Certificates,  
Series 2001-A, by assignment, the  
undersigned, Wells Fargo Bank, N.A., as  
Trustee for Option One Mortgage Loan  
Trust 2001-A Asset-Backed Certificates,  
Series 2001-A pursuant to said deed and  
the note thereby secured, has declared

**se/LPN Required**  
ical office has an immediate opening  
sant Clinic Nurse/LPN in Hawkinsville.  
**llowing skills and attributes:**  
's office or similar setting ~ Ability to draw bloods,  
ical histories ~ Experience in OBGYN office is a  
ng skills ~ Pleasant interpersonal and telephone  
with others in a stressful, busy environment  
sed on skills and performance\*\*\*  
**y sending your resume to:**  
inic Nurse Position  
P. O. Box 150  
Hawkinsville, GA 31036  
il to: [pdcmd@cstel.net](mailto:pdcmd@cstel.net)

**THIS LAW FIRM IS ACTING AS A  
DEBT COLLECTOR AND IS  
ATTEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL  
BE USED FOR THAT PURPOSE.**  
8-6-4tc

# Public Hearing Notice

**The Hawkinsville City Commission and the  
Pulaski County Sole Commissioner  
will conduct a joint public hearing on  
Thursday, August 28, 2008 at 6:00 p.m. in the  
Courthouse Annex Auditorium in the City of  
Hawkinsville.**

The purpose of the meeting is to receive citizen input and comments on the proposed designation of an Urban Redevelopment Area. This urban redevelopment area will be used in conjunction with an Urban Redevelopment Plan that focuses on utilizing all potential local, state, and federal avenues for the redevelopment and revitalization of blighted commercial and industrial areas. The proposed urban redevelopment area generally includes those areas in and around downtown Hawkinsville, west of the Ocmulgee River, traveling northwest along the Highway 341 Corridor to include the new industrial park site.

**All interested persons are invited to attend.**

Persons with special needs should contact Mitchell Woods, at (478) 892-3240 prior to August 28, 2008. This person is located at 319 Broad Street Hawkinsville, GA 31036-0120 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday.

**CITY OF HAWKINSVILLE/PULASKI COUNTY  
REDEVELOPMENT AREA DESIGNATION  
PUBLIC HEARING  
2008 JOINT REDEVELOPMENT PLAN  
PULASKI COUNTY COURTHOUSE AUDITORIUM  
THURSDAY, AUGUST 28, 2008, 6:00 P.M.**

**AGENDA**

Welcome and Purpose..... Nick Kouloungis  
Middle Georgia Regional Development Center

Presentation of Redevelopment Area..... Nick Kouloungis  
Middle Georgia Regional Development Center

Discussion of Opportunity Zones ..... Nick Kouloungis  
Middle Georgia Regional Development Center

Discussion of Fair Housing Standards..... Nick Kouloungis  
Middle Georgia Regional Development Center

Additional Comments/Questions

Adjourn

CITY OF HAWKINSVILLE/PULASKI COUNTY  
 REDEVELOPMENT AREA DESIGNATION  
 PUBLIC HEARING  
 2008 REDEVELOPMENT PLAN  
 PULASKI COUNTY COURTHOUSE AUDITORIUM  
 THURSDAY, AUGUST 28, 2008, 6:00 P.M.

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Telephone #</u>
1. NICK KOULOUNGIS	175-C Emerx Hwy, Macon, GA	(478) 751-6160
2. Brooks Bailey	P.O. Box 29 Hawkinsville Ga	478-783-4154
3. LEE SLADE	P.O. Box 300 " "	478-783-1717
4. Carolyn Nesmith	402 Brookside Dr " "	478 783-3231
5. Billy Jones	115 Springlake Dr " "	478-783-1005
6. Shelly Berryhill	410 Mansfield Dr. " "	478-783-2020
7. Karen L. Bailey	116 Lakewood Rd.	478-783-9294
8.		
9.		
10.		
11.		
12.		
13.		

REDEVELOPMENT AREA DESIGNATION  
PUBLIC HEARING  
CITY OF HAWKINSVILLE/PULASKI COUNTY  
PULASKI COUNTY COURTHOUSE AUDITORIUM  
THURSDAY, AUGUST 28, 2008, 6:00 P.M.

MINUTES

Persons in attendance at the public hearing for the designation of a redevelopment area for the City of Hawkinsville and Pulaski County were:

Nick Kouloungis, Middle Georgia RDC  
Brooks Bailey, Pulaski County Sole Commissioner  
Lee Slade, Hawkinsville/Pulaski Chamber of Commerce  
Carolyn Nesmith, Resident  
Billy Jones, Resident  
Shelly Berryhill, Hawkinsville Commissioner  
Karen L. Bailey, Executive Director – Hawkinsville DDA

The meeting was called to order at 6:00 p.m.

Commissioner Bailey welcomed everyone and turned the floor over to Mr. Kouloungis.

Nick Kouloungis from the Middle Georgia RDC explained the formulation and purpose of the redevelopment area and how it is used with the formulation of a redevelopment plan which will focus on commercial and industrial redevelopment.

Mr. Kouloungis also described how the redevelopment area and plan is used to create an Opportunity Zone, which creates significant incentives, in the form of Job Tax Credits of \$3,500 per job, that will help attract businesses and industries to the area.

Mr. Kouloungis asked if there were any questions or comments.

Mr. Berryhill asked about the process that was used to create the redevelopment area boundary and who was involved in its formulation. Mr. Kouloungis stated that the boundary was formulated with input from City and County Officials.

Mr. Jones asked why the redevelopment area includes sections of existing residential, if the plan is only concerned with commercial and industrial redevelopment.

Mr. Kouloungis explained that although the action plan being developed as part of the redevelopment plan is focused on commercial and industrial redevelopment, the justification for designating the area is based on the blighting influences of dilapidated properties of all types.

Mr. Jones also expressed his concerns about incompatible land use in the area and whether that can be addressed with the redevelopment plan.

Mr. Kouloungis stated that the redevelopment plan is being drafted to establish a review of zoning, land use, and development regulations to ensure compatibility with the community's vision of the future.

Having been advertised on August 20, 2008 in a local newspaper of general circulation in the City of Hawkinsville, the *Hawkinsville Dispatch*, and having made a good faith effort to encourage participation at the public hearing, the public hearing was concluded at approximately 6:25 p.m.

Meeting was adjourned at 6:25 pm.

Minutes Certified by

 8/29/08  
\_\_\_\_\_  
Nick Kouloungis, Government Services Specialist, MGRDC

attorney's fees. The best of the undersigned's knowledge, information and belief, the property is in the possession of Thomas C. Hollingsworth.  
Citizens Bank & Trust Company  
as Attorney in Fact for  
Thomas C. Hollingsworth  
NIKITIS ZOMBERIS  
Attorney at Law  
P.O. Box 8097  
Warner Robins, Georgia  
9-10-4c-NZ

from 8:00 am to 5:00 pm. TTY users should call 1-800-503-3118. For help with and information about Medicare, please call 1-800-Medicare (1-800-633-4227). Individuals that use a telephone device for the hearing impaired can call 1-877-486-2048.

R5553 4002\_001\_002\_801\_802\_03

# Public Hearing Notice

The Hawkinsville City Commission and the  
Pulaski County Sole Commissioner  
WILL CONDUCT A

## JOINT PUBLIC HEARING

on Tuesday, October 14, 2008, at 6:00 p.m.  
in the Courthouse Annex Auditorium  
in the City of Hawkinsville.

The purpose of the meeting is to receive citizen input and comments on the proposed Joint Urban Redevelopment Plan for the City of Hawkinsville and Pulaski County.

This urban redevelopment plan will focus on utilizing all potential local, state, and federal avenues for the redevelopment and revitalization of blighted commercial and industrial areas in the designated Urban Redevelopment Area, which includes those areas generally described as downtown Hawkinsville area, the Hwy. 341 Corridor, and the Hawkinsville Industrial Park.

Persons with special needs should contact Jerry Murkerson at (478) 892-3240 prior to October 14, 2008. This person is located at 319 Broad Street, Hawkinsville, GA 31036-0120 between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday.

CITY OF HAWKINSVILLE/PULASKI COUNTY  
 PUBLIC HEARING  
 2008 JOINT REDEVELOPMENT PLAN  
 PULASKI COUNTY COURTHOUSE AUDITORIUM  
 TUESDAY, OCTOBER 14, 2008, 6:00 P.M.

SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Telephone #</u>
1. Shelly Berryhill	101 S. Dooty St. Hillville	
2. Jerry Munkecom	803 Wilkeswood Ave Hillville	478-783-9294
3. Karen Bailey	Opera House Hillville	478-783-4377
4. Cindy Estone	Middle Green Tech	478-783-4654
5. Brody Bailey	105 Lympkin St	478-636-1085
6. Lee Dade	PO Box 471	
7. NICK KOULOUNGIS	175-C Emery Hwy. Macon, GA 31217	(478) 751-6160
8. Wilson Credle	Hawkinsville City Hall	(478) 892-3240
9.		
10.		
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**CITY OF HAWKINSVILLE/PULASKI COUNTY  
PUBLIC HEARING  
2008 JOINT REDEVELOPMENT PLAN  
PULASKI COUNTY COURTHOUSE AUDITORIUM  
TUESDAY, OCTOBER 14, 2008, 6:00 P.M.**

**AGENDA**

Welcome and Purpose.....Brooks Bailey  
Pulaski County Sole Commissioner

Presentation of Redevelopment Plan ..... Nick Kouloungis  
Middle Georgia Regional Development Center

Additional Comments/Questions

Discussion of Fair Housing Standards.....Nick Kouloungis  
Middle Georgia Regional Development Center

Adjourn

REDEVELOPMENT PLAN  
PUBLIC HEARING  
CITY OF HAWKINSVILLE/PULASKI COUNTY  
PULASKI COUNTY COURTHOUSE AUDITORIUM  
TUESDAY, OCTOBER 14, 2008, 6:00 P.M.

MINUTES

Persons in attendance at the public hearing for the Redevelopment Plan for the City of Hawkinsville and Pulaski County were:

Nick Kouloungis, Middle Georgia RDC  
Brooks Bailey, Pulaski County Sole Commissioner  
Lee Slade, Hawkinsville/Pulaski Chamber of Commerce  
Charles E. Stone, Middle GA Tech  
Jerry Murkerson, Hawkinsville City Manager  
Wilson Credle, Hawkinsville Commission Chairman  
Shelly Berryhill, Hawkinsville Commissioner  
Karen L. Bailey, Executive Director – Hawkinsville DDA

The meeting was called to order at 6:03 p.m.

Commissioner Bailey welcomed everyone and turned the floor over to Mr. Kouloungis.

Nick Kouloungis from the Middle Georgia RDC explained the development and purpose of the redevelopment plan and how it will be used to encourage economic development and focus community efforts in the redevelopment area.

Mr. Kouloungis described how the redevelopment plan will be used to create an Opportunity Zone, which creates significant incentives, in the form of Job Tax Credits of \$3,500 per job, that will help attract businesses and industries to the area.

Mr. Kouloungis asked if there were any questions or comments.

Mr. Slade asked how soon the tax incentives could be made available to prospective businesses and industries. Mr. Kouloungis explained that once the redevelopment plan is in place, the opportunity zone application could be submitted very quickly; however, that application is subject to state approval, which could take several months.

Mr. Bailey commented on the need for the City and County to get the word out about available incentives to businesses available through these programs and mentioned advertising and marketing and incorporating information about the incentives into regular meetings and the business license application process.

Mr. Credle asked Mr. Kouloungis to confirm the availability of bonus points on Community Development Block Grant (CDBG) applications and the ability to be

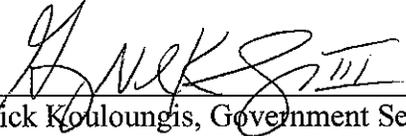
awarded every year rather than every other year. Mr. Kouloungis explained that bonus points were available through the CDBG Revitalization Area Strategy (RAS) designation, but would have to review the regulations to confirm how the redevelopment plan would lead to the RAS.

Mr. Kouloungis briefly described Fair Housing Standard mandated by law and made available brochures describing the laws to the public.

Having been advertised on October 1, 2008 in a local newspaper of general circulation in the City of Hawkinsville, the *Hawkinsville Dispatch*, and having made a good faith effort to encourage participation at the public hearing, the public hearing was concluded at approximately 6:50 p.m.

Meeting was adjourned at 6:50 pm.

Minutes Certified by

  
\_\_\_\_\_  
Nick Kouloungis, Government Services Specialist, MGRDC

**APPENDIX F:**

**RESOLUTIONS ADOPTING THE URBAN REDEVELOPMENT PLAN**

**RESOLUTION OF THE  
HAWKINSVILLE CITY COMMISSION**

**WHEREAS**, the City of Hawkinsville has partnered with the Pulaski County Sole Commissioner to create a Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

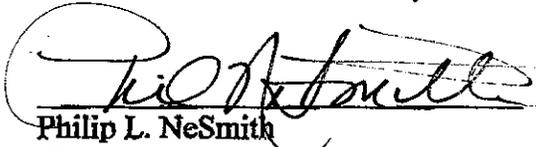
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski County on October 23, 2008, in accordance with all applicable laws and regulations; and

**WHEREAS**, the Georgia Department of Community Affairs reviewed the 2008 Joint Urban Redevelopment Plan for completeness and requested minor amendments to the Plan for the sake of clarity; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan has been amended to provide additional clarification but the amendments to the plan do not meet the threshold for substantial modifications as described in §36-61-7(e).

**NOW, THEREFORE, BE IT RESOLVED** that the City of Hawkinsville hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended.

Signed and sealed this 2<sup>nd</sup> day of March 2009.

  
Philip L. NeSmith  
Chairman

  
Jerry Murkerson  
City Manager

(AFFIX CITY SEAL)

## RESOLUTION OF PULASKI COUNTY

**WHEREAS**, the Pulaski County Sole Commissioner has partnered with the Hawkinsville City Commission to create a Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

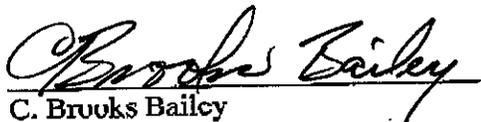
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski county on October 23, 2008, in accordance with all applicable laws and regulations; and

**WHEREAS**, The Georgia Department of Community Affairs reviewed the 2008 Joint Urban Redevelopment Plan for completeness and requested minor amendments to the Plan for the sake of clarity; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan has been amended to provide additional clarification but the amendments to the plan do not meet the threshold for substantial modifications as described in §36 61-7(e).

**NOW, THEREFORE, BE IT RESOLVED** that Pulaski County hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended.

Signed and sealed this 2<sup>nd</sup> day of March 2009.

  
C. Brooks Bailey  
Sole Commissioner

  
Vicki Vaughn  
County Clerk

(AFFIX COUNTY SEAL)

## RESOLUTION OF CITY OF HAWKINSVILLE

**WHEREAS**, the Hawkinsville City Commission has partnered with the Pulaski County to create a Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Joint Urban Redevelopment Plan seeks to supplement and support ongoing residential redevelopment efforts undertaken by the Urban Redevelopment Agency for the City of Hawkinsville—pursuant to the City of Hawkinsville’s Urban Redevelopment Plan of 2007—by addressing the community’s commercial and industrial redevelopment needs; and

**WHEREAS**, the Joint Urban Redevelopment Plan has been developed to encompass an area fully defined within the referenced document; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia’s other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

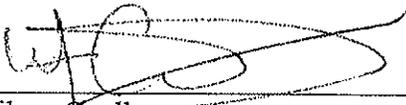
**WHEREAS**, the City of Hawkinsville and Pulaski County intend to achieve all of the above mentioned objectives identified in the Act; and

**WHEREAS**, the City of Hawkinsville in partnership with Pulaski County hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

**WHEREAS**, the City of Hawkinsville deems it necessary to ensure that the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of blighting influences to the surrounding area within the community and that these actions are necessary to further the public health, safety, and welfare in the City of Hawkinsville.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Hawkinsville hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan.

Signed and sealed this 23 day of October 2008.

  
\_\_\_\_\_  
Wilson Credle  
Chairman  
City Commission

  
\_\_\_\_\_  
Evelyn Herrington  
City Clerk

(AFFIX CITY SEAL)

## RESOLUTION OF PULASKI COUNTY

**WHEREAS**, the Pulaski County Commissioner has partnered with the Hawkinsville City Commission to create a Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA) as provided for in O.C.G.A. 36-61-1 et. seq. to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the Joint Urban Redevelopment Plan seeks to supplement and support ongoing residential redevelopment efforts undertaken by the Urban Redevelopment Agency for the City of Hawkinsville—pursuant to the City of Hawkinsville’s Urban Redevelopment Plan of 2007—by addressing the community’s commercial and industrial redevelopment needs; and

**WHEREAS**, the Joint Urban Redevelopment Plan has been developed to encompass an area fully defined within the referenced document; and

**WHEREAS**, the Urban Redevelopment Act can be used alone, or in combination with many of Georgia’s other legislative redevelopment tools to support local comprehensive planning, revitalize faltering commercial corridors, recruit and nurture small businesses, rehabilitate older homes and neighborhoods, ensure architecturally compatible infill development, and generate new adaptive reuses for old industrial and agricultural facilities; and

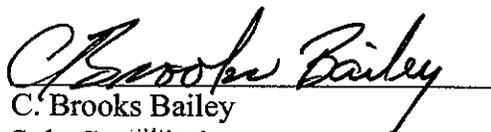
**WHEREAS**, Pulaski County and City of Hawkinsville intend to achieve all of the above mentioned objectives identified in the Act; and

**WHEREAS**, Pulaski County in partnership with City of Hawkinsville hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

**WHEREAS**, Pulaski County deems it necessary to ensure that the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of blighting influences to the surrounding area within the community and that these actions are necessary to further the public health safety, and welfare in the Pulaski County.

**NOW, THEREFORE BE IT RESOLVED**, that Pulaski County hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan.

Signed and sealed this 23 day of October 2008.

  
C. Brooks Bailey  
Sole Commissioner

  
County Clerk



**RESOLUTION OF THE  
PULASKI COUNTY COMMISSION**

**WHEREAS**, the City of Hawkinsville partnered with Pulaski County to create the 2008 Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA), as provided for in O.C.G.A. 36-61-1 et. seq., to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski County on October 23, 2008, in accordance with all applicable laws and regulations; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was amended in 2009 to make technical corrections to the Urban Redevelopment Area following DCA review; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan (as amended in 2009) does not meet the requirements of a Community Revitalization Plan in accordance with the Georgia Department of Community Affairs Qualified Action Plan; and

**WHEREAS**, the City of Hawkinsville and Pulaski County have prepared the necessary amendments and conducted a public hearing on the proposed amendments on December 30, 2015;

**NOW, THEREFORE, BE IT RESOLVED** that Pulaski County hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended in 2015.

Amended and Adopted by Pulaski County on December 30, 2015.

*M.A. Butch Hall*

\_\_\_\_\_  
M.A. Butch Hall  
Sole Commissioner

*Sara Myers*

\_\_\_\_\_  
Sara Myers  
County Clerk



**RESOLUTION OF THE  
HAWKINSVILLE CITY COUNCIL**

**WHEREAS**, the City of Hawkinsville partnered with Pulaski County to create the 2008 Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA), as provided for in O.C.G.A. 36-61-1 et. seq., to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski County on October 23, 2008, in accordance with all applicable laws and regulations; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was amended in 2009 to make technical corrections to the Urban Redevelopment Area following DCA review; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan (as amended in 2009) does not meet the requirements of a Community Revitalization Plan in accordance with the Georgia Department of Community Affairs Qualified Action Plan; and

**WHEREAS**, the City of Hawkinsville and Pulaski County have prepared the necessary amendments and conducted a public hearing on the proposed amendments on December 30, 2015;

**NOW, THEREFORE, BE IT RESOLVED** that the City of Hawkinsville hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended in 2015.

Amended and Adopted by City of Hawkinsville on December 30, 2015.

  
Shelly Berryhill  
Chairman

  
Tim Young  
City Manager

(AFFIX CITY SEAL)

**RESOLUTION OF THE  
HAWKINSVILLE CITY COMMISSION**

**WHEREAS**, the City of Hawkinsville partnered with Pulaski County to create the 2008 Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA), as provided for in O.C.G.A. 36-61-1 et. seq., to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski County on October 23, 2008, in accordance with all applicable laws and regulations; and

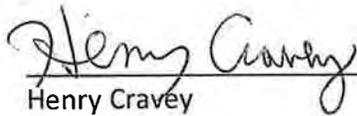
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was amended in 2009 to make technical corrections to the Urban Redevelopment Area following DCA review; and

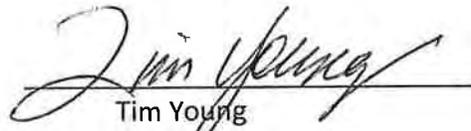
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan (as amended in 2009) does not meet the requirements of a Community Revitalization Plan in accordance with the Georgia Department of Community Affairs Qualified Action Plan; and

**WHEREAS**, the City of Hawkinsville and Pulaski County have prepared the necessary amendments and conducted a public hearing on the proposed amendments on May 26, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that the City of Hawkinsville hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended in 2016 and reaffirms that the Plan is current, active, and ongoing.

Amended and Adopted by City of Hawkinsville on May 26, 2016.

  
\_\_\_\_\_  
Henry Cravey  
Chairman

  
\_\_\_\_\_  
Tim Young  
City Manager

(AFFIX CITY SEAL)

**RESOLUTION OF THE  
PULASKI COUNTY COMMISSION**

**WHEREAS**, the City of Hawkinsville partnered with Pulaski County to create the 2008 Joint Urban Redevelopment Plan for submission to the Georgia Department of Community Affairs (DCA), as provided for in O.C.G.A. 36-61-1 et. seq., to rehabilitate, conserve, or redevelop a defined geographical area; and

**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski County on October 23, 2008, in accordance with all applicable laws and regulations; and

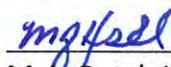
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was amended in 2009 to make technical corrections to the Urban Redevelopment Area following DCA review; and

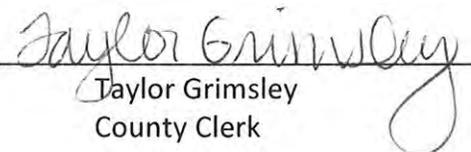
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan (as amended in 2009) does not meet the requirements of a Community Revitalization Plan in accordance with the Georgia Department of Community Affairs Qualified Action Plan; and

**WHEREAS**, the City of Hawkinsville and Pulaski County have prepared the necessary amendments and conducted a public hearing on the proposed amendments on May 26, 2016;

**NOW, THEREFORE, BE IT RESOLVED** that Pulaski County hereby adopts the City of Hawkinsville/Pulaski County 2008 Joint Urban Redevelopment Plan as amended in 2016, and reaffirms that the plan is current, active and ongoing.

Amended and Adopted by Pulaski County on May 26, 2016.

  
\_\_\_\_\_  
M.A. Butch Hall  
Sole Commissioner

  
\_\_\_\_\_  
Taylor Grimsley  
County Clerk

(AFFIX COUNTY SEAL)

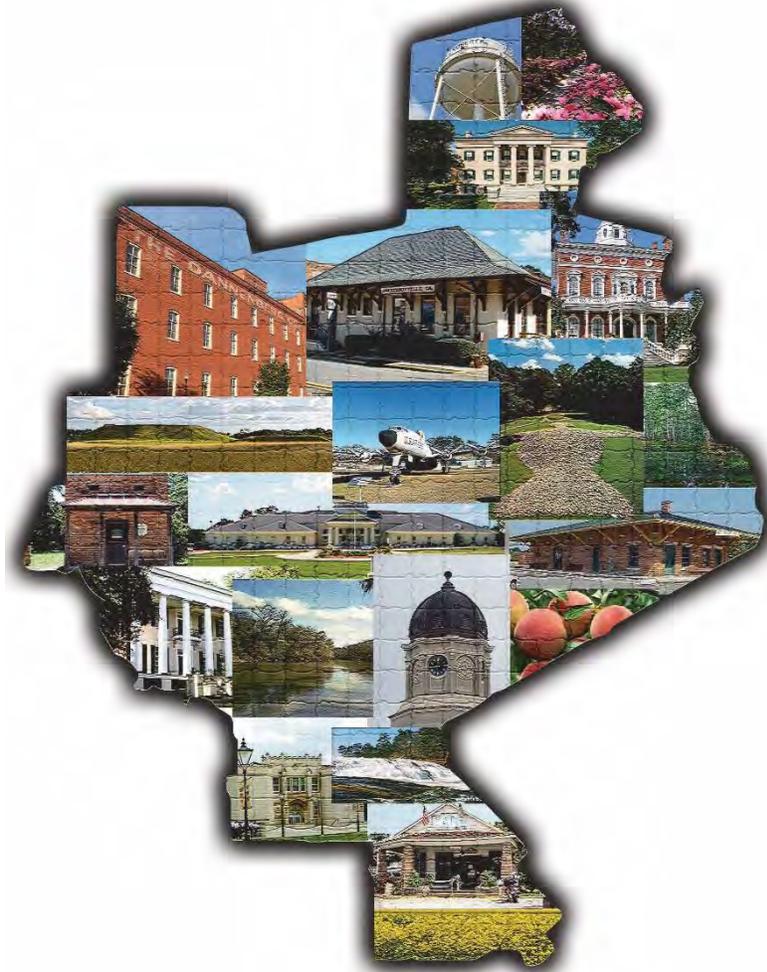


Middle Georgia  
Regional Commission  
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Macon, GA 31217  
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# 2016-2036

*Plan for . . .*

## A THRIVING MIDDLE GEORGIA



### REGIONAL AGENDA

 Middle Georgia Regional Commission

May 12, 2016

### *Areas with Infill Development Opportunities*

Another common focus area seen across communities was the need and opportunity for infill development to occur. Infill development refers specifically to the concept of new development occurring in locations where infrastructure is already present to support the needs of the new structure, but nothing currently inhabits that location. This definition of infrastructure is broad—including water, sewer, power, and transportation infrastructure, each at a high enough capacity to support development. For this reason, infill development typically only happens on a parcel-based level, although opportunities may be present through a broader area.

It is also worth noting that the connotation of infill development very often includes a degree of mid-to-high density development. While a rural highway on the outskirts of a town may have the existing **infrastructure present to be considered “infill,”** the construction of a few new, detached single-family homes is less analogous to infill development than it is to new construction. For this reason, those possibilities are not discussed in this section. Rather, four distinct subcategories of infill development are described in additional detail. These include infill opportunities in urban downtowns, in small towns or rural communities, as outparcels in large developments, and in combination with corridor redevelopment efforts.

#### Urban Downtowns

Perhaps the most common and recognizable forms of infill development are those that occur within traditional cities and large urban areas. Within the Middle Georgia region, Macon-Bibb County and the City of Milledgeville have the largest number of these types of opportunities. Both of these communities have already seen steps taken in this direction, with more possibilities remaining.



The proposed Lofts at Capricorn in Macon-Bibb County is a good example of infill development in an urban environment. The light brown building would sit on what is currently a vacant lot next to the historic Capricorn Records building (at left in white).

These areas are ripe for a number of different strategies, most notably, new mixed-use developments. Stakeholders in Middle Georgia frequently mentioned a mixture of uses as something they would like to see, both in new developments and in redevelopments. Urban areas are particularly well-suited for this type of development as it ensures that eyes are kept on the street throughout all hours of the day—both increasing safety for residents and shoppers alike and helping to build community vitality. Mixed-use developments also work particularly well as infill development because they reduce automobile dependency, which is essential whenever more people are brought into an urban environment.

Infill development also works well with the preservation of traditional downtowns. Typically, the central business district of a city was the heart of activity, especially during the day as businesspeople came into work in downtown. Many older downtowns preserved this activity through the nighttime hours not only through restaurants and theaters, but also through residences. Following the decline of downtowns in the post-WWII era, activity fell off in these areas with stores closing and people moving. Demographic shifts now present the opportunity for broad-scale strategies that promote traditional downtowns. Events, community initiatives, and favorable zoning regulations can all work to preserve aspects of downtown that appeal to people, which will in turn make infill development even more desirable.

### Small Towns and Rural Communities

The concepts of infill development that apply in large downtowns can also be applied to many smaller towns throughout the region, particularly in regard to the benefits reaped from infill development. Perhaps most notable for rural communities that may face financial constraints, infill development drastically reduces the cost of service provision on a per capita basis. This allows the dollars spent by local governments on water, sewer, police, and fire services to go further—saving taxpayers money.



Downtown Roberta is an example of a small community with significant infill development potential. The above 14.76 acre site lies on the corner of the busiest intersection in town, where two US Highways meet.

Small towns have also struggled in recent years, but many of the demographic changes that are presenting opportunities for large downtowns can benefit smaller towns as well. In fact, some older residents suggested that senior citizens could serve as an effective pioneer group to move in and help revitalize these towns. Naturally, this would result in someone different needs to be emphasized for potential infill developments.

First is the need for the development of new neighborhood commercial centers. In many areas, both small towns as well as large cities, single-use (Euclidean) zoning patterns have led to large areas with only one type of land use. The result is an automobile-dependent area with difficulty in moving from one area to another to reach common destinations in daily life. Long commutes are born out of this style of planning as an individual must drive a lengthy period to leave their residential zone

before moving onward to a commercial or industrial zone where they may work. This may be even more egregious in typical suburban environments. The creation of neighborhood commercial centers near residences borrows from the concept of mixed-use developments in traditional downtowns. While multi-story buildings with ground floor retail and dwelling units above may be impractical for many small towns and suburban areas, small commercial shopping districts can at least mimic the results of a traditional downtown by locating shops and amenities in a convenient location for many residents. This also leads to the creation of employment opportunities near where people live, benefitting those who may not be able to drive to locations of employment. Open lots in these typically residential areas present prime opportunities for infill development in the style of these neighborhood commercial centers.

Small towns can also benefit from higher densities of housing, particularly near the commercial centers. Throughout many small towns, single-family detached homes and manufactured homes are often the only housing stock available. Not only can this provide a concern for individuals with restricted incomes, or who are looking to rent, the lack of density also becomes an artificial limit the total population of these town centers. Small businesses are particularly hurt by this, as it limits their potential customer base within convenient walking or driving distance. New infill developments that are higher density can assist with this issue by bringing in a larger number of people into a small town that were previously there. They can also **attract pioneer groups into small towns like “empty nesters” who no longer need or want a large home.** Of course, the challenge for each of these first two strategies is that they will logically feed off one another, but it will be difficult to draw new commerce without residents, as well as difficult to draw new residents without shopping opportunities.

An immediate strategy that can be taken on infill sites is the promotion of greater walkability. A major attraction to infill development is the possibility that services can be found in close proximity to one another and to where people are living. However, this is of limited benefit if the infrastructure to aid walkability is not also in place. Many small towns in Middle Georgia have limited sidewalk access, often combined with narrow and/or poorly maintained roadways. In these areas, walking may be unsafe, particularly for children and the elderly. Sidewalk improvements will not only benefit existing downtowns, but will also help to pave the way for new infill development to occur at a later time.



The downtown area of Hawkinsville has a well-connected network of sidewalks, making it possible to safely walk between businesses and residences in the area.

Before



A hypothetical case study from outside the region of how some new outparcel developments add to an existing mall.

After



#### Outparcels in Large Developments

Another unique type of infill development is the construction of new outparcel units in existing centers of commercial activity. Overall, the development of large monolithic shopping centers may be less than desirable, but infill development can at least improve and enhance these areas. The main improvements in this style of infill development would be to the transportation network of the community. By clustering commercial development together in these centers, it reduces or even eliminates the need for vehicular traffic between various shops.

Many new developments in this style have made walkability of their shopping centers a prime focus, sometimes mimicking the appearance of a downtown in some areas. Not only does this increase aesthetic appeal, it also promotes physical activity in the form of walking.

Obvious concerns for this type of development include the transportation infrastructure to get people to these large commercial centers. The addition of new outparcels does eliminate parking spaces (though often unnecessary ones) while drawing more people to a location. As such, local governments need to ensure that road capacity around these sites is sufficient before changing zoning regulations to permit additional outparcel development. Public transportation would be one potential solution to this problem.

#### In Combination with Corridor Redevelopment

Finally, as discussed in the previous section on areas in need of redevelopment, many locations throughout the region are in need of broad redevelopment that includes not only the physical condition of structures, but also the overall character of a particular area. Specifically, this includes areas where sprawling commercial development has happened rapidly at the expense of an area's sense of place. Sometimes this