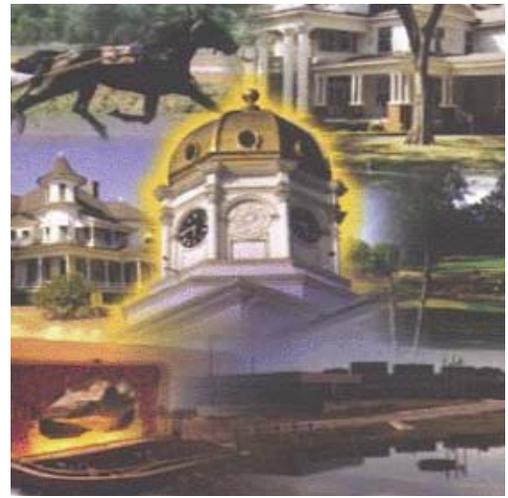


# *Pulaski County and City of Hawkinsville*

## Joint Comprehensive Plan



Community Agenda

2012

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PULASKI COUNTY AND THE CITY OF HAWKINSVILLE

JOINT COMPREHENSIVE PLAN:  
COMMUNITY AGENDA

Adopted, \_\_\_\_\_ 2012

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# INTRODUCTION

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The Pulaski-Hawkinsville Community Agenda is intended to serve as a road map for the community's future. Developed through input received from local citizens, members of the Comprehensive Plan Steering Committee, local government officials, and other key stakeholders, the Community Agenda is an action-oriented document to be utilized by community leaders in their day-to-day decision making. It contains not only a vision for the community's future, but also a work program designed to help achieve the vision.

# COMMUNITY VISION

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Depicted through a narrative description of preferred development patterns and an accompanying Future Development Map, the Community Vision is what the community both desires to become, and actively seeks to achieve. The appendix contains a **Future Development Map** for both Pulaski County and the City of Hawkinsville, each delineated by the final agreed upon character areas that comprise the entire community.

A specific vision for each of the character areas is captured in a **Defining Narrative** that follows below. Each Defining Narrative includes not only a written description of preferred development patterns for each respective character area, but also representative illustrations, allowable land uses, Quality Community Objectives to be pursued (see following page), and suggested implementation measures designed to achieve the desired development patterns.

## Quality Community Objectives

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**Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

**Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

**Efficient Land Use:** Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

**Local Preparedness:** Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

**Sense of Place:** Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

**Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

**Housing Options:** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic backgrounds; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

**Transportation Options:** Address the transportation needs, challenges and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

**Educational Opportunities:** Make educational and training opportunities readily available to enable all community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the region; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

**Community Health:** Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

# DEFINING NARRATIVES: Pulaski County

## *Agricultural/Forestry Area*

A substantial portion of the County’s land area constitutes the Agricultural/Forestry Character Area. According to the 2010 Georgia County Guide, 42.6 percent of the county’s total land area is comprised of farmland acres and 49.4 percent consists of forestland acres. The farmland is actively farmed for cotton, peanuts, corn, soybeans, wheat, and various other crops as well as livestock. 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. (Figures 1 and 2)

### *Primary Land Uses*

- Agriculture
- Agri-Related Businesses
- 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.



Figure 1



Figure 2

# Pulaski County

## Priority Conservation Area

The priority conservation character area describes primarily public or privately-owned land intended to remain as open space for preservation and recreational uses. 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 Priority Conservation character area seeks to enhance the significance of these resources and ensure their protection.

*Note: The Priority Conservation Area does not delineate the number of smaller areas scattered around the county that participate in short-term or perpetual conservation easement programs. A map depicting both existing and potential conservation lands within Pulaski County is contained in the appendix.*

### 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. (Figure 3: Uchee Shoals Landing)
- 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. (Figure 4: Ocmulgee River)
- Use infrastructure availability to steer development away from environmentally sensitive resources.

### Primary Land Uses

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

### Quality Community Objectives

- Resource Management
- 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.



Figure 3



Figure 4

# Pulaski County

## Primary Transportation Corridors

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, are buffered by trees on each side and maintain a predominately rural feel.

*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. (Figures 5 and 6)
- 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. (Figures 5 and 6)

### 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.



Figure 5



Figure 6

# Pulaski County

## *Rural Residential*

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 of State Route 230 in the southern portion of the County. Ocmulgee Banks Plantation 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 amenity that shapes identity and character of new development. (Figure 7)
- 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 (Figure 9)
- Agricultural and Forestry
- Passive Recreation

### *Quality Community Objectives*

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

### **Conventional Subdivision**



### **Conservation Subdivision**

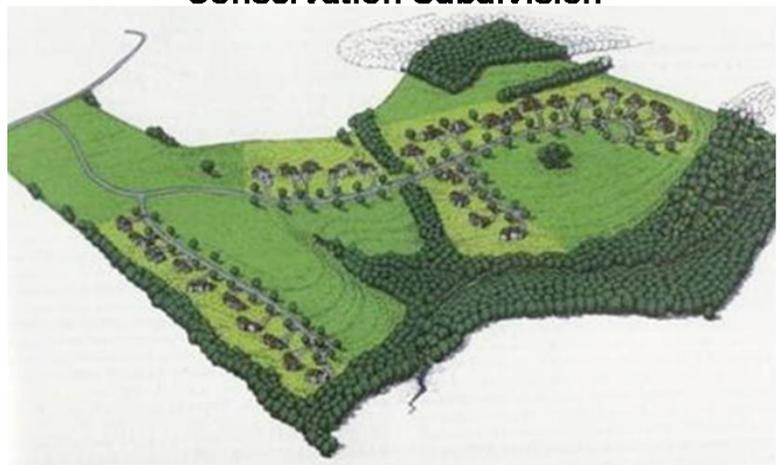


Figure 7

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### *Implementation Strategies*

- Promote the use of conservation subdivisions. (Figures 7, 8 and 9)
- 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.



Figure 8



Figure 9

# Pulaski County

## *Developing Suburban Residential*

This character area is located just south of the Hawkinsville city limits. It is an area where typical suburban residential subdivisions are being built, primarily due to the availability of services and infrastructure. This area will in all likelihood continue to experience residential development pressure during the planning period.

### *Development Patterns*

- Promote moderate density, traditional neighborhood development-style residential subdivisions. (Figure 11)
- Encourage the location of schools, community centers or well-designed small-scale commercial activity centers at suitable locations within walking distance of residences. (Figure 10)
- 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. (Figure 11)

### *Primary Land Uses*

- Single-Family Residential (Figure 11)
- Light Commercial
- Community Facilities (i.e. recreational facilities, schools, libraries, etc.) (Figure 10)
- Parks / Open space (Figure 10)

### *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.



Figure 10



Figure 11

# Pulaski County

## *Established Residential*

This character area encompasses a number of neighborhoods in close proximity to 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 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.

### *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. (Figure 12)
- Neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood. (Figure 12)
- 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.). (Figure 12)
- Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.



Figure 12



Figure 13

### *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.
- Improve sidewalk and street appearance.

# Defining Narratives: City of Hawkinsville

## *Developing Suburban Residential*

This character area includes the Southern Hills and Bozeman Crossing developments as well as areas southwest of downtown. It is an area where typical suburban residential subdivisions are being built, primarily due to the availability of services and infrastructure. With the exception of Southern Hills, located to the far north of the City along U.S. 129/SR 247, these areas depict natural residential growth from adjoining traditional neighborhoods.

### *Development Patterns*

- Promote moderate density, traditional neighborhood development-style residential subdivisions. (Figure 14)
- 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/neighborhoods/subdivisions.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities. (Figure 15)

### *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.



Figure 14



Figure 15

# City of Hawkinsville

## *Established Residential*

This character area includes all of the traditional, established neighborhoods within the City of Hawkinsville. These long-standing residential neighborhoods represent both stable traditional neighborhoods 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. There are some areas of the City, such as the Mill Village area, that have significant amounts of housing in poor or dilapidated condition, and are in need of revitalization. The character area also includes the City's Orange Hill and Pine Bloom Cemeteries.

### *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. (Figure 16)
- Neighborhood commercial centers on appropriate infill sites to serve surrounding neighborhood. (Figure 16)
- Distribution of affordably-priced homes.
- Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Maintenance of existing tree cover.
- Redevelopment/revitalization of declining neighborhoods.

### *Primary Land Uses*

- Residential
- Neighborhood Commercial (Figure 16)
- Community Facilities

### *Quality Community Objectives*

- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options
- Community Health



Figure 16

### Implementation Strategies

- Encourage and promote opportunities for compatible infill development. (Figure 17)
- Improve public facilities and services.
- Target public assistance and investment.
- Active code enforcement.
- Improve sidewalk and street appearance. (Figures 18 and 19)
- Organize and enlist aid of neighborhood associations and/or community action groups; promote community involvement (i.e. Neighborhood Watch Program, etc.).
- Continue implementation of Redevelopment Plan.
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Continue participation in Georgia Initiative for Community Housing (GICH).
- Remove dilapidated houses.
- Ongoing maintenance and upkeep of the cemeteries.



Figure 17



Figure 18  
(Before)



Figure 19  
(After)

# City of Hawkinsville

## *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.

### *Development Patterns*

- Focus on appearance with appropriate signage and landscaping and other beautification measures. (Figure 20)
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Improvement of sidewalk and street appearance and amenities of commercial centers. (Figure 20)
- Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and attractions around the community. (Figure 20)
- Manage access and traffic flow.

### *Primary Land Uses*

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

### *Quality Community Objectives*

- Economic Prosperity
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Transportation Options

### *Implementation Strategies*

- Encourage commercial infill development. (Figures 21 and 22)
- Encourage redevelopment of older existing structures.
- Seek funding assistance for streetscape enhancements.
- Actively engage Georgia Department of Transportation (GDOT).



Figure 20



Figure 21  
(Existing)



Figure 22  
(Proposed Infill)

# City of Hawkinsville

## Commercial Downtown

The commercial 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 Better Hometown District. The area also contains an Opportunity Zone designation. The downtown area is to be maintained as the focal point of the community; an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing and entertainment.

### Development Patterns

- Mix of retail, services, restaurants, and offices to serve residents’ day-to-day needs.
- Residential development should reinforce the traditional towncenter 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. (Figure 23)
- 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. (See *In-Town Corridor*, Figures 21 and 22)
- Streetscape enhancements. (Figures 23, 24 and 25)
- Shared parking arrangements that reduce overall parking needs.

### Primary Land Uses

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

### Quality Community Objectives

- Economic Prosperity
- Local Preparedness
- Sense of Place
- Housing Options
- Transportation Options (Figure 23)



Figure 23  
(Bike/Ped amenities  
on highway bridges)

### 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 (i.e. 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.).



Figure 24  
Before (note: no sidewalks, crosswalks, lighting, landscaping)



Figure 25  
After (note: median, crosswalk, bus stop)

# City of Hawkinsville

## Linear Greenspace

This character area represents existing greenspace adjacent to the Ocmulgee River (i.e. 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 to a well designed greenway, where users are able to enjoy the natural environment along the river corridor.

### Development Patterns

- Preserve natural resources, habitats, views, and eco-system.
- Protect open space in a linear pattern following the river corridor to accommodate greenway/river-walk. (Figures 26 and 27)
- Protect water quality with appropriate stream buffers and prohibition of uses prone to pollution.
- Provide opportunities for recreational usage (i.e., biking, walking, jogging, canoeing, etc.). (Figures 26 and 27)
- Focus on establishing pedestrian and bicycle connections between residential neighborhoods and commercial areas to river facilities. (Figures 26 and 27)
- Use infrastructure availability to steer development away from environmentally sensitive resources.

### 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.



Figure 26



Figure 27

# City of Hawkinsville

## Facilities and Industry

The facilities and industry character area includes unique and notable community landmarks, such as the Lawrence L. Bennett Harness Track facility, Taylor Regional Hospital (with adjoining facilities), 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 28



Figure 29

### Development Patterns

- Focus on appearance with appropriate signage, landscaping, and other beautification measures. (Figures 28 and 29)
- Pursue compatible, supporting uses to locate in adjacent areas (particularly for the hospital and the prison). (Figure 29)
- 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; include 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
- 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 Middle Georgia Technical College Workforce Development Center. (Figure 28)
- Continue ongoing partnership with Taylor Regional Hospital and Department of Corrections.
- Active zoning and land development enforcement.

# COMMUNITY ISSUES AND OPPORTUNITIES

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Having been refined through both local stakeholder involvement and citizen participation, what follows is the final agreed upon list of important issues and opportunities facing Pulaski County and the City of Hawkinsville. Effectively addressing each of these community issues and opportunities will enable Pulaski County and the City of Hawkinsville to successfully achieve their community vision.

## *Population*

- **Impacts of Neighboring Growth.** Neighboring Houston County is one of the most rapidly developing counties in the State of Georgia, and the potential exists for population growth to increase along the Houston/Pulaski border. There is the opportunity to plan for growth along the Houston County border to protect the community's valued rural, agricultural lifestyle. Continuing to implement Pulaski County's 2005 Land Use Plan will greatly assist in this effort.
- **Local Population Growth.** 2010 Census data confirms a significant increase in population growth for both Pulaski County and the City of Hawkinsville. Increased population growth typically results in an increased demand for infrastructure and services to be provided within the community. Local officials should plan now for continued growth that is projected to occur over the next 20 years, rather than wait to react when demand outpaces supply.
- **Senior Population Growth.** U.S. Census data reveals that seniors are the fastest growing population segment in the United States. Hawkinsville-Pulaski County may experience additional growth in this population segment due to the higher than average influx of retirees that are moving into the community. Seniors and retirees are most likely attracted to the area because of the temperate climate and highly rated health care facilities. In order to serve the growing senior population, the communities have the opportunity to plan jointly to ensure this sector of the population is adequately accommodated in the areas of housing, transportation, land use and economic development.

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## *Economic Development*

- **Downtown Merchants Association.** The community has the opportunity to build an internal network of support for in-town business owners and promote downtown economic endeavors through the institution of a Downtown Merchants Association.
- **Industrial Park Development.** The City of Hawkinsville has two industrial parks, the West Industrial Park (which is built out) and a Technology Park. With the current efforts to secure a tenant for its speculative building and the recent infrastructure improvements made to the Technology Park, opportunities exist to identify and develop additional properties/sites for economic development.
- **Educational Attainment Level.** The level of educational attainment within Hawkinsville-Pulaski County is much lower than state and national averages. There is a high percentage of working age adults without a high school diploma. This is a potentially significant detriment to economic development efforts and labor force recruitment.
- **Location.** Hawkinsville-Pulaski County is ideally located in central Georgia near and along major highway corridors (i.e. Golden Isles Parkway, Highway 341, Highway 129); however, there is no immediate Interstate access that is typically attractive to trucking, warehousing, and distribution industries. Additionally, major population centers, often relied upon for support services, are 30-60 minutes away.
- **Entrepreneur Friendly.** As a designated “Entrepreneur Friendly” community, Hawkinsville-Pulaski should continue to market itself as such and actively promote the community to entrepreneurs and encourage new business and industry to locate there. Further, the community should increase existing business support and develop partnerships with small business, particularly in downtown Hawkinsville.
- **Opportunity Zone.** Hawkinsville established an Opportunity Zone in 2008, which provides significant incentives for entrepreneurs and developers. Also, in creating an Opportunity Zone the community will meet the Community Development Block Grant Threshold Criteria for Revitalization Strategies, which provides additional grant funding opportunities and promotes favorable funding decisions.
- **Community Development.** In order to support and enhance local workforce development opportunities, Pulaski County is now a Certified Work Ready Community. Also, the community has recently initiated involvement in the Georgia Department of Community Affairs’ Communities of Opportunity program, designed to enhance the economic strength of rural Georgia communities.

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## Housing

- **Housing Conditions.** There are some areas of the City of Hawkinsville, such as the Mill Village area, that have significant amounts of housing in poor or dilapidated condition, and are in need of revitalization.
- **Housing Costs.** The median property value in Pulaski County is \$75,400, which is significantly lower than the State average of \$111,200, and the third lowest in the Middle Georgia region. The City of Hawkinsville's median property value of \$68,900 is also one of the lowest in the region. The relatively low property values indicate that Pulaski County and the City of Hawkinsville will continue to be an attractive destination for those looking to purchase a home in the region.
- **Housing Types.** The predominant type of housing in Pulaski County and the City of Hawkinsville is detached single-family units. Some loft apartments and condominiums are being constructed on the upper floors of commercial buildings as part of the Pillowtex Mill revitalization in downtown Hawkinsville. Additionally, with the influx of retirees into the community, both the City and the County need to be aware of housing needs specific to this segment of the population. Opportunities exist to encourage the development of a variety of housing choices of different types, styles, and price points.
- **Home Ownership.** In an effort to continue to have affordable housing options, both communities should promote programs made available through USDA and the State of Georgia such as Georgia Dream, which provides down payment assistance for those who qualify and reduced interest rates for first-time homebuyers. There are also opportunities to promote and improve homeownership and assist citizens by establishing educational programs for first-time homebuyers.
- **Lodging Options.** There is the opportunity to promote the creation of upscale lodging within the City and County. Currently, there are approximately 95 hotel rooms in Hawkinsville of the basic budget inn variety. With the community looking to attract more travelers, heritage tourists, and festival attendees, there should be a variety of lodging choices available within the community. The historic Taylor Hospital in downtown Hawkinsville may be a potential facility to redevelop into lodging, meeting facilities, and a restaurant.
- **Georgia Initiative for Community Housing (GICH).** As a result of the ongoing housing initiative within the City of Hawkinsville, which included a Housing Assessment, the City has been awarded grant funding for housing development and rehabilitation for projects throughout the City. There is great opportunity for these successes to be expanded through subsequent grant applications and private development initiatives.

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- **Development Opportunities.** A new residential housing development, Bozeman Crossing, is located at the northern end of the City of Hawkinsville. Constructed by a private development company, Bozeman Crossing is geared toward first-time homebuyers and retirees with housing prices ranging from \$99,000 to \$130,000. The City of Hawkinsville would like to have similar developments be built by private developers with a focus on neo-traditional neighborhoods and connectivity with downtown Hawkinsville. Real estate development is also underway at the former Pillowtex Mill facility. The building is located at the edge of downtown Hawkinsville along the banks of the Ocmulgee River and is in the process of being redeveloped into high-quality loft apartments and condominiums with the aid of historic preservation tax credits and housing tax credits.
  - **Code Enforcement.** The City of Hawkinsville created the Hawkinsville Urban Redevelopment Agency (HURA) and updated its property maintenance and enforcement codes to remove existing blight and prevent future deterioration. The communities should continue to work together to enforce code regulation for substandard housing.

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## *Transportation*

- **Public Transportation Programs.** Budgetary constraints jeopardize the Section 5311 Program and the Department of Human Services (DHS) Coordinated Transportation Program in Hawkinsville-Pulaski County. Sustained State funding for the DHS Coordinated Transportation Program is in question; Pulaski County officials are supportive of the Section 5311 Program, but are unable to invest in an expansion of the program due to limited local resources. The 50 percent required local share for increased operations, that would be associated with any expansion of service, would create an additional financial burden for the County.
- **Traffic Concerns.** There is some concern regarding the amount of truck traffic coming through downtown Hawkinsville. Traffic congestion potentially impacts the City's efforts at establishing a pedestrian-friendly downtown.
- **Bicycle-Pedestrian Facilities.** Pulaski County currently lacks an interconnected network of bike-ways and walkways. Bicycle and pedestrian facilities can be an important mode of transportation in Pulaski County and in the City of Hawkinsville. The Pulaski County Transit Development Plan (February 2007) and the City of Hawkinsville Pedestrian Facility/Sidewalk Infrastructure Improvement Plan (May 2008) offer recommendations for transit options, greater bicycle-pedestrian connectivity, facilities improvements, etc. There is also an opportunity for enhanced bicycle-pedestrian facilities and connectivity with the community's River Walk project.
- **Corridor Management Plan Implementation.** Successful implementation of the Corridor Management Plan for the Enduring Farmlands Scenic Byway affords Pulaski County not only an opportunity to showcase its agrarian landscape, but also to work towards establishing designated bicycle routes, maintaining the roadways along the route, and enhancing gateways into the communities.
- **Interconnectivity.** Pulaski County and the City of Hawkinsville have the opportunity to ensure that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods through the provision of such requirements in local codes and ordinances.
- **Regional Transportation Sales Tax.** To ensure proper coordination and execution of needed community transportation improvements, City and County officials should remain actively involved in transportation planning activities as they relate to requirements under the newly enacted Transportation Investment Act.

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## Community Facilities and Services

- **Website Enhancements.** There is a great deal of information and worthwhile data on the various community websites; however, it is difficult to “mine” the information. With today’s technology, more and more people are choosing to receive their information electronically. Consumers may not expend sufficient effort to extract the data/information the websites contain. This could have negative implications for the communities, especially in the areas of economic development and tourism. More dynamic and user-friendly websites, with greater interconnectivity to relevant public and private websites, will result in a more efficient and effective distribution of community information.
- **Rural Healthcare Concerns.** Community Health was identified as a top priority through the Hawkinsville-Pulaski County Archway Partnership; specific concerns are physician recruitment and retention, preventative healthcare, public awareness of existing healthcare facilities and services, and community support of healthcare organizations.
- **Need for Emergency Operations Center.** Pulaski-Hawkinsville Emergency Management Agency (EMA) has identified a critical need for an adequate Emergency Operations Center (EOC). The E911 Center is currently designated as the primary EOC with the Fire Station as the secondary EOC. These two facilities have only approximately 800 square feet each of available space for EOC operations. Both facilities are inadequate to serve as a command center for multi-agency response and are not equipped with the technological and multi-media resources to serve the needs of responders. Additionally, both facilities lack emergency sheltering capability. The former National Guard Armory Building was acquired in 2007 by Pulaski County to meet the needs of its public safety operations. The facility is ideally suited to serve as a local, regional, and/or statewide Emergency Operations Center. The facility will require minor renovations and procurement of necessary equipment.
- **Workforce Development Center.** In January 2007, the Middle Georgia Technical College Hawkinsville Workforce Development Center (Sam Way, Sr. Learning Center) opened in Hawkinsville. The school has eight classrooms and laboratories in which students can learn and be trained in a number of different courses of study. The Center offers training in the Business and Technology fields to include computer repair, software applications, accounting, office administration, commercial truck driving, and aircraft structure systems. Additionally, a primary capability of the Workforce Development Center is to facilitate Quick Start Program activities, which can enable the community and its workforce to quickly respond to specific business requirements.
- **Regional Medical Facility.** Taylor Regional Hospital is one of the largest employers within the community and is considered one of the best rural health care facilities in the State. In 2005, the hospital opened the Dan S. Maddock Cancer Center and the Rehabilitation and Wellness Center. Taylor Regional Hospital recently initiated a 4,000-square-foot expansion project for office facilities the hospital hopes will aid in physician recruitment and retention.

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- **Consolidated Services.** The County and the City continue to seek opportunities to provide the most effective and efficient means of government service delivery. In July 2010, the City of Hawkinsville Police Department and the Pulaski County Sheriff’s Department were consolidated, and the Hawkinsville and Pulaski County Fire Departments will soon be merged. Efforts are ongoing to consider the benefits and drawbacks of consolidating government services in various departments.
  - **Airport Runway Extension.** The Hawkinsville-Pulaski County Airport is currently designated as a Level I – Minimum Standard General Aviation Airport. By extending the existing runway from 3,000 to 5,500 feet, the Hawkinsville-Pulaski County Airport will exceed Level I requirements, as well as being able to serve 85 percent of the corporate aircraft flying today. Extending the runway will help serve as a catalyst for future economic development opportunities. Local funding is not currently available to support efforts for expansion of the runway at the Hawkinsville-Pulaski County Airport. Land acquisition, environmental assessment, and construction require significant investment.
  - **Pulaski County Schools.** The Old Hawkinsville High School has recently undergone extensive renovations and now houses the Board of Education offices and the Pre-Kindergarten Program. The renovated auditorium not only accommodates school-related functions, but also hosts various community meetings and events. Funding shortfalls continue to present challenges related to school operations and student achievement.
  - **Future Infrastructure.** Pulaski County and the City of Hawkinsville have the opportunity to plan for infrastructure placement in those areas that are slated for future development, especially new residential development. This planning would eliminate the need for the placement of infrastructure after the development has already taken place. It would also allow the County and the City to identify areas where they would like to see less intense development and steer infrastructure placement away from those areas.
  - **River Access.** In an effort to improve access and encourage utilization of the Ocmulgee River for recreational purposes, the community has been actively working to improve boat landings and facilities as well as development of a River Walk. These efforts served as a catalyst in the recent development of the Ocmulgee River Blueway, a 54-mile stretch with various access points in Twiggs, Houston, Bleckley, and Pulaski Counties.
  - **Recreational Facilities.** The joint Hawkinsville-Pulaski Recreation Department has the opportunity to enhance existing facilities and create new recreational amenities in both the City and the County. For example, the City is working towards acquiring land and securing funding needed to construct a skateboard park.
  - **Singular Local Assets.** The Pulaski State Prison for Women is a unique asset to the community. In addition to being a major employer, it maintains a Graphic Arts Department that develops and prints promotional and marketing materials at cost. Another unique local asset is the former Taylor Regional Hospital building on Commerce Street in downtown Hawkinsville. The community has the potential to coordinate with a developer to capitalize on this local landmark to ensure the building is re-integrated as a viable part of downtown.

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## *Natural and Cultural Resources*

- **Maintaining Water Quality.** Environmentally sensitive areas, which include river corridors, ground-water recharge areas, wetlands, lakes, and forestry lands, protect water quality and provide a habitat for a variety of plant and animal life. Utilizing best management practices for these areas will help to ensure the continued protection of water quality within the community.
- **Downtown Revitalization.** The City of Hawkinsville has begun downtown revitalization/beautification efforts by burying some overhead utilities, installing new decorative lighting, and allowing the upper floors of commercial buildings to be used for loft apartments and condominiums. Employing appropriate rehabilitation techniques to existing historic buildings and ensuring that newly constructed buildings are compatible in style and scale to the historic structures is essential to maintaining the integrity and character of downtown Hawkinsville. The downtown has the potential to serve as a focal point for community and economic development; therefore, continued support of the redevelopment efforts is vital to maintain the City's small town identity and the quality of life while increasing economic development.
- **Protection of Cultural Heritage.** Identifying and protecting the cultural heritage of the incorporated and unincorporated areas of the County is being undertaken by the City of Hawkinsville's Historic Preservation Commission and Pulaski-Hawkinsville Garden Club. Areas where efforts could be expanded include:
  - Utilizing Federal and State Tax Incentives for Historic Preservation.
  - Nomination of a National Register Residential Historic District, making the City's abundant historic residential buildings eligible for tax incentives.
  - Increased promotion of the City's status as:
    - A Certified Local Government.
    - Preserve America Community.
- **Retail Expansion.** In efforts to attract and retain heritage tourists, the City of Hawkinsville, in partnership with the Hawkinsville Better Hometown, Chamber of Commerce, and United Pulaski Economic Development, has the opportunity to retain existing businesses and promote new restaurants and retail opportunities within the historic commercial downtown.
- **Greenspace/Open Space Protection.** Pulaski County and the City of Hawkinsville have proven themselves as progressive and dedicated environmental stewards as demonstrated by efforts to establish a riverwalk; upgrade existing city and county parks along the river; and through the regional Ocmulgee Blueway initiative. The City and County have the opportunity to guide development in areas other than along the Ocmulgee River to provide greater protection of the rural, agrarian lifestyle through the protection of forestry, farmland, and open space areas through the adoption of tree ordinances, agriculture preservation incentives, and conservation easements.

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- **Capitalize on Tourism Assets and Existing Activities (Agricultural, Eco, and Heritage).** There is the opportunity to build upon the events and activities that are already taking place in Hawkinsville and Pulaski County. Examples include:
    - The Harness Festival, which could be expanded by holding additional events in downtown and other areas throughout the community to draw more visitors (especially those who might not normally attend the festival) and to promote longer stays in the community.
    - The Rivers Alive Program recently received first place recognition for efforts made to clean up the Ocmulgee River. Hawkinsville was on the 2007 Paddle Georgia route, and the community has the opportunity to further capitalize on events such as these to increase tourism and economic development.
    - Increased promotion of the wide variety of existing recreational opportunities including: Ocmulgee River; Ocmulgee Wildlife Management Area; Veterans' Memorial Riverfront Park; Southern Hills Golf Club; Historic Downtown Hawkinsville (a Georgia Better Hometown); and historic residential homes, and the number of National Register-listed commercial and industrial historic properties.
    - Development of promotional materials, signage, and traveler amenities along the Enduring Farmlands Scenic Byway.

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## Land Use

- **Vacant Sites and Buildings.** Hawkinsville has begun some redevelopment initiatives in its historic commercial center and should continue and expand upon these efforts. The vacant sites and buildings within downtown and the outlying areas of the City provide the opportunity for infill development and redevelopment. Any new infill or redevelopment should be accomplished in a manner that is compatible with existing surrounding development.
- **Community Entrance Enhancement.** The entrance corridors that lead into downtown Hawkinsville are areas that should be considered for redevelopment because there is no clear boundary delineating the city limits. There is the opportunity to establish attractive entrance corridors and gateways into Hawkinsville as well as attractive entranceways into the County itself. Gateway signage, landscaping, overlay zones, and other corridor management practices would instill a sense of place and welcome visitors.
- **Retrofit Commercial Corridors and Vacant Commercial Areas.** Rather than allowing the development of new strip commercial centers, Pulaski County and the City of Hawkinsville have the opportunity to encourage the redevelopment and reinvestment in older and vacant commercial areas and corridors. Retrofitting existing commercial areas will help to achieve County goals of maintaining its rural character. In addition, increasing the aesthetics and viability of areas where services and infrastructure already exist will also benefit the communities fiscally by eliminating the significant costs associated with expansion of services and infrastructure to areas where none currently exist. \
- **Protection of Rural Character.** Identified as a goal in the 2005 Pulaski County Land Use Plan, the community has the opportunity to implement measures to encourage the protection and conservation of agricultural and forestry lands. Examples of incentives and measures include: promoting the construction of conservation subdivisions, adopting a tree ordinance, and providing for agriculture preservation incentives and conservation easements.
- **Streetscape Improvements.** Portions of Hawkinsville’s downtown commercial core have benefited from streetscape improvements including new ADA-compliant sidewalks, lighting, and benches. The community has the opportunity to expand these efforts to the rest of the commercial downtown and adjacent residential areas.

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## *Intergovernmental Coordination*

- **Service Delivery Strategy.** Pulaski County and the City of Hawkinsville must update/amend (as needed) and readopt their Service Delivery Strategy to remain in compliance with provisions of the Service Delivery Strategy Act and the Georgia Planning Act.
- **Future Growth.** Pulaski County and the City of Hawkinsville have the opportunity to work together to plan for future growth and development and to ensure that it happens in a manner in keeping with community character and sense of place.
- **Regional Affiliations.** Pulaski County has the opportunity to take advantage of its membership in various regional entities (e.g. Middle Georgia Regional Development Authority, Middle Ocmulgee Water Planning Council, Middle Georgia Regional Commission, etc.) and work closely with other member communities to further economic development opportunities and quality of life initiatives.
- **Archway Partnership.** The Archway Partnership provides a mechanism for Pulaski County and the City of Hawkinsville to address the six issues identified as top priorities by the community as well as continued utilization of the University of Georgia System platform to address other community concerns.
- **River Projects.** The Ocmulgee River Blueway and Pulaski River Walk projects provide an opportunity for Pulaski County and the City of Hawkinsville to partner with neighboring communities as well as state and federal agencies.
- **SPLOST Negotiations.** Special Purpose Local Option Sales Tax (SPLOST) revenues are an important source of capital improvements funding for both the County and the City. Local officials should continue to work together closely to help ensure these revenues are used effectively.
- **Scenic Byway.** Opportunity exists for extensive intergovernmental coordination in relation to implementation of the Corridor Management Plan for the Enduring Farmlands Scenic Byway. Hawkinsville Better Hometown is sponsor of the byway, which runs from the City of Hawkinsville into neighboring Wilcox County and through the Cities of Abbeville, Pineview, and Rochelle. This is a multi-community initiative and also involves the Middle Georgia Regional Commission, Heart of Georgia Altamaha Regional Commission, and the Georgia Department of Transportation.

# IMPLEMENTATION PROGRAM

## Short-Term Work Program

The Short-Term Work Program identifies specific implementation actions Pulaski County, the City of Hawkinsville, and other entities intend to take over the next specified five-year planning period. These include ordinances, administrative programs, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place in order to implement the plan.

| <b>ECONOMIC DEVELOPMENT<br/>2012-2016</b>   |   |   |                          |              |
|---|---|---|--------------------------|--------------|
| <b>ACTION ITEM</b>  | <b>RESPONSIBLE PARTY</b>  | <b>ESTIMATED COST</b>   | <b>FUNDING SOURCE(S)</b> | <b>YEARS</b> |
| 1. Secure a tenant for the industrial park speculative building.  | City of Hawkinsville; United Pulaski Economic Development                                       | Staff Time  | Budget                   | 2012-2016    |
| 2. Develop and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County (multi-media DVDs, etc.). | City of Hawkinsville; Pulaski County; Chamber of Commerce; Better Hometown; Archway Partnership | Staff Time / \$5,000  | Budget, Grants           | 2012-2013    |
| 3. Utilize data base inventory of existing and available downtown retail space for marketing of properties.   | DDA, BHT, Archway Partnership, United Pulaski Economic Development                              | Staff Time  | Budget                   | 2012-2016    |
| 4. Coordinate with developer to determine a viable use for the Old Taylor Hospital.   | City of Hawkinsville; DDA; Better Hometown  | Staff Time  | Budget                   | 2012-2016    |
| 5. Implement Signage Improvement Plan (directional signage for downtown businesses and welcome signage).  | City of Hawkinsville; Better Hometown; Garden Club; GDOT  | Staff Time;<br><br>Directional Signage: TBD;<br><br>Welcome Signs: \$1,750 for Sign and Landscaping | Budget, Grants           | 2012-2016    |
| 6. Create a Downtown Marketing Alliance / Merchants Association.  | Better Hometown; DDA; Merchants   | Staff Time  | Budget                   | 2012-2016    |
| 7. Conduct a Retail Leakage / Surplus Analysis.   | Better Hometown; Archway Partnership; UGA   | Staff Time  | Budget                   | 2012         |
| 8. Explore the possibility of designating an Opportunity Zone in the Hartford area.   | United Pulaski Economic Development; MGRC   | Staff Time  | Budget                   | 2012-2013    |

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## *Long-Term Activities – Economic Development*

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

- Seek a greater variety of retail and restaurant (both cuisine and price range) opportunities in the historic, commercial downtown Hawkinsville.
- Utilize and promote the use of the graphic arts services offered by the Pulaski County Women's State Prison.

**HOUSING  
2012-2016**

| <b>ACTION ITEM</b>  | <b>RESPONSIBLE PARTY</b>  | <b>ESTIMATED COST</b>   | <b>FUNDING SOURCE(S)</b>   | <b>YEARS</b> |
|---|---|-------------------------|--|--------------|
| 1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation.   | City of Hawkinsville;<br>Law Enforcement;<br>Archway Partnership        | Staff Time              | Budget   | 2012-2013    |
| 2. Improve existing and/or install new pedestrian and bike amenities to enhance connectivity between adjacent residential areas, downtown Hawkinsville and the recreation department. | City of Hawkinsville;<br>GDOT   | TBD                     | Transportation Enhancement (TE) Grants; Safe Routes to School (SRTS) Grants; TIA | 2012-2016    |
| 3. Provide educational opportunities for first-time homebuyers.   | City of Hawkinsville;<br>Pulaski County; GICH                           | Staff Time              | Budget   | 2012-2016    |
| 4. Create low-income housing as part of the Pillowtex Mill Project.   | City of Hawkinsville;<br>Developers; DCA;<br>MGRC                       | Staff Time;<br>TBD      | Budget; Low-Income Housing Tax Credits (LIHTC)                                   | 2012-2016    |
| 5. Develop a local Housing Plan.  | City of Hawkinsville;<br>Pulaski County; GICH;<br>DCA; MGRC             | Staff Time /<br>\$3,000 | Budget, Grants   | 2012-2014    |
| 6. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.  | City of Hawkinsville;<br>Pulaski County; GICH;<br>MGRC; DCA             | \$500,000               | CDBG; CHIP   | 2012-2016    |
| 7. Perform an Affordable Housing Assessment – specific focus on identifying affordable housing options.   | City of Hawkinsville;<br>Pulaski County; GICH;<br>MGRC; DCA             | Staff Time /<br>\$3,500 | Budget; Grants   | 2012-2014    |
| 8. Obtain donations of properties City has a lien against for development.  | Hawkinsville Urban Redevelopment Authority (HURA), City of Hawkinsville | TBD                     | Budget   | 2012-2016    |
| 9. Implement Hawkinsville Community Market.   | Better Hometown   | Staff Time              | Budget   | 2012-2016    |

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## *Long-Term Activities – Housing*

- Promote the use of Housing Tax Credits where applicable.
- Pursue the availability of upscale lodging facilities within the City.
- Promote and pursue affordable housing options in the unincorporated County other than manufactured and/or mobile homes.
- Continue to develop alternative housing options in historic downtown Hawkinsville (such as high quality lofts and apartments).
- Remediate dilapidated housing and declining neighborhoods within the City.

**NATURAL AND CULTURAL RESOURCES  
2012-2016**

| ACTION ITEM   | RESPONSIBLE PARTY   | ESTIMATED COST             | FUNDING SOURCE(S)  | YEARS     |
|---|---|----------------------------|--|-----------|
| 1. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources. | City of Hawkinsville; Pulaski County; Chamber of Commerce; Better Hometown; MGRC                      | Staff Time / TBD           | Budget; Hotel / Motel Tax  | 2012-2014 |
| 2. Riverwalk project (parks, playground facilities, upgraded boat dock facilities, nature trail expansion).   | City of Hawkinsville; Pulaski County; Central Georgia Rivers Partnership; MGRC                        | \$250,000                  | Georgia DNR Recreational Trails Grant Program; Other Funding Sources as Applicable | 2012-2016 |
| 3. Participate in DNR Centennial Farms Program.   | Pulaski County; Better Hometown; MGRC; DNR  | Staff Time                 | Budget; DNR  | 2012-2014 |
| 4. Implement grant to design / construct Phase I of Riverwalk between Uchee Shoals and Veteran's Park.  | City of Hawkinsville; Rivers Partnership; DNR; MGRC   | Staff Time / \$100,000     | Recreational Trails Grant  | 2012-2013 |
| 5. Construct Anchor sculpture at Uchee Shoals.  | City of Hawkinsville; Better Hometown; JMA Architecture, Inc.   | Staff Time / TBD           | JMA Architecture – Donated Design of Sculpture                                     | 2012-2016 |
| 6. Install Blueway directional signage along roadways and at Mile Branch/Uchee Shoals/Sandy Hammock.  | City of Hawkinsville; Pulaski County; Better Hometown; River Partnership; MGRC; DNR                   | Staff Time / TBD           | Budget, Grants   | 2012-2016 |
| 7. Oral History Forums  | Better Hometown   | Staff Time                 | Budget   | 2012-2016 |
| 8. Hold annual Pulaski County Middle School community history tour.   | Better Hometown; Historic Preservation Commission; DNR; Hardy Farms; High School Students; Volunteers | Staff Time                 | Budget   | 2012-2016 |
| 9. Design and publish a tri-fold tour brochure for the Enduring Farmlands Scenic Byway.   | City of Hawkinsville; Pulaski County; Better Hometown; Scenic Byway Stakeholder Committee; MGRC       | Staff Time                 | Budget   | 2012-2016 |
| 10. Complete the Hawkinsville Heritage Walking/Driving/Audio Tour Project.  | City of Hawkinsville; Historic Preservation Commission; Historical Society; MGRC                      | Staff Time/ Volunteer Time | Historic Preservation Fund Grant (2011)  | 2012      |

|  |  |            |                |           |
|--|--|------------|----------------|-----------|
| 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. | City of Hawkinsville;<br>Pulaski County;<br>River Partnership;<br>Archway Partnership;<br>Georgia Transmission Corporation;<br>Georgia Conservancy | Staff Time | Budget, Grants | 2012-2016 |
|--|--|------------|----------------|-----------|

### *Long-Term Activities – Natural and Cultural Resources*

- Promote the use of Historic Preservation Tax Credits when applicable.
- Continue the redevelopment, revitalization, and beautification of Hawkinsville’s historic commercial downtown and adjacent residential areas.
- Market downtown as a heritage tourism destination.
- Support Opera House [owned by City and leased to Hawkinsville/Pulaski Arts Council (HPAC)] for programming and events; continue to lease for cultural activities.
- Seek funding to continue implementation of façade improvements, renovation, and restoration of downtown storefronts.
- Seek opportunities to capitalize on the Jefferson Davis Heritage Trail in heritage tourism and economic development efforts.
- Coordinate efforts and projects related to the Blueway initiative with other communities.

**LAND USE  
2012-2016**

| ACTION ITEM  | RESPONSIBLE PARTY                            | ESTIMATED COST | FUNDING SOURCE(S) | YEARS     |
|--|--|----------------|-------------------|-----------|
| 1. Evaluate the need for and benefits of a formal Annexation Plan. | City of Hawkinsville;<br>Planning and Zoning | Staff Time     | Budget            | 2014-2016 |

*Long-Term Activities – Land Use*

- Minimize the allowance of rezoning in agricultural areas. Evaluate establishing large lot size requirements when agricultural or forestry land is re-zoned to maintain rural character.
- Continue to strictly enforce all applicable codes, regulations, and ordinances and update as needed.
- Ensure zoning regulations are in accordance with community vision and desired development patterns; amend as necessary.

**COMMUNITY FACILITIES AND SERVICES  
2012-2016**

| <b>ACTION ITEM</b>   | <b>RESPONSIBLE PARTY</b>   | <b>ESTIMATED COST</b> | <b>FUNDING SOURCE(S)</b> | <b>YEARS</b> |
|--|--|-----------------------|--------------------------|--------------|
| 1. Expand and maintain current website(s) and seek interconnectivity opportunities.  | City of Hawkinsville; Pulaski County; Archway Partnership; Better Hometown; Pulaski County; Chamber of Commerce; United Pulaski Economic Development | Staff Time / \$5,000  | Budget                   | 2014-2016    |
| 2. Maintain and make improvements to all City-owned parks.   | City of Hawkinsville   | \$375,000             | SPLOST, Budget           | 2012-2016    |
| 3. Renovate south wastewater treatment plant; expand north wastewater treatment plant.   | City of Hawkinsville   | \$1.5M                | SPLOST, Budget, Grants   | 2012-2016    |
| 4. Construct a water tower and extend infrastructure in the Industrial Park.   | City of Hawkinsville; United Pulaski Economic Development  | TBD                   | SPLOST, Budget, Grants   | 2013-2016    |
| 5. Complete water / sewer infrastructure upgrades outside of CDBG eligible areas.  | City of Hawkinsville, Pulaski County   | TBD                   | Budget                   | 2012-2016    |
| 6. Implement Communities of Opportunity (Co-Op) initiative to reduce teenage pregnancy by 25% within 2 years.  | City of Hawkinsville, Pulaski County, Archway Partnership, DCA   |                       | Co-Op Grant              | 2012-2014    |
| 7. Seek funding assistance to renovate historic firehouse as a Pulaski-Hawkinsville History Museum and Scenic Byway Trail Head / Welcome Center.   | City of Hawkinsville; Pulaski County; Better Hometown; MGRC  | \$500,000             | SPLOST, Budget, Grants   | 2012-2015    |
| 8. Construct / upgrade downtown parking that includes paving, landscaping, and lighting in area around the new City Hall and Opera House (Jackson / Commerce / Lumpkin / Broad Streets). | City of Hawkinsville   | TBD                   | Grants, SPLOST           | 2014-2016    |
| 9. Construct new City Hall.  | City of Hawkinsville   | \$1M                  | SPLOST                   | 2012-2016    |

|   |  |            |                |           |
|---|--|------------|----------------|-----------|
| 10. Complete Opera House renovations – HVAC, etc.   | City of Hawkinsville                           | \$250,000  | SPLOST         | 2012-2014 |
| 11. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority.        | City of Hawkinsville; Hartford Water Authority | Staff Time | Budget         | 2012-2015 |
| 12. Explore avenues for providing gas to areas currently serviced by supplier from Cochran. | City of Hawkinsville                           | Staff Time | Budget         | 2012-2015 |
| 13. Construct indoor skateboard park/facility.  | City of Hawkinsville                           | TBD        | Budget; Grants | 2012-2014 |
| 14. Increase size of natural gas service tap to Hollingsworth & Vose facility.              | City of Hawkinsville                           | TBD        | Budget         | 2012-2016 |
| 15. Renovate three stall barns at the Lawrence L. Bennett Harness Horse Training Facility.  | City of Hawkinsville                           | TBD        | TBD            | 2012-2016 |

### *Long-Term Activities – Community Facilities and Services*

- Continue to improve and fund major upgrades to the Lawrence L. Bennett Harness Horse Training Facility, to include installation of a cover over the bleachers, and ensure proper management and basic maintenance is accomplished by the lessee.
- Construct a new solid waste transfer station in the southern portion of the County.

**INTERGOVERNMENTAL COORDINATION  
2012-2016**

| ACTION ITEM                                      | RESPONSIBLE PARTY                       | ESTIMATED COST | FUNDING SOURCE(S) | YEARS     |
|--|---|----------------|-------------------|-----------|
| 1. Complete City/County Consolidation Study.     | City of Hawkinsville;<br>Pulaski County | Staff Time     | Budget            | 2012-2014 |
| 2. Consolidate services based on study findings. | City of Hawkinsville;<br>Pulaski County | Staff Time     | Budget            | 2014-2016 |

*Long-Term Activities – Intergovernmental Coordination*

- Utilize Archway Partnership as an avenue to identify community issues, address community objectives, pursue community goals, and promote total community involvement.
- Revise and update the community’s Service Delivery Strategy (SDS) as needed.
- Work towards total consolidation of City/County governments.

**TRANSPORTATION  
2012-2016**

| ACTION ITEM  | RESPONSIBLE PARTY  | ESTIMATED COST  | FUNDING SOURCE(S)                                 | YEARS     |
|--|--|---|---|-----------|
| 1. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.  | City of Hawkinsville; Pulaski County; United Pulaski Economic Development; GDOT; MGRC      | Approximately \$3 million in construction costs; Staff Time | GDOT; Transportation Investment Act (TIA); Budget | 2012-2016 |
| 2. Apply for grant funding assistance to maintain and/or improve streetscapes and sidewalks.   | City of Hawkinsville; Downtown Development Authority; Chamber of Commerce; Better Hometown | Staff Time / TBD  | Budget; Transportation Enhancement (TE) Funds     | 2012-2016 |
| 3. Work with GDOT to ensure community desires (i.e. bike/ped connections, aesthetics, future connectivity between Hawkinsville and Hartford water systems) are considered for bridge replacement project on S.R. 26 at the Ocmulgee River. | Pulaski County; City of Hawkinsville   | Staff Time  | Budget  | 2012-2013 |

*Long-Term Activities – Transportation*

- Maintain and enhance the pedestrian-friendly atmosphere in the downtown area.
- Coordinate with GDOT to promote aesthetics and the retention of rural character by including raised, landscaped medians into existing and new road/highway widening efforts when practical and/or feasible.

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## *Guiding Policies*

The following policies are intended to provide ongoing guidance and direction to local officials within Pulaski County and the City of Hawkinsville for making decisions consistent with achieving the Community Vision and when addressing Community Issues and Opportunities.

### **Economic Development**

- We will utilize our “Entrepreneur Friendly” designation to encourage new business and industry and increase local business support and partnerships.
- We will work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the community.
- We will recruit new businesses and assist in the development of existing business in the commercial, retail, and service sectors.
- We will aggressively pursue economic diversification opportunities (i.e. clean, sustainable, technology-oriented industries).
- We will encourage and support entrepreneurial enterprise in our community.
- We will seek to capitalize on the availability of area workforce development opportunities (i.e., Middle Georgia Technical College Hawkinsville Workforce Development Center).
- We will seek to capitalize and expand upon existing events and festivals to increase tourism and economic development within our community.
- We will work toward redeveloping, revitalizing, and promoting reinvestment in the declining and blighted commercial and residential areas within our community.
- We will continue to support the efforts of United Pulaski Economic Development.
- We will work with other members of the Aerospace Region to attract compatible industry and to improve the local labor force.

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## Housing

- We will monitor new housing and subdivisions to ensure they adhere to the regulations set forth by the Joint Code Enforcement/Building Department.
- We will promote traditional neighborhood development with a mix of housing types, styles, and price points.
- We will promote new adjacent and infill construction that is architecturally compatible to existing structures.
- We will seek to ensure that public assistance and investment is focused where most needed so that redeveloping neighborhoods become more stable, mixed-income, with a larger percentage of owner-occupied housing.
- We will utilize available state and federal funding assistance programs to address community housing needs.
- We will encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.
- We will encourage connectivity between downtown areas and in-town neighborhoods through the use of bicycle and pedestrian facilities.

## Natural and Cultural Resources

- We will promote nature-based tourism activities throughout the County.
- We will promote cooperative efforts between the Hawkinsville Downtown Development Authority, the Chamber of Commerce, Urban Redevelopment Agency, Better Hometown, and the Historic Preservation Commission.
- We will advocate for appropriate infill that is compatible with historic development patterns and building design in historic residential and commercial areas.
- We will encourage new development to locate in suitable locations in order to protect existing agricultural and forestry land; other natural resources; environmentally sensitive areas; and valuable historic, archaeological, and cultural resources from encroachment.
- We will continue to advocate for the protection of environmentally sensitive areas.
- We will continue efforts to support, promote, and expand the Ocmulgee River Blueway initiative.
- We will continue to collaborate with the only recognized Creek Tribe in Georgia, located in Tama Town, on cultural and heritage projects in the City of Hawkinsville and Pulaski County.

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## Land Use

- We will work to create clear gateways and improve aesthetics of entrance corridors through the use of best management practices.
- We will practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development.
- We will promote compatible infill development and redevelopment with existing surrounding development.
- We will seek to preserve the rural character of our community and provide the opportunity for agricultural and forestry activities to remain a vital part of our community.
- We will encourage the strengthening of our existing neighborhoods and downtown through improvements to housing and public infrastructure, compatible infill development, and convenient community facilities and services.

## Community Facilities and Services

- We will continue to be avid and vocal supporters of Taylor Regional Hospital and its efforts to remain competitive through the expansion of facilities and/or services.
- We will promote, support, and utilize the Middle Georgia Technical College Hawkinsville Workforce Development Center.
- We will support and promote the programs and operations of Pulaski County Schools including the Head Start facility and Alternative Learning Center.
- We will continue the preservation and promotion of existing parks and recreation areas and the creation of new recreational areas.
- We will work to provide a high level of efficient local government service that is responsive to the needs of all residents of Pulaski County and the City of Hawkinsville.
- We will work to ensure that new and existing development is supported adequately by necessary infrastructure; particularly roads, schools, public safety, utilities, wastewater treatment, etc.

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## Intergovernmental Coordination

- We will continue to promote the existing partnerships, strong leadership, and cooperation that currently exist between governments and organizations.
- We will seek to capitalize on membership in the Middle Georgia Joint Development Authority to further economic development initiatives.
- We will work together to achieve community objectives and promote total community involvement in future community improvement efforts.
- We will establish coordination mechanisms with adjacent local governments to provide for exchange of information and attempt to coordinate with neighboring jurisdictions on projects and issues that cross county borders.
- We will support existing educational institutions and encourage development of new opportunities to educate our citizens.

## Transportation

- We will seek to maintain and improve our local road network and signage to meet service needs and standards.
- We will strive to maintain our rural character through a focus on the location, aesthetics, and design; environmental stewardship; and landscaping of all paths, trails, streets, roads, and corridors in recognition that these components are essential to the character, structure, and development pattern of our community.

# APPENDIX

## PULASKI COUNTY, JOINT COMPREHENSIVE PLAN PARTIAL UPDATE (2007), REPORT OF ACCOMPLISHMENTS

| ECONOMIC DEVELOPMENT   |  |  |
|--|--|--|
| Activity   | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation  |
| 1. Utilize “Entrepreneur Friendly” designation to encourage new business and industry and increase local business support and partnerships.  | Underway   | Designation complete, implementation underway.           |
| 2. Capitalize and expand upon existing events and festivals to increase tourism and economic development.  | Underway   |  |
| 3. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College Hawkinsville Workforce Development Center, Middle Georgia College etc.).         | Underway   |  |
| 4. Recruit new businesses and assist in the development of existing business in the professional, managerial, and high-tech job sector.  | Underway   | United Pulaski   |
| 5. Pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).   | Underway   |  |
| 6. Work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the County. | Underway   |  |
| 7. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.  | Underway   | Environmental Assessment complete; awaiting GDOT action. |
| 8. Ensure that current regulations related to this category are in accordance with desired development.  | Underway   |  |
| 9. Redevelop and reinvest in declining commercial and residential areas.   | Underway   |  |
| 10. Utilize and promote the use of the graphic arts services offered by the Pulaski County Women’s State Prison.   | Underway   |  |

|   |                  |                                   |
|---|------------------|-----------------------------------|
| 11. Continue to support the efforts of United Pulaski Economic Development.   | Underway         |                                   |
| 12. Devise and execute a coordinated marketing effort and branding campaign for Pulaski County and the City of Hawkinsville.  | Underway         | Underway via Archway Partnership. |
| 13. Implement Certified Literacy Community Program to become a Certified Literate Community.  | Complete         |                                   |
| 14. Continue to be avid and vocal supporters of Taylor Regional Hospital and its efforts to remain competitive through the expansion of facilities and/or services. | Underway         | Underway via Archway Partnership. |
| 15. Work to establish a permanent billboard between Perry and Hawkinsville.   | Not Accomplished | Cost Prohibitive                  |
| 16. Work with other members of the Aerospace Region to attract industry and improve the local labor force.  | Underway         | Underway via United Pulaski       |

## HOUSING

| Activity   | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|--|--|---|
| 1. Monitor new housing and subdivisions to ensure they are in accordance with existing codes, regulations, and ordinances.   | Underway   |   |
| 2. Promote affordable housing options other than trailers/mobile homes.  | Underway   |   |
| 3. Promote new adjacent and infill construction that is architecturally compatible to existing structures.   | Underway   |   |
| 4. Promote traditional neighborhood development and a mix of housing types, styles, and price points.  | Underway   |   |
| 5. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.  | Not Accomplished   | No formal program(s) initiated. Will include in new STWP. |
| 6. Public assistance and investment should be focused on where needed to ensure that redeveloping neighborhoods become a more stable, mixed-income community with a larger percentage of owner-occupied housing. | Underway   |   |
| 7. Consider funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock.   | Underway   |   |
| 8. Promote the construction of Conservation Subdivisions.  | Not Accomplished   | Not a community priority.                                 |
| 9. Utilize state and federal assistance programs to address housing needs.   | Underway   |   |
| 10. Encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.   | Underway   |   |

|   |           |  |
|---|-----------|--|
| 11. Consider offering educational opportunities for first-time home buyers. | Underway  | Conducted Housing Fairs via GICH.              |
| 12. Promote the use of Housing Tax Credits where applicable.                | Underway  |  |
| 13. Georgia Initiative for Community Housing (GICH).                        | Completed | Designation complete; implementation underway. |
| 14. Consider establishing a Housing Plan.                                   | Underway  | Underway via GICH.                             |

## NATURAL AND CULTURAL RESOURCES

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|---|--|---|
| 1. Promote the nomination of rural resources to the National Register of Historic Places.   | Not Accomplished   | No formal program initiated. Historic Fort sites on river and DNR Centennial Farms program. |
| 2. Promote nature-based tourism activities throughout the County.   | Underway   | Enduring Farmlands Scenic Byway   |
| 3. Continue to protect environmentally sensitive areas in the County.   | Underway   |   |
| 4. Consider the adoption of conservation easements, transfer of development rights, tree ordinances, and/or agriculture preservation incentives to guide development and protect farmland, open spaces, and forested areas. | Complete   | All activities have been evaluated and explored for applicability. CUVA/FLPA in use.        |
| 5. Where possible, encourage forest buffers between agricultural lands and new residential development.   | Complete   | Accomplished via zoning and land development regulations.                                   |
| 6. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.   | Underway   |   |
| 7. Promote infill construction that is compatible with historic development patterns and building design in historic residential and commercial areas.  | Underway   |   |
| 8. Continue to implement the Greenspace Plan.   | Complete   |   |
| 9. River walk project (parks, playground facilities, upgraded boat dock facilities, nature trail expansion.   | Underway   | Some activities completed; others underway.   |
| 10. Capitalize on the Jefferson Davis Heritage Trail in heritage tourism and economic development efforts.  | Underway   |   |
| 11. Continue to collaborate with the only recognized Creek Tribe in Georgia, located in Tama Town, on cultural and heritage projects in the City of Hawkinsville and Pulaski County.  | Underway   |   |

## LAND USE

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|---|--|---|
| 1. Consider establishing incentives to make land preservation more feasible and attractive to owners/sellers/ buyers of agricultural and forestry property.   | Not Accomplished   | No formal program developed.                              |
| 2. Strictly enforce existing codes, regulations, and zoning ordinances.   | Underway   | Ongoing Activity  |
| 3. Minimize the allowance of rezoning in agricultural areas.  | Underway   | Accomplished through zoning.                              |
| 4. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development.                         | Underway   | Accomplished via zoning and land development regulations. |
| 5. Encourage neo-traditional development techniques and neighborhood commercial centers be incorporated into new subdivisions and redeveloping neighborhoods. | Not Accomplished   | No formal program developed; not a community priority.    |
| 6. Promote compatible infill development and redevelopment with existing surrounding development.   | Underway   | Ongoing Activity  |
| 7. Revitalize declining commercial and residential areas.   | Underway   | CDBG  |
| 8. Work to create clear gateways and improve aesthetics of entrance corridors through the use of corridor overlay zoning and other best management practices. | Underway   | Some activities completed; others are underway.           |
| 9. Consider establishing very large lot size requirements when agricultural or forestry land is re-zoned to maintain rural character.                         | Underway   | Accomplished through zoning.                              |

## COMMUNITY FACILITIES

| Activity  | Status<br>(Complete, Underway, Post-poned, Not Accomplished) | Explanation  |
|---|--|--|
| 1. Construct new fire station in Browndale with necessary equipment.  | Not Accomplished   | Station has not been constructed; however, activities are underway to expand countywide fire protection. |
| 2. Expand and maintain current website and seek interconnectivity opportunities.  | Underway   |  |
| 3. Support and promote the programs and operations of Pulaski County Schools including the Head Start facility and Alternative Learning Center. | Underway   |  |
| 4. Renovate the Old Hawkinsville High School.   | Complete   |  |
| 5. Continue preservation and promotion of existing parks and recreation areas and creation of new recreational areas.                           | Underway   | River Walk Initiative  |
| 6. Promote, support, and utilize the Middle Georgia Technical College Hawkinsville Workforce Development Center.                                | Underway   |  |

## INTERGOVERNMENTAL COORDINATION

| Activity   | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|--|--|---|
| 1. Continue to capitalize on the existing partnerships, strong leadership, and cooperation between governments and organizations.              | Underway   |   |
| 2. Encourage total community involvement.  | Underway   | Underway via Archway Partnership, GICH and other initiatives.   |
| 3. Adopt updated Service Delivery Strategy to remain eligible to receive State funding for various projects.                                   | Completed  |   |
| 4. Capitalize on membership in the Middle Georgia Joint Development Authority to further economic development initiatives.                     | Underway   |   |
| 5. Ensure the enforcement of State minimum standard construction codes through the Hawkinsville-Pulaski Code Enforcement/ Building Department. | Underway   | Ongoing effort – Also, periodic code changes are adopted and enforced.  |
| 6. Consolidate City and County services wherever possible.   | Completed  | Consolidated services include Law Enforcement, Animal Control, Recreation, Code Enforcement and EMA/911. Effort underway to consolidate Fire Protection services. Will include in new STWP. |

## TRANSPORTATION

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation  |
|---|--|--|
| 1. Maintain and improve local road network to meet service needs and standards.   | Underway   | Some road improvements complete; future projects reflected via TIA.  |
| 2. Work toward ensuring that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods. | Not Accomplished   | Not applicable to developments in the County.  |
| 3. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.   | Underway   |  |
| 4. Promote aesthetics and the retention of rural character by including raised, landscaped medians into new highway widening efforts.     | Underway   | Activity will be modified in new STWP to state when practical or feasible and to reflect coordination with GDOT. |

**CITY OF HAWKINSVILLE, JOINT COMPREHENSIVE PLAN PARTIAL UPDATE (2007),  
REPORT OF ACCOMPLISHMENTS**

| <b>ECONOMIC DEVELOPMENT</b>   |   |  |
|---|---|--|
| <b>Activity</b>   | <b>Status<br/>(Complete, Underway, Post-<br/>poned, Not Accomplished)</b> | <b>Explanation</b>                               |
| 1. Utilize “Entrepreneur Friendly” designation to encourage new business and industry and increase local business support and partnerships.   | Underway  | Designation complete; implementation underway.   |
| 2. Work with established businesses to promote job retention, creation, and expansion as a way to solidify the economic base and provide residents the opportunity to live and work in the community. | Underway  | United Pulaski Economic Development              |
| 3. Recruit new businesses and assist in the development of existing business in the commercial, retail, and service sectors.  | Underway  | United Pulaski Economic Development              |
| 4. Aggressively pursue economic diversification opportunities (i.e. clean, sustainable technology-oriented industries).   | Underway  |  |
| 5. Seek a greater variety of retail and restaurants (both cuisine and price range) opportunities in the historic commercial downtown Hawkinsville.  | Underway  | Better Hometown (BHT) / Chamber of Commerce      |
| 6. Capitalize on availability of area workforce development opportunities (i.e., Middle Georgia Technical College Hawkinsville Workforce Development Center, Middle Georgia College, etc.).           | Underway  |  |
| 7. Capitalize and expand upon existing events and festivals to increase tourism and economic development.   | Underway  | BHT  |
| 8. Ensure that current regulations applicable to this topic are in accordance with desired development.   | Underway  | Constantly updating zoning and sign regulations. |
| 9. Work toward redeveloping, revitalizing, and promoting the reinvestment in declining and blighted commercial and residential areas.   | Underway  | Georgia Initiative for Community Housing (GICH)  |
| 10. Utilize and promote the use of the graphic arts services offered by the Pulaski County Women’s State Prison.  | Underway  | Chamber  |

|  |                  |  |
|--|------------------|--|
| 11. Work to fill the spec building in the new industrial park.   | Underway         |  |
| 12. Continue to support the efforts of United Pulaski Economic Development.  | Underway         |  |
| 13. Devise and execute a coordinated marketing effort and branding campaign for the City of Hawkinsville and Pulaski County.   | Underway         | Underway via Archway Partnership (creating DVD).         |
| 14. Secure funding for the Hawkinsville - Pulaski County Airport runway expansion.   | Underway         | Environmental Assessment complete; awaiting GDOT action. |
| 15. Pursue Signature Community designation.  | Not Accomplished | Applied, but not designated. Program now obsolete.       |
| 16. Continue to be avid and vocal supporters of Taylor Regional Hospital and its efforts to remain competitive through the expansion of facilities and/or services.                          | Underway         | Underway via Archway Partnership.                        |
| 17. Continue to improve and fund major upgrades of the Lawrence L. Bennett Harness Horse Training Facility and ensure proper management and basic maintenance is accomplished by the lessee. | Underway         |  |
| 18. Implement Certified Literacy Community Program to become a Certified Literate Community.   | Complete         |  |
| 19. Work to establish a permanent billboard between Perry and Hawkinsville.  | Not Accomplished | Cost Prohibitive   |
| 20. Work with other members of the Aerospace Region to attract industry and improve the local labor force.   | Underway         | Underway via United Pulaski and Aerospace Committee.     |

## HOUSING

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation  |
|---|--|--|
| 1. Monitor new housing and subdivisions to ensure they adhere to the regulations set forth by the Joint Code Enforcement/Building Department.   | Underway   | Ongoing Activity   |
| 2. Promote the use of Housing Tax Credits where applicable.   | Underway   | GICH / Cotton Mill Project   |
| 3. Ensure that new adjacent and infill construction is architecturally compatible to existing structures.   | Underway   | Ongoing Activity   |
| 4. Promote the creation of upscale lodging within the City.   | Underway   | Ongoing Activity   |
| 5. Promote traditional neighborhood development with a mix of housing types, styles, and price points.  | Underway   | GICH   |
| 6. Promote community involvement through action groups and citizen participation and programs such as Neighborhood Watch.   | Not Accomplished   | No formal program(s) initiated; Knotty Pine area has unofficial program. Will include in new STWP. |
| 7. Public assistance and investment should be focused where needed to ensure that redeveloping neighborhoods become more stable, mixed-income communities with a larger percentage of owner-occupied housing. | Underway   | GICH   |
| 8. Utilize state and federal assistance programs to address housing needs.  | Underway   | City is a CDBG / CHIP applicant and recipient.   |
| 9. Work toward enhancing connectivity between adjacent residential areas and downtown Hawkinsville by improving existing and installing new pedestrian and bike amenities.                                    | Underway   | Improving existing; no new sidewalk construction.  |
| 10. Continue to develop alternative housing options in historic downtown Hawkinsville (such as high quality lofts and apartments).  | Underway   | Pillowtex project. Considering zoning changes to allow in downtown.                                |
| 11. Encourage and support the establishment of village centers that incorporate everyday needs and conveniences into redeveloping neighborhoods.  | Underway   | GICH   |

|   |           |  |
|---|-----------|--|
| 12. Consider performing a Housing Assessment as a follow-up activity to DCA's Housing Market Study. | Completed |  |
| 13. Work to remediate dilapidated housing and declining neighborhoods within the City.              | Underway  | Ongoing Activity<br>GICH                                   |
| 14. Consider offering educational opportunities for first time homebuyers.                          | Underway  | Conducted Housing Fairs via<br>GICH.                       |
| 15. Georgia Initiative for Community Housing (GICH)   | Completed | Designation complete; imple-<br>mentation underway.        |
| 16. Create low-income housing as part of the Pillowtex Mill Project.                                | Underway  | Underway, using Low-Income<br>Housing Tax Credits (LIHTC). |
| 17. Consider establishing a Housing Plan.   | Underway  | Underway via GICH.   |

## NATURAL AND CULTURAL RESOURCES

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|---|--|---|
| 1. Promote the use of Historic Preservation Tax Credits.  | Underway   | BHT / Hawkinsville Historic Preservation Commission (HPC) |
| 2. Establish and implement a formal tourism program to emphasize City and County historic, cultural, natural, ecological, and agricultural resources.                                       | Underway   | Chamber / BHT / Enduring Farmlands Scenic Byway           |
| 3. Promote nature-based tourism activities throughout the County.   | Underway   |   |
| 4. Continue the redevelopment, revitalization, and beautification of Hawkinsville’s historic commercial downtown and adjacent residential areas.  | Underway   |   |
| 5. Market downtown as a heritage tourism destination.   | Underway   |   |
| 6. Promote cooperative efforts between Hawkinsville Downtown Development Authority, Chamber of Commerce, Urban Redevelopment Agency, Better Hometown, and Historic Preservation Commission. | Underway   |   |
| 7. Establish a local historic district and design guidelines.   | Complete   |   |
| 8. Maintain Certified Local Government Status.  | Complete   | Ongoing Activity  |
| 9. Advocate for appropriate infill that is compatible with historic development patterns and building design in historic residential and commercial sections of the City.                   | Underway   | Ongoing Activity  |
| 10. Pursue designation as a Preserve America Community.   | Complete   |   |
| 11. Continue to protect environmentally sensitive areas in the community.   | Underway   | River Initiatives   |
| 12. River walk project (parks, playground facilities, up-graded boat dock facilities, nature trail expansion).  | Underway   | Some activities completed; others underway.               |

|  |          |   |
|--|----------|---|
| 13. Support Opera House [owned by City and leased to Hawkinsville/Pulaski Arts Council (HPAC)] for programming and events, continue to lease for cultural activities.                | Underway | Ongoing Activity  |
| 14. Seek funding to continue implementation of façade improvement grant program to renovate and restore downtown storefronts.  | Underway | Funding assistance not currently available, but local program initiative is still active. |
| 15. Continue to implement the Greenspace Plan.   | Complete | Rolled into River initiatives.  |
| 16. Capitalize on the Jefferson Davis Heritage Trail in heritage tourism and economic development efforts.   | Underway |   |
| 17. Continue to collaborate with the only recognized Creek Tribe in Georgia, located in Tama Town, on cultural and heritage projects in the City of Hawkinsville and Pulaski County. | Underway | Ongoing Activity  |

**LAND USE**

| <b>Activity</b>  | <b>Status<br/>(Complete, Underway, Post-<br/>poned, Not Accomplished)</b> | <b>Explanation</b>   |
|--|---|--|
| 1. Work to create clear gateways and improve aesthetics of entrance corridors through the use of corridor overlay zoning and other best management practices.  | Underway  | Some activities completed (i.e. Gateway Grant, entrance signage/landscaping); others are underway. |
| 2. Practice effective land use planning to ensure growth occurs in a managed and controlled manner rather than as sprawl development, particularly along the Hwy. 341 corridor and entrance corridors into downtown. | Underway  | Ongoing Activity – Constantly reviewing/updating land use/zoning codes.                            |
| 3. Encourage neo-traditional development techniques and consider allowing neighborhood commercial centers be incorporated into new subdivisions.   | Not Accomplished  | No formal program developed; not a community priority.   |
| 4. Promote compatible infill development and redevelopment with existing surrounding development.  | Underway  |  |
| 5. Ensure zoning regulations are in accordance with vision and desired development patterns.   | Underway  | Ongoing Activity – Constantly reviewing/tweaking zoning regulations.                               |
| 6. Consider establishing a formal Annexation Plan.   | Underway  | Considered but nothing has been incorporated into a formal plan.                                   |

## COMMUNITY FACILITIES

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|---|--|---|
| 1. Expand and maintain current website and seek interconnectivity opportunities.  | Underway   |   |
| 2. Maintain/improve all City-owned parks.   | Underway   |   |
| 3. Establish a Community Market as part of the Pillowtex Mill Project.  | Accomplished   | Construction complete in August 2011.                   |
| 4. Promote, support, and utilize the Middle Georgia Technical College Hawkinsville Workforce Development Center.                                | Underway   |   |
| 5. Support and promote the programs and operations of Pulaski County Schools including the Head Start facility and Alternative Learning Center. | Underway   |   |
| 6. Evaluate options and work toward establishing a long-term solution to address water/sewer infrastructure revenue issues.                     | Underway   |   |
| 7. Construct downtown parking that includes paving, landscaping, and lighting.  | Not Accomplished   | Will include in new STWP with more specific-area focus. |

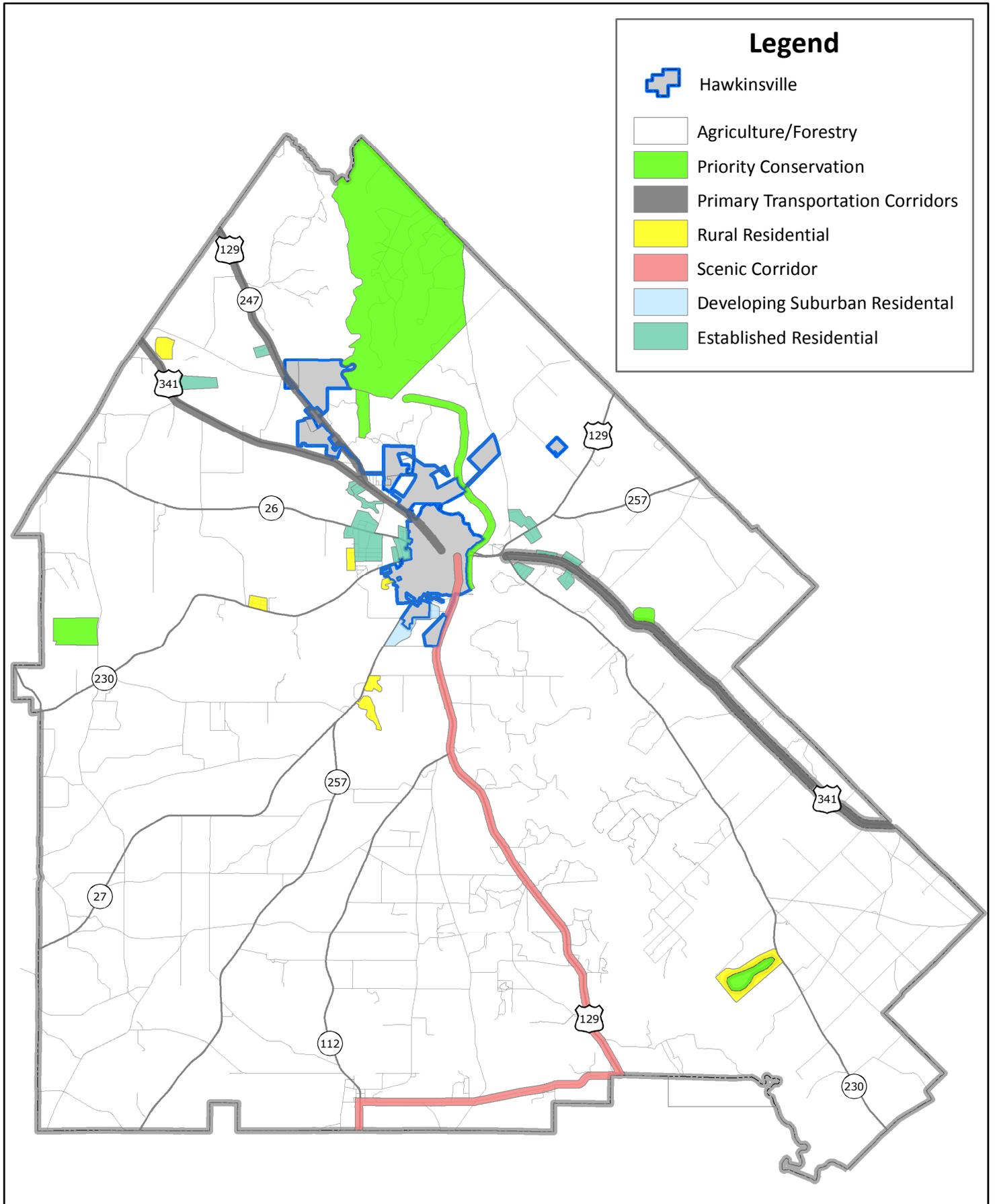
## INTERGOVERNMENTAL COORDINATION

| Activity   | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation   |
|--|--|---|
| 1. Continue to capitalize on the existing partnerships, strong leadership, and cooperation between governments and organizations.              | Underway   |   |
| 2. Encourage total community involvement.  | Underway   | Underway via Archway Partnership, GICH, and other initiatives.  |
| 3. Adopt updated Service Delivery Strategy to remain eligible to receive State funding for various projects.                                   | Completed  | 2011  |
| 4. Ensure the enforcement of State minimum standard construction codes through the Hawkinsville-Pulaski Code Enforcement/ Building Department. | Underway   | Ongoing effort – Also, periodic code changes are adopted and enforced.  |
| 5. Capitalize on membership in the Middle Georgia Joint Development Authority to further economic development initiatives.                     | Underway   |   |
| 6. Consolidate City and County services wherever possible.   | Completed  | Consolidated services include Law Enforcement, Animal Control, Recreation, Code Enforcement and EMA/911. Effort underway to consolidate Fire Protection services. Will include in new STWP. |

## TRANSPORTATION

| Activity  | Status<br>(Complete, Underway, Post-<br>poned, Not Accomplished) | Explanation  |
|---|--|--|
| 1. Maintain and enhance the pedestrian-friendly atmosphere in the downtown area.  | Underway   |  |
| 2. Maintain and improve local road network and signage to meet service needs and standards.   | Underway   |  |
| 3. Promote aesthetics and the retention of rural character by including raised, landscaped medians into existing and new road/highway widening efforts. | Underway   | Activity will be modified in new STWP to state when practical or feasible and to reflect coordination with GDOT. |
| 4. Secure funding for the Hawkinsville-Pulaski County Airport runway expansion.   | Underway   |  |
| 5. Maintain/improve streetscapes and sidewalks.   | Underway   |  |
| 6. Work to ensure that streets and sidewalks in new developments are connected to adjacent developments and existing neighborhoods.                     | Completed  | Reflected in local development regulations – Applies when practical and/or feasible.                             |
| 7. Complete a Pedestrian Facility/Sidewalk Infrastructure Improvement Plan for the City of Hawkinsville.  | Completed  | Completed in May 2008.   |

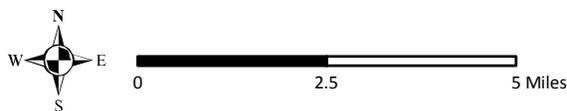
# Pulaski County, Georgia - Future Development Map



### Legend

- Hawkinsville
- Agriculture/Forestry
- Priority Conservation
- Primary Transportation Corridors
- Rural Residential
- Scenic Corridor
- Developing Suburban Residential
- Established Residential

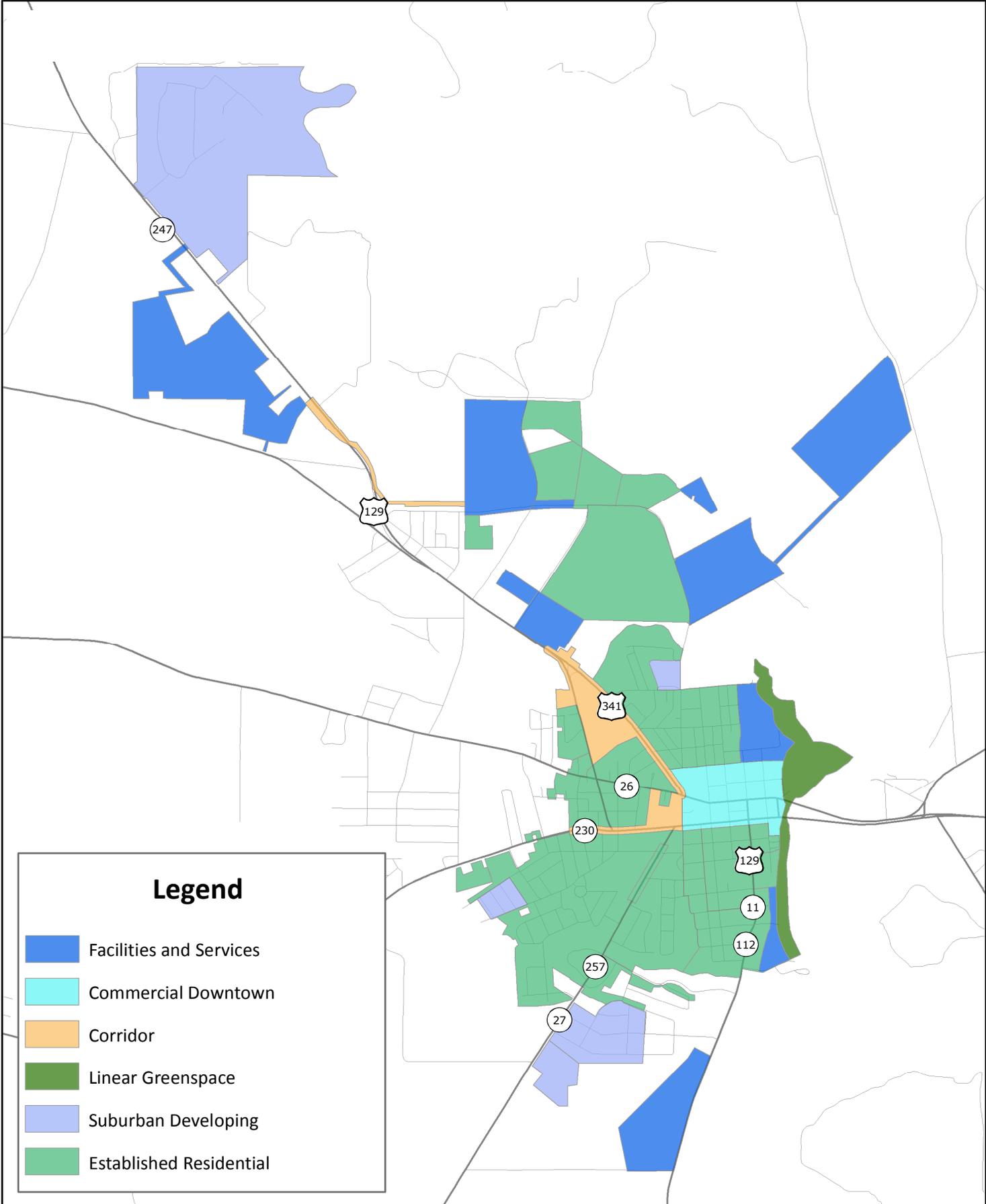
September 9, 2011



Prepared by:

Middle Georgia Regional Commission

# City of Hawkinsville, Georgia - Future Development Map



August 23, 2011



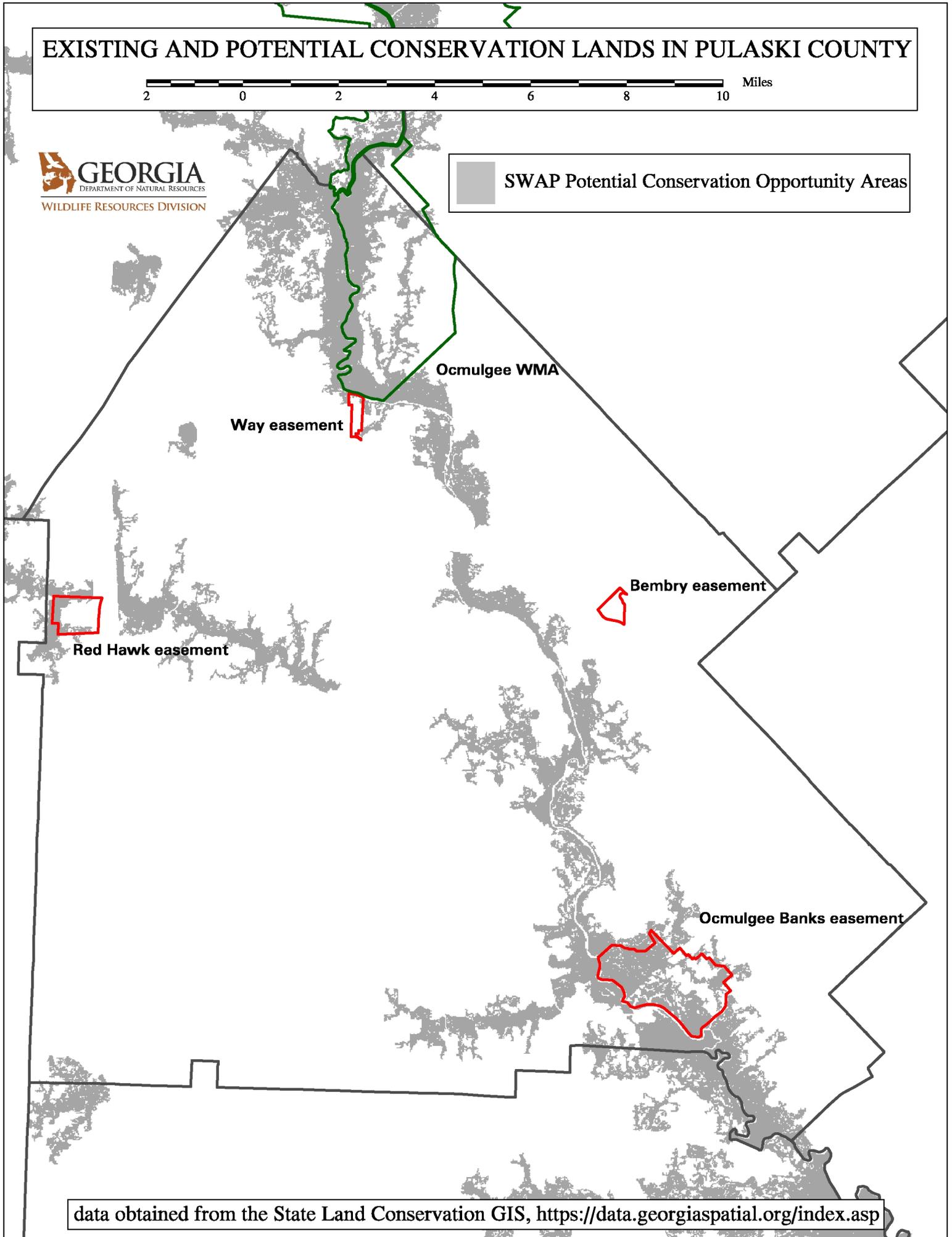
Prepared by:



# EXISTING AND POTENTIAL CONSERVATION LANDS IN PULASKI COUNTY



SWAP Potential Conservation Opportunity Areas



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

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

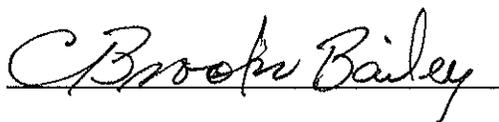
**WHEREAS:** O.C.G.A. 50-8-1 et seq. gives the Department of Community Affairs authority to establish standards and procedures for appropriate and timely comprehensive planning by all local governments in Georgia; and

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

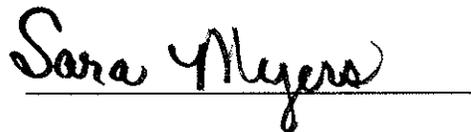
**WHEREAS,** this document was reviewed by the Georgia Department of Community Affairs and was found to be in compliance with the Local Planning Requirements.

**THEREFORE:** Be it resolved that Pulaski County does hereby adopt the updated Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville.

Signed and sealed this 12 day of December 2011.



C. Brooks Bailey, Sole Commissioner



Witness

**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 updated Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville.

**Signed and sealed this 6<sup>th</sup> day of February 2012.**



Henry Cravey, Chairman



Evelyn Herrington, City Clerk