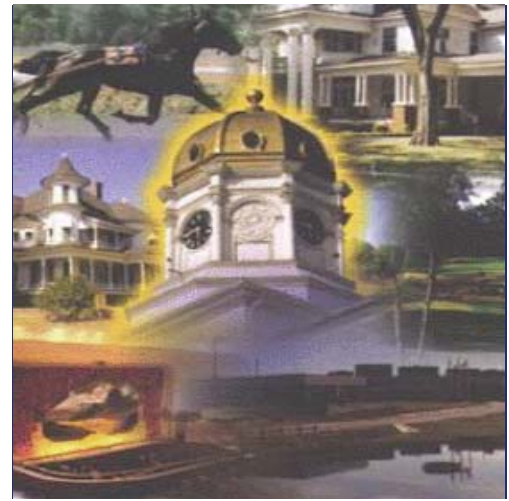


# ***Pulaski County and City of Hawkinsville***

## **Joint Comprehensive Plan**



**Community Assessment**

**FY 2011**

---

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE

JOINT COMPREHENSIVE PLAN:  
COMMUNITY ASSESSMENT

February 2011

Prepared with Assistance from



175 Emery Highway, Suite C

Macon, Georgia 31217

T: 478-751-6160

F: 478-751-6517

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

# Contents

---

<b>Introduction.....</b>	<b>4</b>
<b>Potential Issues and Opportunities .....</b>	<b>6</b>
Population.....	7
Economic Development.....	8
Housing .....	9
Transportation .....	11
Community Facilities and Services.....	12
Natural and Cultural Resources .....	14
Land Use .....	16
Intergovernmental Coordination .....	17
<b>Analysis of Existing Development Patterns .....</b>	<b>18</b>
Existing Land Use.....	18
Areas Requiring Special Attention .....	22
Recommended Character Areas .....	24
<b>Analysis of Consistency with Quality Community Objectives.....</b>	<b>36</b>
Development Patterns.....	37
Resource Conservation.....	41
Social and Economic Development.....	43
Governmental Relations.....	46
<b>Appendix - Maps .....</b>	<b>47</b>

# INTRODUCTION

---

## *Purpose*

The Community Assessment is intended to present a factual and conceptual foundation upon which the rest of the Joint Pulaski County-City of Hawkinsville Comprehensive Plan is built. The Community Assessment involved the collection and analysis of relevant data and information related to a series of community planning elements. These elements include population; economic development; housing; transportation; community facilities and services; natural, cultural and historic resources; land use and development patterns; and inter-governmental coordination. This report reflects the results of that analysis and is intended to be used as a guide by community leaders and relevant stakeholders during the development of the Community Agenda.

## *Scope*

There are four primary components of the Community Assessment: (1) identification of potential issues and opportunities facing the community, (2) analysis of existing development patterns, to include identification of areas requiring special attention and recommended character areas within the community, (3) an evaluation of current local policies, activities, and development patterns for consistency with the State's Quality Community Objectives, and (4) supporting analysis of data and information.

The Community Assessment has been prepared in executive summary format to be used as a practical reference tool for local decision-makers and stakeholders throughout the remainder of the planning process. The supporting data and information utilized in compiling the results of the assessment are contained in the Technical Addendum.

## *Methodology*

The Community Assessment has been prepared in accordance with the Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1) established by the Georgia Department of Community Affairs and effective May 1, 2005. The Assessment is primarily a synopsis of community characteristics resulting from an extensive review of existing policies, plans, regulations and data sources. Pulaski County and the City of Hawkinsville, recognizing the importance of intergovernmental collaboration, have elected to plan jointly for their future.

---

## *Community Profile*

Pulaski County is located in south-central Georgia about 140 miles west of the Georgia Coast, 130 miles south of Atlanta, and 120 miles east of Columbus. It is a rural community with a population just under 10,000. It encompasses approximately 162,112 acres, or 247 square miles, and is the 111th largest county in Georgia. Pulaski County was created on December 13, 1808 from what was then Laurens County. The County began to grow in 1826 when the upper part of Dooly County was added and then later, part of Houston County was added by the General Assembly. This additional land allowed the creation of the current county seat, the City of Hawkinsville. Once the capital of the Creek Confederacy, the county was named after Casimir Pulaski (1747-1779), an exiled Polish count and American Revolutionary War brigadier general who became the father of the U.S. Calvary, who died trying to recapture Savannah from the British. The Creeks continued to reside in the area until the end of the nineteenth century when treaties declared the land part of the American territory.

Conveniently located on the Ocmulgee River, the City of Hawkinsville became an important center for transporting freight. Today, the city is the terminal county seat of highways leading in from seven adjoining capitals – the Cities of Perry, Cochran, Eastman, Abbeville, Vienna, Cordele and Oglethorpe; earning the city the title of “Hawkinsville, the Highway Hub.” The City of Hawkinsville is also know as the “Harness Horse Capital of Georgia,” and has been the winter home for harness horse training since the early 1920s, serving horsemen from many Northern and Midwestern states. The city and county celebrate with the Hawkinsville Harness Festival every spring. The City of Hawkinsville was named for Colonel Benjamin Hawkins, a Revolutionary War hero and the federal Indian Agent for the four Southeastern tribes.

# POTENTIAL ISSUES AND OPPORTUNITIES

---

During the Community Assessment, a number of important issues and opportunities potentially facing Pulaski County and the City of Hawkinsville were identified for further consideration. This list of issues and opportunities will be refined through stakeholder involvement and public participation, with a final agreed upon list presented in the Community Agenda.

It is also important to note, while listed under individual planning elements (i.e. economic development, housing, etc.) many of the issues and opportunities identified in this document overlap and encompass one or more elements. For example, river initiatives such as the Pulaski River Walk and the Ocmulgee Blueway involve not only the provision of recreational facilities and services, but opportunities for increased intergovernmental coordination as well as the protection of natural resources. Another example is the effort at extending the runway at the Hawkinsville-Pulaski Airport. The airport is not only a community facility; it is an important transportation-related asset, as well as having economic development implications.

# Population

---

- **Plan for 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.
- **Growth Rate Disparity.** Pulaski County and the City of Hawkinsville estimate, and local data indicates, that the 2010 Census will show an increase in growth rates rather than the decrease that the 2000 Census predicted. Increased population growth will result in an increased demand for infrastructure and services to be provided within the community. Local officials must plan now for the growth that is anticipated to occur within the next 20 years, rather than wait to react when the demand outpaces the supply.
- **Identify Initiatives to Address Rising Senior Population.** Seniors are the fastest growing population segment in the United States. According to the U.S. Department of Health and Human Services' Administration on the Aging, people 65+ represented 12.4 percent of the population in the year 2000 but are expected to grow to be 19 percent of the population by 2030. 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.
- **Decline in Population Under 18.** According to US Census Bureau population projections, the City and County will experience a significant decline in the number of school age children. These projections indicate that by the year 2025, there will be zero high school age (14-17) kids living in the either the city or county. Local trends and indicators are not in accordance with the Census Bureau's projections; however, any significant increases or decreases in student enrollment will have implications on the school system and its programs.
- **Population Location Shift.** Census projections indicate that the number of total households in Pulaski County will experience an increase and those in the City of Hawkinsville will decrease. While this has the potential to impact the provision of services, local trends and indicators are not in accordance with the Census Bureau's projections.

# 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 Technology Park. With the current efforts to secure a tenant for its speculative building and the recent infrastructure improvements made to 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, Hwy. 341, Hwy. 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.



# Housing

---

- **Demographic Changes.** The number of total households is projected to decrease in the City of Hawkinsville but increase in Pulaski County, with the average household size in both the city and county projected to decrease over the planning period. 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.
- **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.
- **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.
- **Types of Housing.** The predominate 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. Opportunities exist to encourage the development of a variety of housing choices of different types, styles, and price points.
- **Lodging Options.** 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.

- 
- **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.

# 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 bikeways 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 proposed Enduring Farmlands Scenic Byway affords Pulaski County not only an opportunity to showcase its agrarian landscape, but to also 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 (HB 277).

# 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. Site selectors 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.
- **New 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.
- **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. 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. To date, local officials have not been successful in obtaining grant funding assistance.
  - **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 hope to serve as a catalyst in development of an Ocmulgee River Blueway, a 54-mile stretch with various access points in Twiggs, Houston, Bleckley and Pulaski Counties.
  - **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.
  - **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 toward acquiring land and securing funding to construct a skateboard park.

# Natural and Cultural Resources

---

- **Encroaching Development.** Neighboring Houston County is one of the most rapidly developing counties in the State of Georgia. It is very likely that development and growth in Houston County will accelerate the demand for housing, schools, and health services in Pulaski County. Development also has the potential to greatly decrease the amount of agricultural and forestry lands and open space areas.
- **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 stories of commercial buildings to be used for loft apartments and condominiums. Employing appropriate rehabilitation techniques to existing historic buildings and ensuring that newly constructed buildings are compatible in style and scale to the historic structures is essential to maintaining the integrity and character of downtown Hawkinsville. The downtown has the potential to serve as a focal point for community and economic development; therefore, continued support of the redevelopment efforts is vital to maintain the city's small town identity and the quality of life while increasing economic development.
- **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 to make the City's abundance of historic residential buildings eligible for the 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.
  - **Capitalize on Tourism Assets & 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*.

# Land Use

---

- **Vacant Sites and Buildings.** These areas, particularly those in and around the City of Hawkinsville, should be targeted for appropriate, compatible infill development and redevelopment consistent with the historic features and architecture of the community.
- **Compatible Infill Development.** Hawkinsville has already begun some redevelopment initiatives in its historic commercial center and should continue to 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.
- **Incompatible, Encroaching Development.** Agricultural and forestry land has the potential to be encroached upon by development, particularly in the northern part of the county near Houston County.
- **Unattractive Commercial Corridors.** Strip commercial development combined with a lack of landscaping along Highway 129/341 and Broad Street and Progress Avenue creates an unattractive entrance into the City of Hawkinsville.
- **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.



# 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 ensuring 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 proposed Ocmulgee River Blueway project and Pulaski River Walk provides 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 closely together 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 Georgia Scenic Byway. Hawkinsville Better Hometown is sponsor of the proposed 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 as well as involving the Middle Georgia Regional Commission, Heart of Georgia Altamaha Regional Commission, and the Georgia Department of Transportation.

# ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

---

## *Existing Land Use*

Pulaski County's Future Land Use Plan, which was adopted in 2005, strives to promote responsible stewardship of a community's natural and cultural resources to ensure balanced growth in the future. The plan provides a basis and support for any future land development regulations Pulaski County wishes to adopt in the future. In addition to compiling existing land use data, the plan establishes a number of new land use categories in order to guide future development patterns and achieve a healthy balance of residential, commercial and open space. The new future land use categories will be reviewed in greater detail in the Community Agenda portion of this document. The Pulaski County Future Land Use Plan sets forth two overall goals for future land use and development within the community:

- Preserve and protect the remaining open space and agricultural land in Pulaski County.
- Guide new development so that impact on the environment and surrounding areas is minimized.

Existing land use data for Pulaski County was collected in 2004 and 2005 through a combination of windshield surveys and tax office data. This information was used to classify the land according to seven (7) standard land uses. The following are the categories and descriptions of the existing land uses in Pulaski County:

- Agriculture
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Residential
- Transportation/Communication/Utility

### **Residential**

Land in this category is designated as being used for single-family detached housing. There are no existing multi-family housing units in the unincorporated areas of Pulaski County. Stick-built as well as mobile and manufactured housing are present in Pulaski County. There are several residential subdivisions present in this area, but for the most part, individuals own the remaining lots.

### **Commercial**

Commercial activities in the unincorporated areas of Pulaski County are concentrated in areas adjacent to the current Hawkinsville city limits. These businesses, for the most part, are general community-oriented services such as convenience stores and self-storage businesses.

### **Industrial**

Land designated for industrial uses most commonly provides for manufacturing facilities, processing plants, factories, warehousing, wholesale trade facilities, mining or mineral extraction activities, and other similar practices. The community's most prominent industries is Hollingsworth & Vose. The City of Hawkinsville received a grant from the OneGeorgia Authority in 2003 to construct a workforce development center in the

---

Hawkinsville Industrial and Technology Park which allowed Middle Georgia Technical College to expand class offerings to the Hawkinsville-Pulaski community.

### **Public/Institutional**

Land designated for public and/or institutional use includes facilities that are used for state, federal, and local government purposes. In the unincorporated areas of Pulaski County these include: Pulaski County schools, churches, cemeteries, nursing homes, the Hawkinsville-Pulaski County Airport, the U.S. National Guard Armory, and a station of the U.S. Naval Space Surveillance System. With the exception of churches and cemeteries, these uses are also located adjacent to the current Hawkinsville city limits.

This land use category will continue to provide for existing and future public, state, federal, and local government uses and/or institutional use, including facilities used for public purposes. Some of these public purposes include: Pulaski County schools, churches, cemeteries, the Hawkinsville-Pulaski County Airport, the U.S. National Guard Armory, and the Hawkinsville Station of the U.S. Naval Space Surveillance System.

### **Transportation/Communication/Utilities**

Land in this category is designated for infrastructure such as roadways, railways, power lines, telephone lines, gas lines, and fiber optic lines. Infrastructure present in the unincorporated areas of Pulaski County that are placed in this category are the road system (county, state, and national) and the water service provided by the Hartford Water Authority. All other services are provided within the Hawkinsville city limits.

### **Park/Recreation/Conservation**

This category is dedicated to public and private land used for recreation-oriented activities such as swimming, hunting, and fishing. Pulaski County and the City of Hawkinsville have a joint Parks and Recreation department. Therefore, the only areas in the unincorporated portions of Pulaski County that can be placed in this land use category are the Ocmulgee Wildlife Management Area and Mock Springs. The Ocmulgee Wildlife Management Area is a State-owned conservation area. Only about 15 percent, 5,000 acres, of the area is located in Pulaski County. The remaining 27,000 acres are located in Bleckley and Twiggs Counties. Hunting and fishing are permitted in the area with the appropriate licenses. Mock Springs is a local swimming area comprised of approximately 12.6 acres. Visitors can rent inner tubes, swim, or just relax by the natural spring.

This land use designation includes both publicly and privately owned lands and/or facilities. This may include parks, playgrounds, golf courses, recreation centers and similar uses. Also in this category are publicly and privately-owned lands allocated primarily for fishing, hunting, forestry, and agriculture as well as natural lands not currently in use and land not anticipated to develop by 2025.

### **Agriculture/Forestry**

Uses in this category include not only agricultural practices but forestry lands as well. According to tax parcel data, 93 percent of land in Pulaski County is devoted to either agricultural or forestry practices. Some of these practices include row crops, orchards, and horticultural businesses. Forested land includes not only commercial timber practices, but also areas reserved for hunting space. This land is all held in private ownership.

The following tables illustrate the breakdown by acreage and percent of the Existing Land Uses in both Pulaski County and the City of Hawkinsville.

<b>EXISTING LAND USE: PULASKI COUNTY</b>		
<b>CATEGORY</b>	<b>ACREAGE</b>	<b>PERCENTAGE (%)</b>
Agriculture (AG)	137,931.23	89.32
Commercial (C)	966.00	0.63
Industrial (I)	434.78	0.28
Park/Recreation/Conservation (P/R/C)	5311.35	3.44
Public/Institutional (P/I)	1005.11	0.65
Residential (R)	8777.00	5.68
Transportation/Communication/Utilities (T/C/U)	6.49	0.00
<b>TOTALS</b>	<b>154,431.96</b>	<b>100.00</b>

<b>EXISTING LAND USE: CITY OF HAWKINSVILLE</b>		
<b>CATEGORY</b>	<b>ACREAGE</b>	<b>PERCENTAGE (%)</b>
Agriculture (AG)	304.33	10.35
Commercial (C)	629.87	21.42
Industrial (I)	530.77	18.05
Park/Recreation/Conservation (P/R/C)	91.97	3.13
Public/Institutional (P/I)	272.43	9.27
Residential (R)	1109.92	37.75
Transportation/Communication/Utilities (T/C/U)	0.73	0.03
<b>TOTALS</b>	<b>2940.02</b>	<b>100.00</b>

The predominate land use type within unincorporated Pulaski County is agriculture. When combined with the Park/Recreation/Conservation category, these areas account for nearly 93 percent of the land area within the unincorporated county. Residential uses comprise slightly less than 6 percent and are primarily rural residential with some subdivision-type developments mostly located off of state highways.

---

The remaining land uses, totaling less than 1 percent each, are Commercial, Public/Institutional and Industrial. The Commercial and Public/Institutional uses are mostly located closer to the City of Hawkinsville, concentrated along major highways (341, 230, and 112), and include the Pulaski State Prison for Women and the Hawkinsville-Pulaski County Airport. The result is a low population density, contributing to the rural nature of the county and the fact that agricultural-related activities constitute an important source of economic revenue for residents of the county.

Within the City of Hawkinsville, single-family residential is the most dominant land use, comprising 37.75 percent of the total land area. The City of Hawkinsville was laid out on a grid system with a downtown commercial district surrounded by traditional residential neighborhoods; however, as one travels farther out from the downtown area, the residential neighborhoods become more suburban in design with larger lots, deeper setbacks and more prominent attached garages. The second largest land use is Commercial at 21.42 percent with these uses predominately located within downtown and along highway corridors. Industrial uses account for 18.05 percent of the total area within the City and are primarily located within Hawkinsville's two industrial parks, the West Industrial Park and Hawkinsville Technology Park.

At 10.35 percent, Agricultural uses are a notable use in the City; however, as the community continues to grow and develop, agricultural uses within the city limits will likely decline. Public/Institutional uses account for 9.27 percent and includes the community's government buildings, educational facilities (Board of Education, primary and secondary schools and the Middle Georgia Technical College Hawkinsville Workforce Development Center) and Taylor Regional Hospital. The remaining uses within the City are Park/Recreation/Conservation totaling 3.13 percent and Transportation/Communication/Utilities with only 0.03 percent. It should be noted that the City has nearly the same percentage of its total acreage attributed to the Park/Recreation/Conservation category as Pulaski County (3.44%).

# Areas Requiring Special Attention

---

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

## *Areas of Significant Natural/Cultural Resources (particularly where these are likely to be intruded upon or otherwise impacted by development)*

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

## *Areas of Rapid Development (or where change of land use is likely to occur)*

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

## *Areas Where Development May Be Outpacing Availability of Community Facilities/ Services (including transportation)*

- The area near the Highway 341 bypass is experiencing some development, mostly residential; area not currently served by water and wastewater infrastructure.
- Former Town Creek Golf Course.

---

### *Areas in Need of Redevelopment (in terms of physical appearance, including strip commercial corridors)*

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

### *Large Abandoned Structures or Sites (including those that may be environmentally contaminated)*

- Historic Taylor Memorial Hospital in downtown Hawkinsville.
- Abandoned warehouses in downtown Hawkinsville.
- Former chicken houses scattered throughout the county.
- Abandoned housing in Hawkinsville.
- Pillowtex Mill Facility.
- Former NeSmith Gas Station on Commerce Street.

### *Areas with Significant Infill Development Opportunities (scattered vacant sites)*

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

### *Areas of Significant Disinvestment, Poverty, or Unemployment (substantially higher than average levels for the community as a whole)*

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

# Recommended Character Areas

---

A “Character Area” is defined as a specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, historic district, neighborhood or transportation corridor),
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern), or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area within the community where more detailed, small area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve or otherwise influence its future development patterns in a manner consistent with the community vision. The following table identifies these potential character areas. These areas will be modified, changed or removed based upon input from stakeholders, the steering committee and local government officials during the Community Agenda phase of the Comprehensive Planning Process. The tables below are accompanied by initial Character Area Maps for Pulaski County and the City of Hawkinsville located in the Appendix.



<p style="text-align: center;"><b>HAWKINSVILLE CHARACTER AREA</b></p>	<p style="text-align: center;"><b>RECOMMENDED DEVELOPMENT STRATEGY</b></p>
<p><b>Cemetery</b></p> <p>Includes the City of Hawkinsville’s Orange Hill and Pine Bloom Cemeteries.</p>	<ul style="list-style-type: none"> <li>• Ongoing maintenance and upkeep.</li> </ul>
<p><b>Corridor</b></p> <p>Combination of In-Town and Gateway Corridors having both undeveloped and developed land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community which is already or likely to experience uncontrolled strip development if growth is not properly managed.</p> <ul style="list-style-type: none"> <li>• Highway 341/129</li> <li>• Highway 230</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on appearance with appropriate signage, landscaping and other beautification measures.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> <li>• Gradually convert corridor to attractive boulevard with signage guiding visitors to downtown and scenic areas around the community.</li> <li>• The appearance of the corridor can immediately be improved through streetscaping enhancements (street lights, landscaping, etc.).</li> <li>• In the longer term, enact design guidelines for new development including minimal building setback requirements from the street, to ensure that the corridors become more attractive as properties develop or redevelop.</li> <li>• Corridors leading to downtown should be attractive, where development is carefully controlled (or redevelopment tools are used) to maintain or improve appearances.</li> <li>• Reduce the role and impact of automobiles in the community by employing attractive traffic-calming measures along major roadways and exploring alternative solutions to parking congestion.</li> <li>• Provide basic access for pedestrians and bicycles, consider vehicular safety measures including driveway consolidation and raised medians (which also improve safety for bike/peds).</li> <li>• Coordinate land uses and bike/ped facilities with transit stops where applicable.</li> </ul>

<p><b>Downtown/Historic Area</b></p> <p>The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.</p> <ul style="list-style-type: none"> <li>• Downtown Hawkinsville</li> <li>• Includes the National Register Commercial and Industrial Historic District</li> <li>• Better Hometown District</li> <li>• Local Historic District</li> </ul>	<ul style="list-style-type: none"> <li>• Downtown should include relatively high-density mix of retail, office services, and employment to serve a regional market area.</li> <li>• Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums.</li> <li>• Design should be very pedestrian-oriented, with strong, walkable connections between different uses.</li> <li>• Road edges should be clearly defined by locating buildings at roadside parking in the rear.</li> <li>• Enhance the pedestrian-friendly environment, by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, schools, etc.</li> <li>• New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.</li> </ul>
<p><b>Harness Track</b></p> <p>A unique horse training facility – the only one of its kind in the State of Georgia.</p>	<ul style="list-style-type: none"> <li>• Maintain the rural environment of the areas around the training center.</li> <li>• Promote compatible, low impact land uses if/when development occurs.</li> </ul>
<p><b>Historic Area</b></p> <p>Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.</p> <ul style="list-style-type: none"> <li>• Residential structures with construction dates ranging from the early 1900s through mid-century</li> <li>• Potentially eligible for listing in the Georgia and National Registers of Historic Places</li> </ul>	<ul style="list-style-type: none"> <li>• Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.</li> <li>• Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.</li> <li>• New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.</li> <li>• Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.</li> <li>• Linkages to regional greenspace/trail system should be encouraged as well.</li> </ul>

<p><b>Medical</b></p> <p>Taylor Regional Hospital is an award-winning rural medical facility providing a valuable service to Hawkinsville-Pulaski County as well as surrounding areas.</p>	<ul style="list-style-type: none"> <li>• Encourage compatible, supporting uses to locate in areas adjacent to the hospital.</li> <li>• <i>See also: Corridors.</i> The Hospital is located on a major Gateway corridor into downtown Hawkinsville.</li> </ul>
<p><b>Light Industry</b></p> <p>Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation or other nuisance characteristics.</p>	<ul style="list-style-type: none"> <li>• Develop or, where possible, retrofit as part of planned industrial park having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc.</li> <li>• Incorporate signage and light guidelines to enhance quality of development.</li> </ul>
<p><b>Linear Greenspace, Trail, Pedestrian/Bike Network</b></p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking and jogging.</p> <ul style="list-style-type: none"> <li>• Areas adjacent to the Ocmulgee River (i.e. River walk, Uchee Shoals City Boat Landing)</li> </ul>	<p>Create these linkages by:</p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways.</li> <li>• Set aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>

<p><b>Office Park</b></p> <p>Typically campus-style development characterized by high degree of access by vehicular traffic; on-site parking; low degree of open space; moderate floor-area-ratio.</p>	<ul style="list-style-type: none"> <li>• Focus upon encouraging pervious paving and screening of cars and other unattractive aspects of businesses.</li> <li>• Use buffers to separate from adjacent uses.</li> <li>• Encourage greater mix of uses (such as retail and services to serve office employees) to reduce automobile reliance/use on site.</li> </ul>
<p><b>Prison</b></p> <p>Pulaski State Prison is a women’s prison located in Pulaski County east of the City of Hawkinsville.</p>	<ul style="list-style-type: none"> <li>• Promote the development of institutional support facilities.</li> </ul>
<p><b>Suburban Area Developing</b></p> <p>Area where pressures for the typical types of suburban residential subdivision developments are greatest (due to availability of water and sewer service). Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high-to-moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear.</p> <ul style="list-style-type: none"> <li>• Bozeman Crossing</li> <li>• Areas southwest of downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Promote moderate density, traditional neighborhood development (TND)-style residential subdivisions.</li> <li>• New development should be master-planned with mixed-uses, blending residential development with schools, parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.</li> <li>• There should be strong connectivity and continuity between each master planned development.</li> <li>• There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.</li> <li>• Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.</li> <li>• Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and additional bicycle and pedestrian facilities.</li> </ul>

<p><b>Traditional Neighborhood Stable</b></p> <p>A neighborhood having relatively well-maintained housing, possess a distinct identity through architectural style, lot and street design, and has higher rates of homeownership. Location near declining areas of town may also cause this neighborhood to decline over time.</p> <p>Areas North, East and Southwest of the downtown commercial district</p>	<ul style="list-style-type: none"> <li>• Focus on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new architecturally compatible housing.</li> <li>• Include well-designed new neighborhood activity center at appropriate location, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> <li>• Strong pedestrian and bicycle connections should also be provided to encourage these residents to walk/bike to work, shopping, or other destinations in the area.</li> </ul>
<p><b>Traditional Neighborhood Declining</b></p> <p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with neighborhood residential use.</p> <ul style="list-style-type: none"> <li>• Residential areas directly adjacent to the downtown commercial district</li> </ul>	<ul style="list-style-type: none"> <li>• Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> </ul>

**Traditional Neighborhood Declining/  
Historic Area**

An area that retains the majority of its original historic housing stock but conditions are deteriorating due to deferred property maintenance and a decreasing rate of homeownership.

- Residential structures with construction dates ranging from the late 1800s through mid-century
- Potentially eligible for listing in the Georgia and National Registers of Historic Places

- Protect historic properties from demolition and encourage rehabilitation with appropriate incentives, including National Register of Historic Places designation, which enables eligibility for tax incentive programs.
- Historic properties should be maintained or rehabilitated/restored according to the Secretary of the Interior’s Standards for Rehabilitation.
- New development in the area should be of scale and architectural design to fit well into the historic fabric of that area.
- Pedestrian access and open space should be provided to enhance citizen enjoyment of the area.
- Linkages to regional greenspace/trail system should be encouraged as well.
- Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.
- Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.

<p><b>PULASKI COUNTY CHARACTER AREA</b></p>	<p><b>RECOMMENDED DEVELOPMENT STRATEGY</b></p>
<p><b>Agriculture</b></p> <p>Lands in open or cultivated state or sparsely settled, including woodlands and farmlands.</p>	<p>Maintain rural character by:</p> <ul style="list-style-type: none"> <li>• Strictly limiting new development.</li> <li>• Protecting farmland and open space by maintaining large lot sizes (at least 10 acres).</li> <li>• Promoting use of conservation easements by land owners.</li> <li>• Residential subdivisions should be limited, but if minor exemptions are made, they should be required to follow a rural cluster zoning or conservation subdivision design. Any new development should be required to use compatible architecture styles that maintain the regional rural character and should not include “franchise” or “corporate” architecture.</li> <li>• Widening roadways only when absolutely necessary.</li> <li>• Carefully designing the roadway alterations to minimize visual impact.</li> <li>• Promoting these areas as passive-use tourism and recreation destinations.</li> </ul>
<p><b>Conservation</b></p> <p>Primarily undeveloped natural lands and environmentally sensitive areas not suitable for development, e.g. scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.</p> <ul style="list-style-type: none"> <li>• Wildlife Management Area (north portion of County)</li> </ul>	<p>Maintain natural, rural character by:</p> <ul style="list-style-type: none"> <li>• Not allowing any new development</li> <li>• Promoting use of conservation easements.</li> <li>• Widening roadways in these areas only when absolutely necessary.</li> <li>• Carefully designing the roadway alterations to minimize visual impact.</li> <li>• Promoting these areas as passive-use tourism and recreation destinations.</li> </ul>

<p><b>Declining Neighborhood</b></p> <p>An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of use that may not be compatible with neighborhood residential use.</p> <ul style="list-style-type: none"> <li>• Three areas located east of the City of Hawkinsville along Highways 129, 341, and 230</li> </ul>	<ul style="list-style-type: none"> <li>• Public assistance and investment should be focused where needed to ensure that the neighborhood becomes more stable, mixed-income community with a larger percentage of owner-occupied housing.</li> <li>• Vacant properties in the neighborhood offer an opportunity for infill development of new, architecturally compatible housing.</li> <li>• The neighborhood should, however, also include well-designed new neighborhood activity center at an appropriate location, which would provide a focal point for the neighborhood, while also providing a suitable location for a grocery store, hardware store, and similar appropriately-scaled retail establishments serving neighborhood residents.</li> </ul>
<p><b>Gateway Corridor</b></p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.</p> <ul style="list-style-type: none"> <li>• Corridors on the westside of the City of Hawkinsville: <ul style="list-style-type: none"> <li>• Highway 129/247</li> <li>• Highway 341</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Focus on appearance with appropriate signage, landscaping and other beautification measures.</li> <li>• Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>• Retrofit or mask existing strip development or other unsightly features as necessary.</li> </ul>
<p><b>Highway Corridor</b></p> <p>Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.</p> <ul style="list-style-type: none"> <li>• Highway 341 on the eastside of the City of Hawkinsville</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain a natural vegetation buffer (at least 50 feet in width) along the corridor.</li> <li>• All new development should be set-back behind this buffer, with access roads, shared driveways or inter-parcel road connections providing alternate access to these developments and reducing curb cuts and traffic on the main highway.</li> <li>• Encourage landscaped, raised medians to provide vehicular safety, aesthetics and also pedestrian crossing refuge.</li> <li>• Provide pedestrian facilities behind drainage ditches or curb.</li> <li>• Provide paved shoulders that can be used by bicycles or as emergency break lanes.</li> <li>• Manage access to keep traffic flowing; using directory signage to developments.</li> <li>• Unacceptable uses: new billboards.</li> </ul>



<p><b>Linear Greenspace</b></p> <p>Area of protected open space that follows natural and manmade linear features for recreation, transportation and conservation purposes and links ecological, cultural and recreational amenities.</p> <p>Greenways can provide safe, efficient pedestrian linkages and at the same time give users an opportunity to enjoy the natural environment. Properly designed greenways can serve as an alternative transportation network, accommodating commuting to work or shopping as well as recreational biking, skateboarding, walking and jogging.</p> <ul style="list-style-type: none"> <li>• Area along the Ocmulgee River (including Mile Branch Park and Boat Ramp and Riverwalk)</li> </ul>	<p>Create these linkages by:</p> <ul style="list-style-type: none"> <li>• Linking greenspaces into a pleasant network of greenways.</li> <li>• Setting aside land for pedestrian and bicycle connections between schools, churches, recreation areas, city centers, residential neighborhoods and commercial areas.</li> </ul>
<p><b>Rural Residential</b></p> <p>Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open spaces, pastoral views and high degree of building separation.</p> <ul style="list-style-type: none"> <li>• Scattered areas throughout the county, primarily located adjacent to major highway corridors (i.e. Highways 341, 230, and 27)</li> </ul>	<p>Maintain rural atmosphere while accommodating new residential development by:</p> <ul style="list-style-type: none"> <li>• Permitting rural cluster or conservation subdivision design that incorporates significant amounts of open space.</li> <li>• Encouraging compatible architecture styles that maintain the regional rural character, and should not include “franchise” or “corporate” architecture.</li> <li>• Wherever possible, connecting to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.</li> <li>• Can be designed for greater pedestrian orientation and access, more character with attractive clustering of buildings within the center, leaving open space surrounding the center.</li> </ul>

<p><b>Scenic Corridor</b></p> <p>Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.</p> <ul style="list-style-type: none"> <li>Proposed Enduring Farmlands Scenic Byway route</li> </ul>	<ul style="list-style-type: none"> <li>Establish guidelines on development to protect the characteristics deemed to have scenic value.</li> <li>Enact guidelines for new development that enhances the scenic value of the corridor and addresses landscaping and architectural design.</li> <li>Manage access to keep traffic flowing; using directory signage to clustered developments.</li> <li>Provide pedestrian linkages to adjacent and nearby residential or commercial districts.</li> </ul>
<p><b>Suburban Developing</b></p> <p>Area where pressures for the typical types of suburban residential subdivision developments are greatest (due to availability of water and sewer service). Without intervention, this area is likely to evolve with low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear.</p> <ul style="list-style-type: none"> <li>Area located just south of the Hawkinsville city limits</li> </ul>	<ul style="list-style-type: none"> <li>Promote moderate density, traditional neighborhood development (TND)-style residential subdivisions.</li> <li>New development should be master-planned with mixed-uses, blending residential development with parks, recreation, retail businesses and services, linked in a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision.</li> <li>There should be strong connectivity and continuity between each master planned development.</li> <li>There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.</li> <li>Encourage compatible architecture styles that maintain the regional character and do not include “franchise” or “corporate” architecture.</li> <li>Wherever possible, connect to regional network of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.</li> <li>Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and additional bicycle and pedestrian facilities.</li> </ul>

---

**Traditional Neighborhood**

Residential area in older part of the community typically developed prior to WWII. Characteristics include high pedestrian orientation, sidewalks, street trees, and street furniture; on-street parking; small, regular lots; limited open space; buildings close to or at the front property line; predominance of alleys; low degree of building separation; neighborhood-scale businesses scattered throughout the area.

- A number of areas closer in to the Hawkinsville city limits, primarily located along major highway corridors (i.e. Highways 129, 341 and 26)

- Already exhibiting many of the characteristics of traditional neighborhood development (TND), these older neighborhoods should be encouraged to maintain their original character, with only compatible infill development permitted.

# ANALYSIS OF CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES

---

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

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

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

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

QUALITY GROWTH OBJECTIVE	PULASKI COUNTY AND THE CITY OF HAWKINSVILLE PLANNING CONTEXT
<b>DEVELOPMENT PATTERNS</b>	
<p><b>Traditional Neighborhoods</b> Traditional Neighborhood development patterns should be encouraged, including use of a more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.</p>	<ul style="list-style-type: none"> <li>• Pulaski County’s Land Development Regulations establish a mixed use district, “for compact mixed use development, where residential and small, low-density retail and professional offices are located together. This District will be initially located adjacent to the current Hawkinsville City Limits where a mix of residential and commercial is currently located and where public water is available. The intent of this category is to deter sprawl and concentrate more intensive development in areas where annexation is likely to occur in the future.”</li> </ul>
<p><b>Infill Development</b> Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</p>	<ul style="list-style-type: none"> <li>• There are efforts underway to redevelop a former cotton mill (Leshner Mills now referred to as the Pillowtex Mill facility) into a year-round Farmers Market with retail, restaurant, coffee shop, and 70 apartments.</li> <li>• The Pulaski-Hawkinsville Chamber of Commerce initiated a year-round effort emphasizing “community image.” A result of the effort is the establishment of the City of Hawkinsville’s Urban Redevelopment Agency, whose purpose is to address blight, including abandoned homes and cars, to clean up the city, and revitalize blighted areas.</li> </ul>

**Sense of Place**

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

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

**Transportation Alternatives**

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

- In FY 2004, a sidewalk survey database was compiled for the City of Hawkinsville by the Middle Georgia RDC and the Georgia Department of Transportation (DOT). The database includes information about sidewalk condition, surface construction material, width, beginning and end points, compliance with the Americans with Disabilities Act (ADA), and the creation of a base map of the city's sidewalk network.
- A Pedestrian Facility/Sidewalk Infrastructure Improvement Plan for the City of Hawkinsville was undertaken during FY08 by the Middle Georgia RDC and Georgia DOT as a supplementary activity to the FY04 sidewalk survey. The plan provides local Public Works and other community officials with a comprehensive plan for current and future sidewalk maintenance, as well as recommendations for expansion to major activity centers and neighborhoods not currently served by pedestrian facilities.
- Pulaski County is served by a Section 5311 rural public transit system, and contract transportation is provided by the Heart of Georgia Community Action Council and Pulaski County Transit. Services provided by the agencies include: fare-based, demand response, rural public transportation, subscription, group, and scheduled response trips.
- In accordance with a contract between the Georgia DOT and the Middle Georgia RDC, a county-wide transit development plan was completed in 2007 to address existing and future mobility needs.
- The Hawkinsville-Pulaski County Airport is jointly owned and operated and currently accommodates a variety of aviation-related activities including recreational flying, agricultural spraying, police/law enforcement, and ultra-lights. The communities are applying for funding to support the extension of the existing runway from 3,000 feet to 5,500 feet which will enable the airport to serve 85 percent of corporate aircraft (and bring it into compliance with the requirements set forth in the 2003 Georgia Aviation System Plan). The extended runway will allow the airport to accommodate all single-engine and some small, twin-engine general aviation aircraft and a broad range of the corporate/business jet fleet.

**Regional Identity**

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

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



**QUALITY GROWTH OBJECTIVE****PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
PLANNING CONTEXT****RESOURCE CONSERVATION****Heritage Preservation**

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

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

**Open Space Preservation**

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

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

**Environmental Protection**

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

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

**QUALITY GROWTH OBJECTIVE**

**PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
PLANNING CONTEXT**

**SOCIAL AND ECONOMIC DEVELOPMENT**

**Growth Preparedness**

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

- Contrary to the US Census Bureau projections, Pulaski-Hawkinsville is currently experiencing a greater amount of population growth than indicated. The reasons for the growth can be attributed to the high-quality medical facilities being a major pull factor for the retirees that have been re-locating to the community. Another factor impacting population change is the community's proximity to Houston County and Robins Air Force Base; some spillover growth on the northern end of Pulaski County that borders Houston is likely to occur in the coming years.
- Pulaski County and the City of Hawkinsville have a joint code enforcement/building department, which allows for the enforcement of the State Minimum Standard Codes for Construction.
- Pulaski County and the City of Hawkinsville seek to maintain their rural identity and are working toward achieving this goal by encouraging the development of conservation subdivisions, compatible infill in already developed areas, and mixed use developments along the city limits of Hawkinsville as a way to continue the traditional growth patterns and prevent sprawl.
- The community also has the leadership in place to pursue compatible industry and business development. United Pulaski Economic Development was established to assist the local governments and Chamber of Commerce in creating and responding to growth opportunities.
- Infrastructure is in place to guide the development of new growth; these efforts include running sewer and water lines to the new industrial park and promoting their status as a Fiber Optic Community.

<p><b>Appropriate Businesses</b>  <i>The business and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability linkages to other economic activities in the region, impact on the resources in the area, and future prospects for expansion and creation of higher skill job opportunities.</i></p>	<ul style="list-style-type: none"> <li>• Agriculture is still the primary industry in Pulaski County, and complementary businesses should be sought to sustain the rural agrarian lifestyle that county resident’s desire.</li> <li>• Pulaski County and the City of Hawkinsville are characterized by a large service sector industry. Some of the largest employers are the Pulaski County State Prison and the Taylor Regional Hospital (which includes cancer treatment and wellness centers). There are also a number of supporting businesses in the county including pharmacies, medical suppliers, and doctors.</li> <li>• The county has two industrial parks, one is full and the newest one only has a spec building, complete with water and sewer infrastructure. Adjacent to the spec building, located directly off of Georgia Highway 247 is the Middle Georgia Technical College Hawkinsville Workforce Development Center, equipped to handle Quick Start and other similar programs.</li> <li>• Hollingsworth and Vose, a manufacturing company, is a major employer of residents in Pulaski County and the City of Hawkinsville.</li> </ul>
<p><b>Employment Options</b>  <i>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</i></p>	<ul style="list-style-type: none"> <li>• Pulaski County was designated an Entrepreneur Friendly Community in 2006 by the Georgia Department of Economic Development.</li> <li>• Pulaski County, the City of Hawkinsville, United Pulaski Economic Development, Chamber of Commerce, and Hawkinsville Better Hometown are all working together to encourage the diversification of business and industry within the industrial parks and the downtown commercial district.</li> </ul>

<p><b>Housing Choices</b>  <i>A range of housing sizes, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances) to promote a mixture of income and age groups in each community, and provide a range of housing choices to meet market needs.</i></p>	<ul style="list-style-type: none"> <li>• Pulaski County and the City of Hawkinsville, in particular, are working toward a greater diversification of housing options. Loft apartments are being developed over downtown storefronts. The redevelopment of the former Pillowtex Mill facility will provide some high-end apartments overlooking the Ocmulgee River that will be attractive to young professionals and people desiring a more urban lifestyle. In addition to the new, upscale housing being built, there are projects aimed at improving the condition and appearance of low and moderate-income housing.</li> <li>• The City of Hawkinsville has an Urban Redevelopment Agency, and part of its mission is the remediation of dilapidated housing within the city.</li> </ul>
<p><b>Educational Opportunities</b>  <i>Educational training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</i></p>	<ul style="list-style-type: none"> <li>• High school students have the opportunity to participate in a dual enrollment program between Hawkinsville High School and the Middle Georgia Technical College Hawkinsville Workforce Development Center.</li> <li>• In January 2007, the Middle Georgia Technical College Hawkinsville Workforce Development Center opened along Georgia Highway 247 adjacent to the spec building in the new industrial park. The Center offers regular instruction in college credit course, non-credit continuing education courses, GED, Adult Literacy training and is equipped to run the Georgia Quick Start program, which is aimed at supporting new and existing business and industry in Pulaski County.</li> <li>• Besides the Hawkinsville Workforce Development Center, there are no other higher education opportunities in Pulaski County; however there are many opportunities in nearby communities. Approximately 10 miles away in Cochran is Middle Georgia College (a two-year charter unit of the University System of Georgia); approximately 25 miles away in Warner Robins is the Middle Georgia Technical College; 35 miles away in Fort Valley is Fort Valley State University; and approximately 50 miles away in Macon is Mercer University, Wesleyan College, Macon State College, and Central Georgia Technical College.</li> </ul>

**QUALITY GROWTH OBJECTIVE****PULASKI COUNTY AND THE CITY OF HAWKINSVILLE  
PLANNING CONTEXT****GOVERNMENTAL RELATIONS****Local Self-Determination**

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

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

**Regional Cooperation**

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

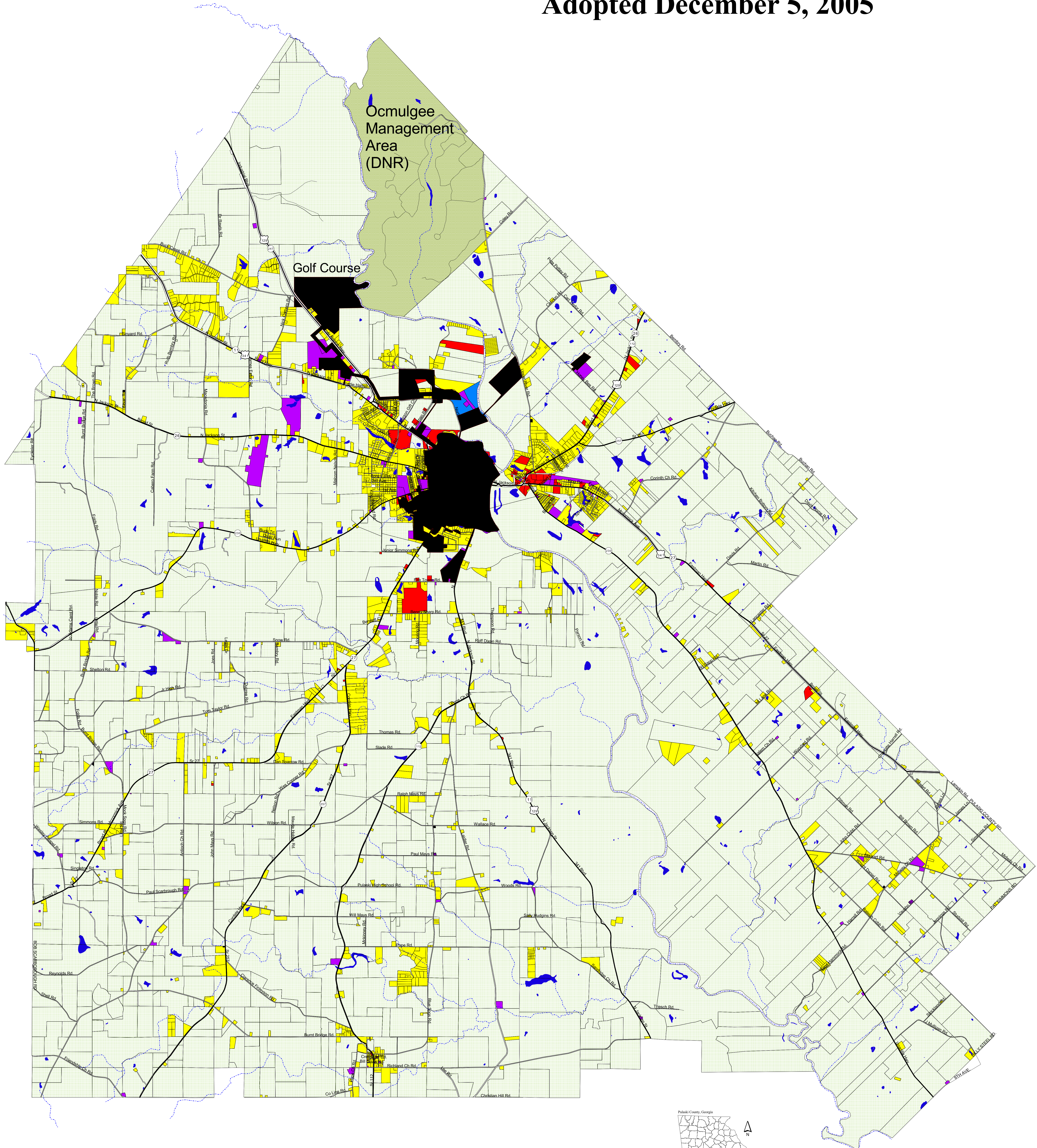
- Pulaski County, along with Houston County and Peach County, is a member of the Middle Georgia Regional Development Authority.
- Since Pulaski County borders rapidly developing Houston County, and is likely to be impacted by the growth in Houston County, they may want to consider becoming members of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

# APPENDIX - MAPS

---

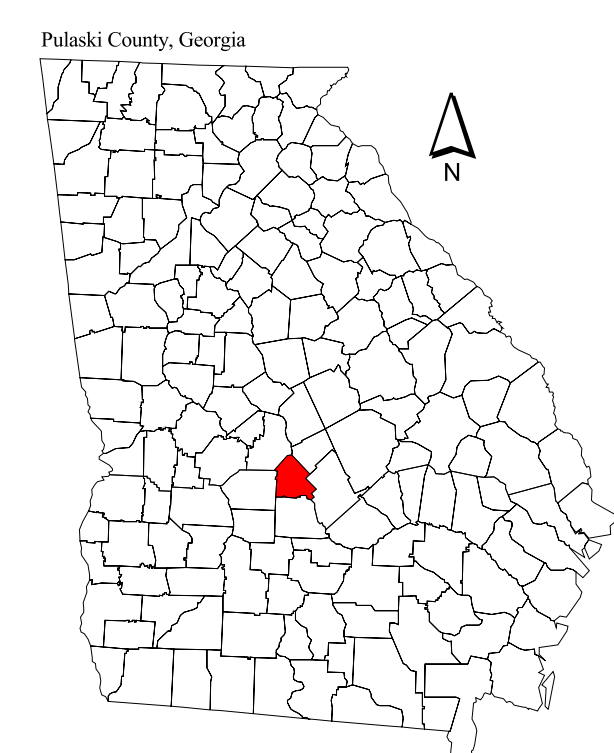
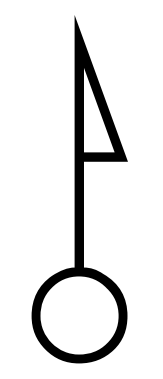
# Pulaski Existing Land Use Map

Adopted December 5, 2005



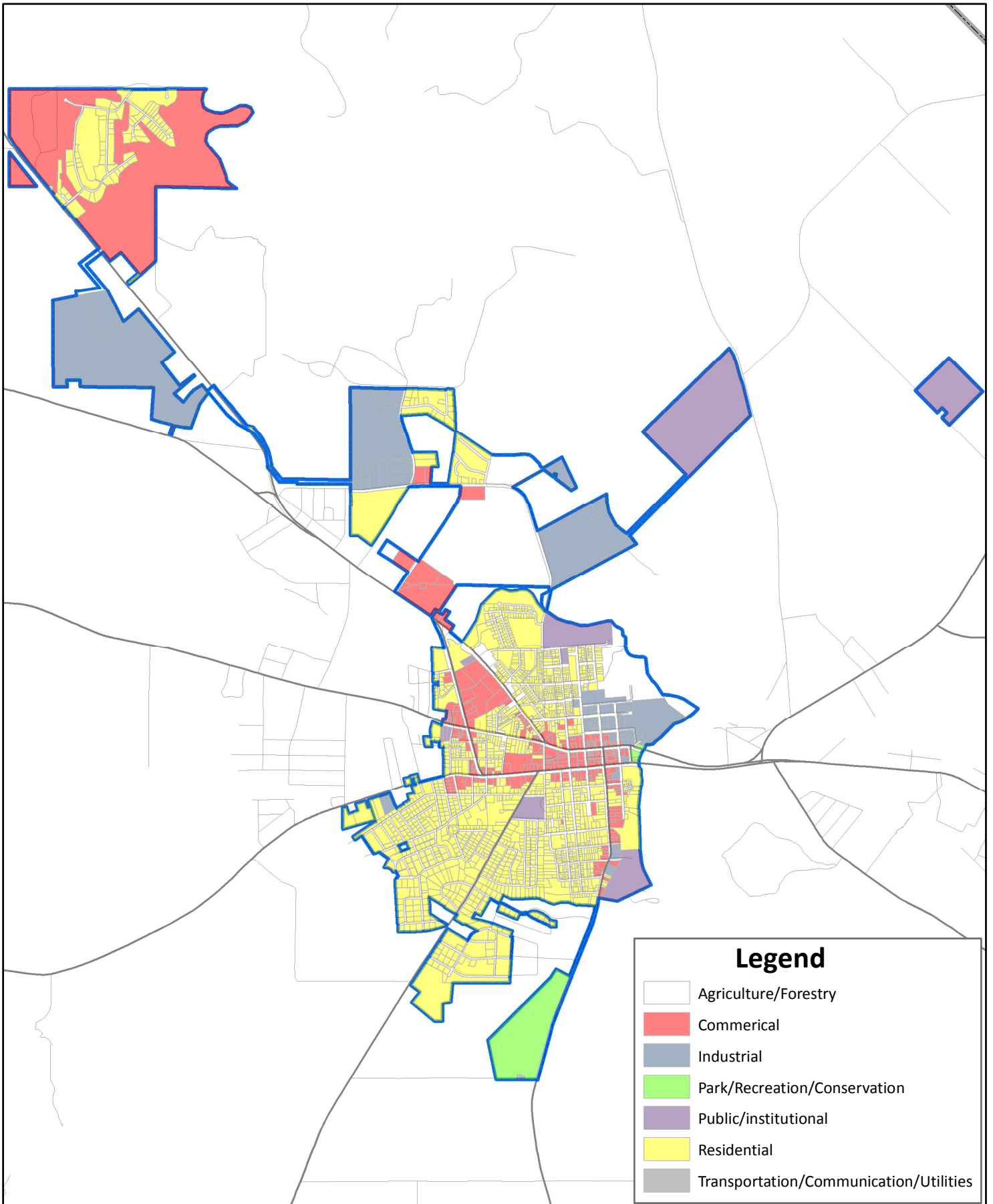
**LEGEND**

	Streams		Agriculture
	Lake/Pond		Commercial
	City of Hawkinsville		Public/Institutional
			Industrial
			Residential
			Utility
			Parks/Recreation/Conservation





# City of Hawkinsville, Georgia - Existing Land Use



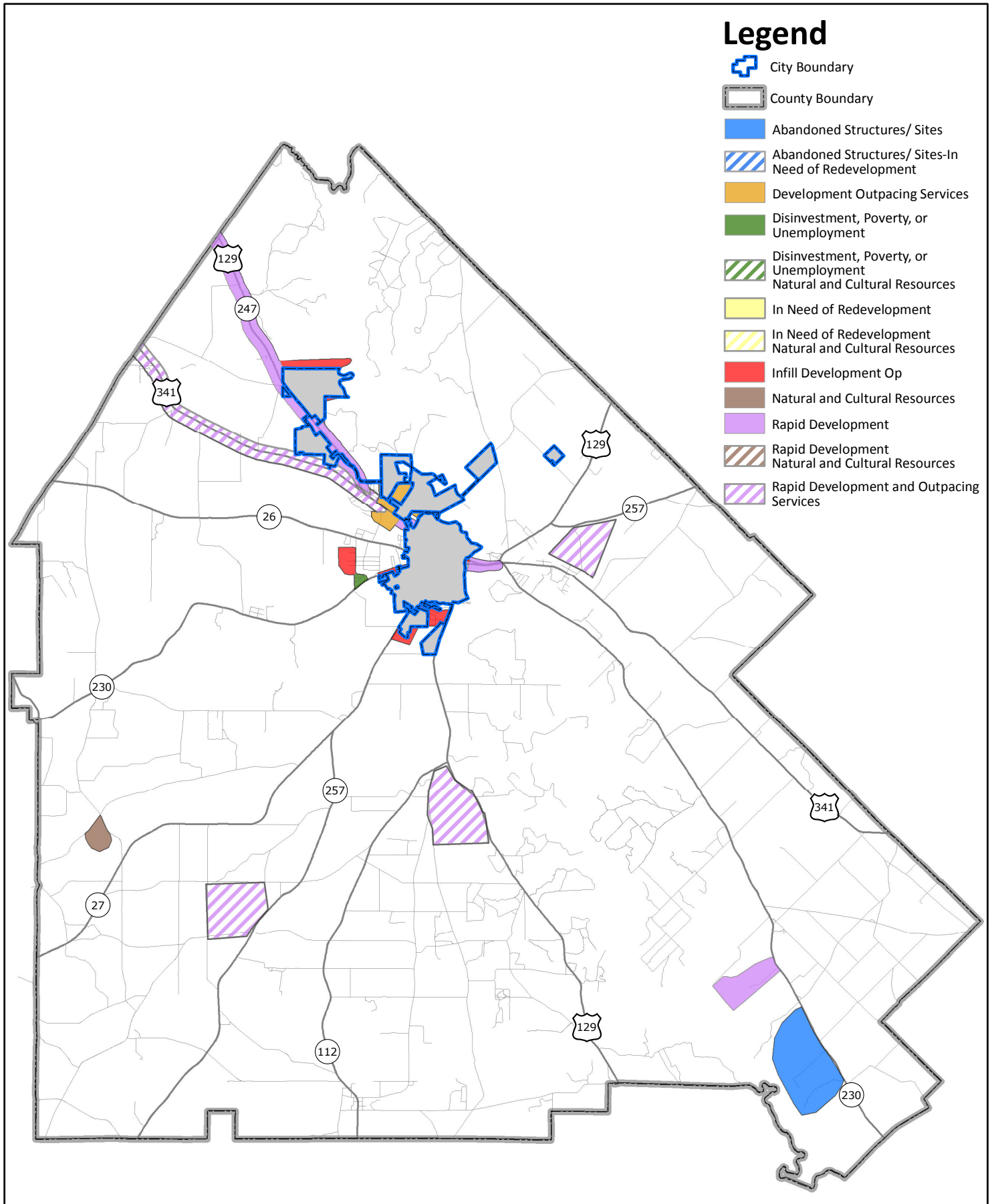
January 14, 2011



Prepared by:

 Middle Georgia Regional Commission

# Pulaski County, Georgia - Areas Requiring Special Attention

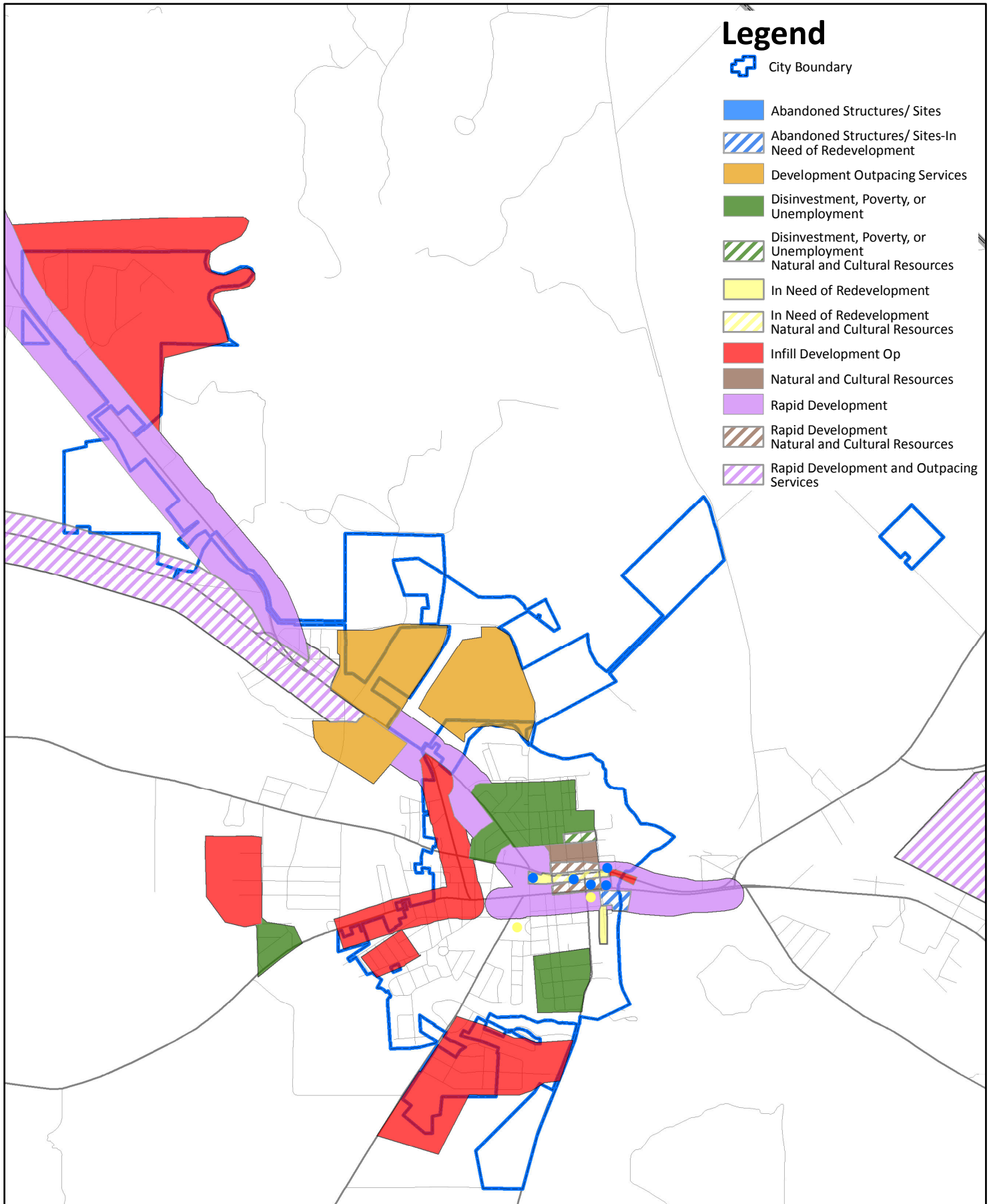


January 14, 2011

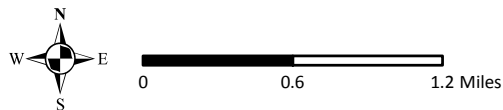
Prepared by:



# City of Hawkinsville, Georgia - Areas Requiring Special Attention



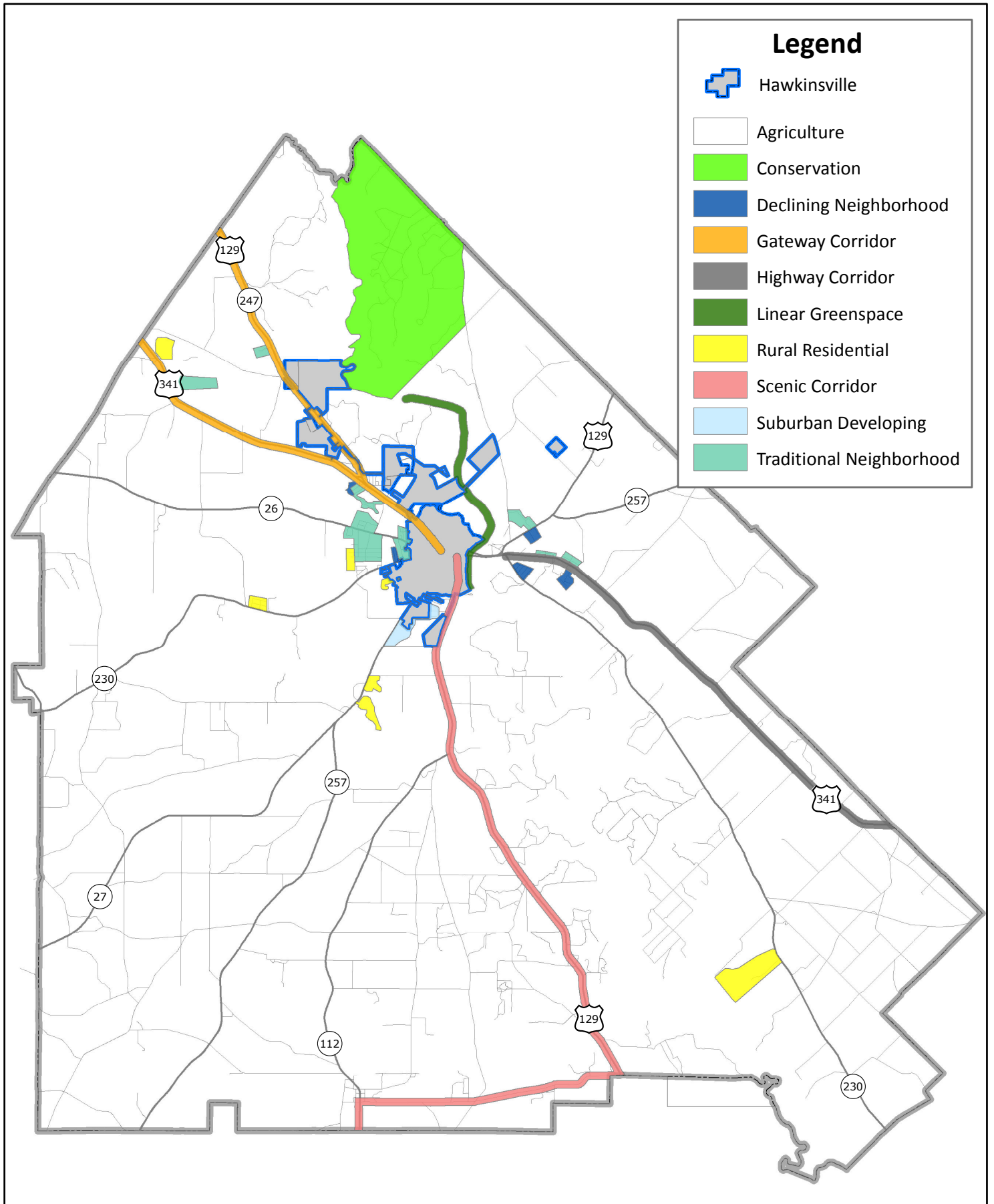
January 14, 2011



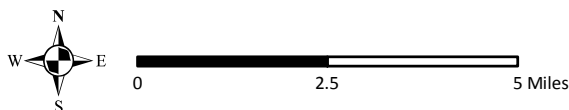
Prepared by:

 Middle Georgia Regional Commission

# Pulaski County, Georgia - Character Areas



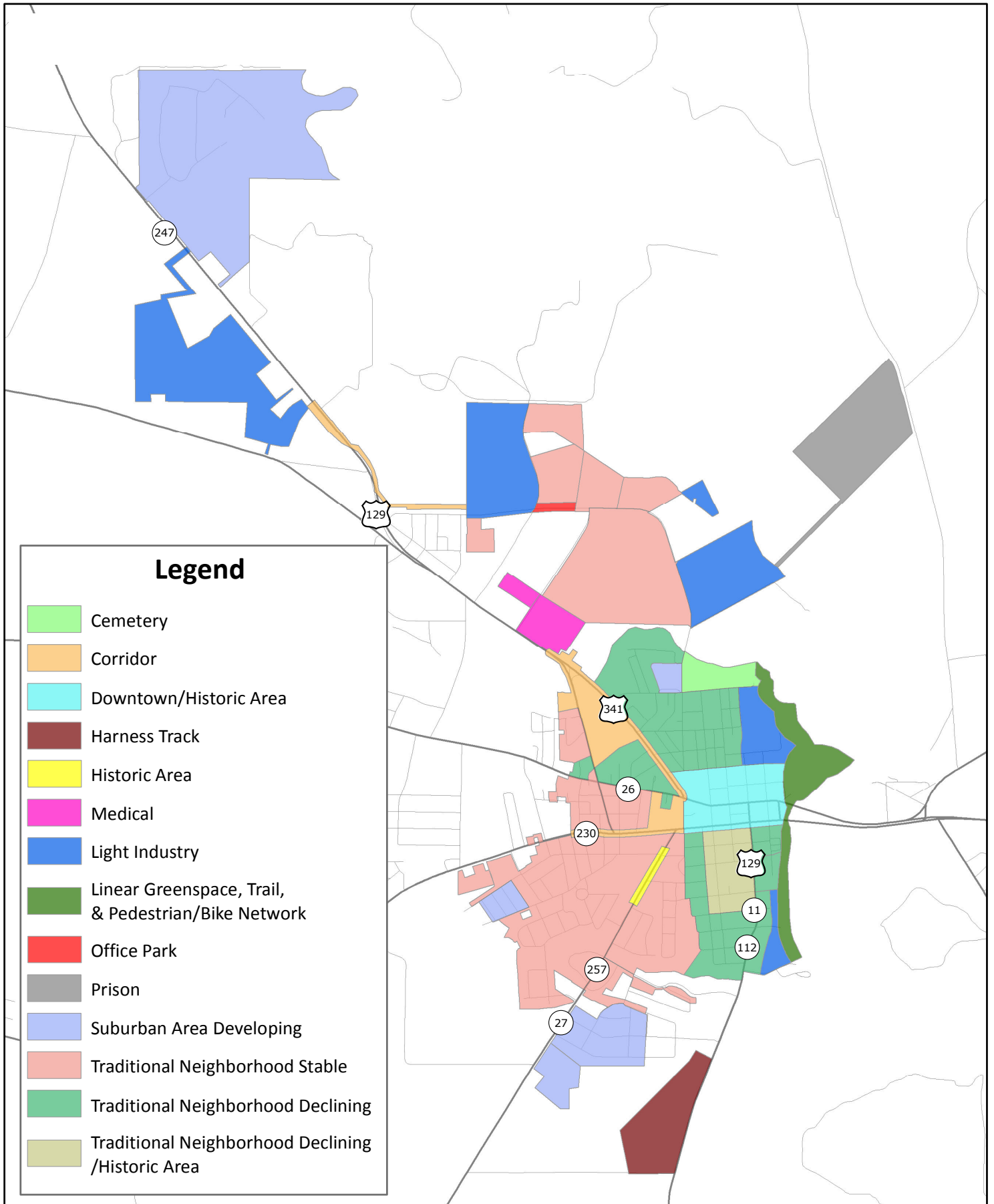
January 14, 2011



Prepared by:

 Middle Georgia Regional Commission

# City of Hawkinsville, Georgia - Character Areas



January 14, 2011



Prepared by: