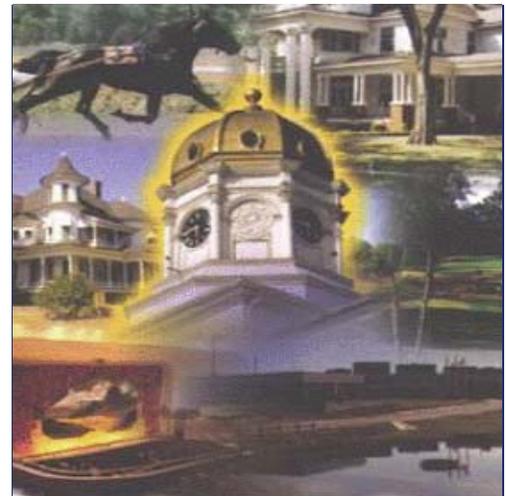


Pulaski County and City of Hawkinsville

Joint Comprehensive Plan



Technical Addendum

FY 2011

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Population

Overall, Pulaski County is a low density, heterogeneous community, experiencing low-to-moderate growth. At the time of this report the 2010 Census figures were unavailable. According to local government officials and the Pulaski County Board of Education, the 2010 Census will illustrate that the community is experiencing growth in all sectors of the population including those the 2000 Census projections indicated as having a negative growth rate (i.e. Under 18 and 21-24 age groups).

Total Population

Pulaski County is a lightly populated locality that is currently growing at a modest rate. Between 1990 and 2000, Pulaski County experienced moderate population growth and as of the 2000 Census, 9,588 residents called Pulaski County home. According to the Census, the City of Hawkinsville's population has consistently declined since 1980. Further, between 1990 and 2000, the City had a -7.0 percent growth rate, which is a 33 percent and 20 percent difference from the State of Georgia and United States, respectively.

Age Distribution

According to the 2000 Census, 23.1 percent of the county's residents in Pulaski County were age 18 or younger, while 13.3 percent were age 65 or older. Statewide, 26.5 percent were age 18 or younger, and 9.6 percent were age 65 or older. Together, comprising 36.6 percent of the total population, the 45-64 and 65-and-over age groups are higher in Pulaski County than both the State of Georgia (30.9 %) and the United States (34.4 %). This local increase in senior population is consistent with the national trend of seniors being the fastest growing segment of the total population. Pulaski County's higher than average senior population is most likely due to the community's appeal to retirees who are attracted to the area because of the temperate climate and highly rated health care facilities. Total households with children under 18 comprised 30.4 percent of all households in the county and 35.0 percent of those in the State. These figures are helpful for anticipating future demand for services such as day care and schools. The median age of Pulaski County is 36.7 years, which is also higher than that of the State of Georgia (33.4 years) and slightly higher than the United States (35.3 years).

In the City of Hawkinsville there were only two age groups with a slight increase in population between 1990 and 2000; the 45-54 age group which experienced an increase of 23 persons and the 18-20 age group with an increase of 21 persons. As with Pulaski County, the City of Hawkinsville also has a higher percentage of population in the 55-64 (10.58%) and 65 and over (16.46%) age groups than either the State (8.08% / 9.59%) or nation (8.63% / 11.78%).

Race and Ethnicity

According to the Census, 63.0 percent of Pulaski residents were white and 34.3 percent were black. Hispanics, who can be identified as either white or black in the Census data, made up 2.8 percent of the county's population. Statewide, 65.1 percent of residents were white, 28.7 percent were black, and 5.3 percent were Hispanic. The racial composition of the population is remaining fairly constant; however, as with the rest of the Georgia and United States, Pulaski County is experiencing an increase in Hispanic population (2.82 percent) but at a slower rate than Georgia (5.32%) or the United States (12.55%). In the City of Hawkinsville, racial composition is nearly evenly divided between white (48.32%) and black (49.15%). The City also experienced a slight increase in the percentage of Hispanic population (1.19%), but much less than Pulaski County (2.82%), the State of Georgia (5.32%) and the United States (12.55%).

Income

While Pulaski County's mean household income has increased significantly between 1990 and 2000, at \$44,262, it is still significantly less than the State of Georgia (\$80,077) and the United States (\$56,675). While the City of Hawkinsville's mean household income has increased, at \$38,788, it is still more than \$5,000 less than Pulaski County's and remains significantly less than that of the State of Georgia and United States. The per capita income for the City of Hawkinsville (\$16,670) and Pulaski County (\$16,435) are nearly identical (Hawkinsville is only \$235 higher) and both communities have a lower per capita income than both Georgia (\$21,154) and the United States (\$21,578).

Economic Development

Economic Base

Hawkinsville-Pulaski County maintains a large service sector industry. In particular, health services represent an integral part of the local economy. Taylor Regional Hospital, which includes cancer treatment and wellness centers, is the largest single employer in Pulaski County, and its existence has resulted in the creation of a host of ancillary services, including pharmacies, medical suppliers, and medical practices.

Manufacturing is another important industry within Pulaski County. Pulaski County maintains two industrial parks, the 285-acre Hawkinsville Technology Park and the 30-acre West Industrial Park. With the West Industrial Park built out, the Hawkinsville Technology Park offers ample space for future development. Further, the Technology Park also maintains a 100,000-square-foot speculative building. United Pulaski is currently in negotiations with a potential tenant for the spec building with a company which would initially be expected to employ 50 workers with the number increasing to 250 over two years. Additionally, Hollingsworth and Vose, a high-tech paper manufacturer, and a major employer within the county, rehired 15 of the 45 workers lost during a downsizing in 2009.

Adjacent to the spec building and directly off Georgia Highway 247 is the Middle Georgia Technical College (MGTC) Hawkinsville Workforce Development Center. This facility provides Quick Start Program services to local businesses and industries, as well as offering training in the business and technology fields to include computer repair, software applications, accounting, office administration, commercial truck driving, and aircraft structure systems.

Not surprisingly, Pulaski County has a higher percentage of employment in health services (22.63%) and manufacturing (20.72%) than both the State of Georgia (17.59% & 14.81%, respectively) and the United States (19.92% & 14.10%, respectively). Additionally, Agriculture continues to play an important part in Pulaski County's economy, representing 5.61 percent of Pulaski County's employed adult population. The county continues to maintain a rural agrarian lifestyle and supports a number of complimentary agriculture-related businesses.

The City of Hawkinsville differs minimally from Pulaski County when analyzing employment by industry, in that a slightly higher percentage of the city's workforce is employed in accommodation and food services (7.96% vs. 4.00%). This can be attributed to the vast majority of these types of business being located within the city limits and having a short commuting distance for employees who are city residents.

The businesses and industries that are encouraged to locate or expand within Hawkinsville-Pulaski County should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities within the community, impact on the resources available in the area, future prospects for expansion, and the creation of high-skill or high-wage jobs opportunities.

Labor Force

Not surprisingly, Hawkinsville-Pulaski County's employment by occupation data reflects a higher percentage in those occupations typically associated with the predominate industries located within the community, specifically, production, manufacturing, sales, service as well as management positions related to these industries. A notable exception is the high percentage (22.5%) with an occupation identified as "government." This is attributed to the large amount of Hawkinsville-Pulaski County residents employed at Robins Air Force Base (RAFB) in neighboring Houston County.

Pulaski County's agrarian emphasis is also reflected in labor force occupation data. While farming as an occupation is listed as only 1.8 percent of the labor force in Hawkinsville-Pulaski County, this is still significantly higher in comparison to the State of Georgia (0.6%) and the United States (0.7%).

One possible area of concern is related to income levels. According to the 2000 U.S. Census, the mean household income in Hawkinsville-Pulaski County was \$44,262. This is in comparison to a mean household income of \$80,077 for the State of Georgia and \$56,675 for the United States. The same trend holds true for per capita income; \$16,435 for Hawkinsville-Pulaski County, \$21,154 for Georgia, and \$21,587 for the United States. Equally alarming is a 19 percent poverty level within the community.

An analysis of labor force commuting patterns is also helpful in identifying possible economic development indicators. According to the Georgia Department of Labor, 66 percent of Pulaski County's workforce is made up of Pulaski County residents, with neighboring Dodge County providing the highest number of workers commuting to Pulaski County for employment purposes (7.8%). On the other hand, almost half (43%) of the workforce-age residents of Pulaski County travel to other counties for their employment. Houston County draws the highest percentage (14%) of Pulaski County workers, many of them employed at RAFB. The high percentage of residents traveling outside of the county for employment indicates a lack of available jobs within Hawkinsville-Pulaski County, and/or a lack of appropriate or high-wage jobs within the community.

In examining and analyzing labor force data, both Pulaski County and the City of Hawkinsville were considered separately; however, no significant or notable differences were found, thus findings are reflective of both communities.

Economic Resources

Pulaski County and the City of Hawkinsville have a number of economic development-related agencies and programs in place to guide growth and development within the community. Organizations include United Pulaski (a public/private partnership for economic development), the Chamber of Commerce, and Hawkinsville Better Hometown, all of which are involved in collaborative efforts that encourage the diversification of business and industry within Hawkinsville-Pulaski County. In working towards a unified and strategic approach in planning for and managing growth, Hawkinsville-Pulaski County adopted a Joint Urban Redevelopment Plan

in 2009. This plan, in coordination with the Hawkinsville-Pulaski Joint Comprehensive Plan, incorporates community desires and goals in promoting sustainable social and economic development within the community.

Perhaps one of the communities' most significant accomplishments was becoming a participant in the University of Georgia's Archway Partnership during 2009. The Archway Partnership simplifies access to UGA faculty and students. It is a collaborative partnership between communities and UGA, whereby an executive committee and steering committee of local citizens and community leaders work to address issues and local community needs such as education, leadership development, community health, workforce housing, government service delivery and economic development. A notable outcome of the Archway program was the institution of a five-month local adult leadership program, Pulaski Tomorrow, from which the first class graduated in October 2010.

Other accomplishments include Pulaski County's designation by the Georgia Department of Economic Development as an Entrepreneur Friendly Community in 2006 and becoming a Certified Work Ready Community in March 2010. Most recently, however, in fall 2010, Hawkinsville-Pulaski County initiated the process to become actively involved in the Georgia Department of Community Affairs' *Communities of Opportunity* program which is a collaborative, locally-driven community development strategy focused on enhancing the economic vitality of rural Georgia communities.

Some limitations facing the community in terms of economic development were highlighted in mid-2010 by Wadley-Donovan-Gutshaw Consulting (WDGC), a corporate location specialist firm. WDGC evaluated the existing workforce, economic development and marketing strategies related to available industrial and commercial buildings and presented its findings in the form of a "report card" to the Hawkinsville-Pulaski County community. These findings and recommendations of what the community needs to improve upon to increase its competitiveness in the global market range from relatively easy changes such as website upgrades, to the more difficult process of increasing educational attainment levels.

Currently, educational attainment with the Hawkinsville-Pulaski Community is lower than that of both Georgia and the United States. According to the 2000 Census, 26.3 percent of adults in Hawkinsville and 26.6 percent of adults in Pulaski County do not have high school degrees, as compared to 21.4 percent in Georgia and 19.6 percent in the United States. The graduation rate, however, in Hawkinsville-Pulaski County consolidated school system is improving. According to the Georgia Department of Education, the Hawkinsville High School graduation rate in 2010 was 80.6 percent, which is nearly a 3 percent improvement over the 77.7 percent graduation rate in 2009. Another consideration in educational attainment is SAT scores. In Pulaski County the average SAT score is 1316, which is lower than the state average of 1453 and the U.S. average of 1495 (out of a total possible score of 2400). In terms of higher education, Pulaski County is nearly on par with both Georgia and the U.S. with the number of adults that have some college (no degree). As the higher education attainment levels increase from some college to associates, bachelors and graduate/professional degrees, Pulaski County lags behind both the state and nation by approximately fifty percent in each category.

Economic Trends

Currently, major employers include: Taylor Regional Hospital, Hollingsworth and Vose (specialized paper manufacturer), ComSouth, Planters First Bank, and the Pulaski State Prison for Women. Infrastructure within Hawkinsville-Pulaski County is adequate to support current and future growth. Recent efforts made in utilizing infrastructure to promote economic growth include running water and sewer to the new industrial park. Also, Hawkinsville-Pulaski County is a Fiber Optic Community, maintaining an extensive network of 64.5 miles of fiber optic lines. This state-of-the-art infrastructure places Hawkinsville-Pulaski County in the upper tier of Georgia's communities regarding communication abilities.

Housing

Housing Types & Mix

According to the 2000 Census, housing in both Pulaski County and the City of Hawkinsville is predominantly comprised of owner-occupied, single-family detached units. The vast majority of multi-unit housing structures are located within the City of Hawkinsville; however, the vast majority of mobile homes are located in the unincorporated county. Since the 2000 Census, additional single-family housing units have been built in the Bozeman Crossing subdivision and at Southern Hills Plantation. Whereas Bozeman Crossing represents entry-level, low-to-moderate income housing, Southern Hills represents high-end housing at approximately \$275,000 and higher.

Condition & Occupancy

Housing stock in the Pulaski County and the City of Hawkinsville is significantly older than the State of Georgia Average. According to the Census 2000, approximately 31.6 percent of the total housing units in the State of Georgia were built prior to 1970. In Pulaski County and the City of Hawkinsville, these percentages were 46.2 percent and 69.4 percent, respectively. The median year for housing unit construction in Pulaski County is 1972, while in the City of Hawkinsville it is 1962—both are older than the median for the State of Georgia at 1980.

Both the City and the County have significant numbers of vacant housing structures. The 2000 Census identified 213 vacant housing units in the City and a total of 537 in the County as a whole. In 2010, the City of Hawkinsville conducted a housing assessment in three Census Block Groups surrounding downtown. The assessment area consisted of 727 housing units (or approximately 46% of the total housing units identified by the Census), and of these units, 107 (or approximately 15%) were identified as vacant.

Over the past five years, with the support of the Georgia Initiative for Community Housing (GICH), the City of Hawkinsville has developed a program to improve housing conditions within its jurisdiction. This initiative focuses on code enforcement and the removal of vacant, dilapidated residential structures. At the drafting of this plan, the City, through its Code Enforcement efforts, has caused 35 structures to be removed or rehabilitated.

Cost of Housing

Even though housing is relatively affordable, some residents have problems accessing better housing, or pay more than 30 percent of their income for shelter costs. Standard rental and owner units are available throughout the community, but cannot be accessed by those in need of better housing because they lack the necessary income, financing, or credit history. The high cost of housing has made it necessary for an increasing number of families to turn to manufactured housing and low-cost rental units as the housing of choice. Some renters are paying excessive amounts of their income for shelter, and others cannot afford the down payment or other costs related to purchasing a home. These conditions and trends are all indicators of the need for the continued construction of affordable housing, and the provision of more rental subsidies and down payment assistance.

According to the 2000 Census, the cost of housing in Pulaski County and the City of Hawkinsville is relatively inexpensive. Renters in Pulaski County and the City of Hawkinsville pay a median gross rent approximately 40-45 percent less than the statewide median. Homeowners pay approximately 26-28 percent less on monthly ownership costs than the statewide median. In Pulaski County and the City of Hawkinsville, median monthly ownership costs represent approximately 16.3 percent and 15.6 percent (respectively) of household income. This is well below the state average of 21.0 percent. However, renters in Pulaski County and Hawkinsville typically pay a higher percentage of their household income towards their gross rent.

Cost-Burdened Households

While the median monthly ownership costs in Pulaski County and Hawkinsville are comparatively low, there remain significant numbers of households that would be classified as cost-burdened—that is, contributing greater than 30 percent of their income to housing costs. In Pulaski County, 24.6 percent of owner-occupied units and 30.0 percent of renter-occupied units are cost-burdened; while in Hawkinsville 28.3 percent of owner-occupied and 34.6 percent of renter-occupied units are cost burdened. In owner-occupied units, these local percentages are higher than the state average (21.0%); however, in renter-occupied units, the local percentages are lower than the state average (35.4%).

Special Housing Needs

Segments of the population with special housing needs include the elderly, homeless, victims of domestic violence, migrant farm workers, persons with mental, physical, or developmental disabilities, persons with HIV/AIDS, and persons recovering from substance abuse. Based on local and regional growth patterns, there is an identified need to support the growing elderly population. Pulaski County does have assisted living facilities for elderly populations and numerous support services through the Area Agency on Aging and Taylor Regional Hospital to help elderly residents maintain their independent living situations. A substantial need for other special needs segments of the population has not been identified and, therefore, few specialized housing options currently exist in Pulaski County; however, numerous facilities exist in nearby Warner Robins.

Jobs-Housing Balance

According to the Georgia Department of Labor's 2009 Area Labor Profile, only 66 percent of the persons working in Pulaski County actually live within the county. This may be a product of the relatively low-wages paid in Pulaski County. The average weekly wage for all industries in Pulaski County is approximately 18 percent less than the average weekly wage in the Pulaski County area and 26 percent less than the statewide average. The development of new housing geared toward low-to-middle income households may attract a greater percentage of persons employed in Pulaski County to establish their residence there.

Transportation

As indicated previously, the City of Hawkinsville is known as the “Highway Hub” because it has highways leading in from seven adjoining county seats. While this provides convenient access and connectivity to surrounding areas, it also results in a large volume of truck traffic traveling through the city and county each day. This highway network consists of U.S. Highways 129 and 341 and State Highways 247, 112, 26, 257, 27, 230, and 11.

Pulaski County, being rural in nature, has no mass public transit available; however, the county does participate in the Section 5311 Program. Section 5311 is the name of the Federal funding program administered by the Federal Transit Administration (FTA) to provide assistance for rural public transportation. The Middle Georgia Community Action Agency, the contracted transportation provider, offers fare-based, demand response, rural public transportation to any eligible resident of the county.

Additionally, Pulaski County has Department of Human Services (DHS) coordinated transportation available for eligible DHS clients. The Middle Georgia Community Action Agency is again the contracted transportation provider for this service, and provides transportation services for Pulaski County residents that are clients of the following human service agencies or programs: Pulaski County Senior Center; Pulaski County Department of Family and Children Services; Pulaski Goodworks; Pulaski County Developmental Disabilities (DD) Center; Department of Labor Vocational Rehabilitation Program-Perry Hub; and the Step One Recovery Center. Coordinated Transportation is an essential service in Pulaski County in that it allows for greater access to human services for the elderly, the disabled, and those with limited transportation options.

Currently, Pulaski County has no designated bicycle routes; however, two potential routes have been identified as part of the community’s proposed Enduring Farmlands Scenic Byway, which runs from the City of Hawkinsville into Wilcox County. The two proposed routes along the Byway are U.S. 129/SR 11 and Mattie Richland Church Road. Additionally, there is a proposed multi-use trail that will connect the Pulaski River Walk to the Ocmulgee Heritage Trail in the City of Macon. These bicycle-pedestrian initiatives are outlined in the recently updated (2010) *Bicycle and Pedestrian Plan for the Middle Georgia Region*.

Pulaski County and Hawkinsville have no issues related to parking, to include the downtown Hawkinsville area; however, as mentioned previously, truck traffic does sometimes pose a congestion problem. Hawkinsville-Pulaski County is served by three interstate and 22 intrastate motor freight carriers. Additionally, the Golden Isles Parkway (U.S. 341) runs directly through the city and much of the county on its way to the Georgia Coast, where the state’s two deep-water sea ports are located (Savannah and Brunswick). An abandoned rail line runs from Hawkinsville to the City of Cochran in neighboring Bleckley County; however, there are currently no active rail operations in either the City of Hawkinsville or Pulaski County.

The Hawkinsville-Pulaski County Airport is currently designated as a Level I – Minimum Standard General Aviation Airport. The Airport, situated on 25 acres, is jointly owned and operated by the City of Hawkinsville and Pulaski County. The Airport currently accommodates a variety of aviation-related activities including recreational flying, agricultural spraying, police/law enforcement, and ultra lights.

In recent years, community officials have sought funding assistance through the AIRGeorgia Program for extension of the runway from 3,000 feet to 5,500 feet. The runway extension project will require a land acquisition of 44 acres of private property. The extended runway will allow the Hawkinsville-Pulaski County Airport to accommodate all single-engine and some small, twin-engine general aviation aircraft and a broad range of the corporate/business jet fleet. When industries are looking to expand or relocate, their representatives seldom drive to prospective communities; they typically fly on corporate aircraft. Community leaders and economic development professionals view the Hawkinsville-Pulaski County Airport as a strategic component in their efforts to enhance the area's overall economy.

Community Facilities and Services

Water and Sewerage

The City of Hawkinsville is the service provider for water and sewer within the city limits. In unincorporated Pulaski County, citizens utilize private wells and septic systems with the lone exception of a private water system that provides service to the unincorporated community of Hartford.

Currently, the City of Hawkinsville has sufficient capacity to meet current demands as well as opportunity for system expansion. If public water and sewer were to become available in the unincorporated areas of the county, development could occur at higher densities than currently allowed. Future community land use planning should seek to identify appropriate areas where higher density housing, such as apartments and condominiums will be allowed, as well as diverse types of commercial development.

Stormwater Management

In recent years, regulations from the U.S. Environmental Protection Agency (EPA) and the Georgia Department of Natural Resources Environmental Protection Division (EPD) have placed significant emphasis on the importance of local governments managing stormwater runoff, which is one of the leading sources of water pollution for local streams and rivers.

Pulaski County and the City of Hawkinsville both have developed and adopted Soil Erosion and Sedimentation and Pollution Control Ordinances which have been approved by Georgia EPD and found to be in compliance with the Georgia Erosion and Sedimentation Act. Additionally, both communities have adopted Floodplain Management Ordinances which address land development activities and stormwater management issues.

Solid Waste Management

Pulaski County and the City of Hawkinsville have a Joint Solid Waste Management Plan that was formally adopted by both jurisdictions in October 2007. Currently, there are no solid waste disposal facilities located in Pulaski County with the exception of an inert landfill managed by the City of Hawkinsville and utilized primarily for the disposal of yard trimmings. All solid waste is collected and transported to the neighboring Houston County Landfill.

Other Facilities and Services

Identified as a top community priority through the Hawkinsville-Pulaski County Archway Partnership, government service delivery is high on the agenda of both citizens and local officials. Pulaski County and the City of Hawkinsville place a strong emphasis on the effective and efficient provision of facilities and services for local residents. A recent example of this is the continuation of a voter approved Special Purpose Local Option Sales Tax (SPLOST) that occurred in July 2010. Approved by more than 60 percent of the voters, a significant portion of the SPLOST revenues will go towards law enforcement, fire protection and road improvements. Other projects include a multipurpose facility at the Pulaski County Recreation Department, renovations to the Hawkinsville Opera House, and a new, much needed City Hall for Hawkinsville.

Additionally, both communities have been diligent and aggressive in pursuing funding assistance when needed for such things as facility improvements and infrastructure upgrades. Recent examples include a Community Development Block Grant (CDBG) awarded to the City of Hawkinsville for replacement of old water lines and installation of fire hydrants in the Orchard Hill Subdivision; another CDBG award for street, drainage and sidewalk improvements in Northwest Hawkinsville; and construction of a Pulaski County Headstart facility; again, made possible through CDBG funding assistance.

Pulaski County is also fortunate to have an abundant number of recreational opportunities available for residents and visitors alike. These include facilities for baseball, football, track, soccer and tennis; 6,000 acres for hunting/fishing in the Ocmulgee Wildlife Management Area; certified shooting range; 18-hole championship golf course; and the State's only harness racing facility. Additionally, the Ocmulgee River runs the length of the county as well as along the eastern border of the City of Hawkinsville. Efforts are underway for improving access and usability of the river as well as establishing a Blueway.

There are a number of notable facilities located within Hawkinsville-Pulaski County that afford the community opportunities for increased economic development, efficient delivery of government services, and enhanced quality of life. These include Taylor Regional Hospital, the Hawkinsville-Pulaski County Airport, Pulaski State Prison for Women (source of inmate labor), Middle Georgia Technical College Hawkinsville Workforce Development Center, the new Board of Education Offices located in the newly restored Old Hawkinsville High School, and the recently acquired National Guard Armory Building for emergency management operations.

Consistency with Service Delivery Strategy

The Service Delivery Strategy (SDS) Act of 1997 requires every county within the State of Georgia to develop and adopt a Service Delivery Strategy that outlines current and future service delivery arrangements for the county and its municipalities. The Act requires that each Strategy contain four components. These components include the identification of current service delivery arrangements, identification of future service delivery arrangements, the funding sources of both current and future services and the identification of the legal mechanisms (intergovernmental agreements) that will be used by each of the jurisdictions to implement the Service Delivery Strategy.

The Service Delivery Strategy is where intergovernmental coordination and cooperation, covering a wide range of community services, is specified and described. Currently, Pulaski County and the City of Hawkinsville have an agreed upon and locally adopted SDS. No inconsistencies exist between the actual provision of services and service areas, and what is reflected in the current SDS.

The Pulaski County SDS is also being examined for possible modifications or updates as part of the comprehensive planning process. Upon completion of the planning process, it is anticipated that local leaders will have negotiated, agreed upon, and adopted a new Service Delivery Strategy.

Natural and Cultural Resources

Pulaski County and the City of Hawkinsville have an abundance of natural and cultural resources. The Ocmulgee River flows south across the county and along the eastern side of the City of Hawkinsville. Hawkinsville represents the main urban center for the County and also serves as the county seat. The major watershed of the county consists of eight primary creeks and streams each draining into the Ocmulgee River. There are also three Regionally Important Resources located within the community; the Pulaski County Courthouse, Hawkinsville Old Opera House and the Ocmulgee River.

Part V Environmental Planning Criteria

The Minimum Planning Standards set forth by DCA include a set of *Environmental Planning Criteria* developed by Georgia Department of Natural Resources (DNR) as mandated in Part V of the Georgia Planning Act and in the Mountain and River Corridor Protection Act. The criteria address basic environmental protection issues including: water supply watersheds, wetlands, groundwater recharge areas, rivers, mountains, and steep slopes. The City of Hawkinsville and Pulaski County are currently in compliance with the Part V Criteria and have adopted the ordinances to address implementation of the minimum criteria for the environmentally sensitive areas present within the community.

Water Supply Watersheds - The Ocmulgee River in Hawkinsville-Pulaski County is part of the Middle Ocmulgee watershed and the communities are participating in Regional Water Planning Councils to help address water protection and treatment at the local, regional and statewide level.

Wetlands – Pulaski County has a fair amount of wetlands; the majority of which are concentrated along the Ocmulgee River and around minor streams.

Groundwater Recharge Areas - Most of Pulaski County is an important groundwater recharge area for its aquifers. Pulaski County has been classified as containing land areas with high, medium, and low groundwater pollution potential and these, in turn, have been classified as having medium or high pollution susceptibility. According to the Georgia Department of Natural Resources (DNR), Drinking Water Division and Geologic Survey Division, there are at least three aquifer systems in Pulaski County. These include the Ocala - Floridian Aquifer, the Midville - Dublin Aquifer, and the Cretaceous Aquifers.

Protected Rivers - Sensitive development planning for this area has been initiated. A river front park and greenway trails are included in plan proposals. The riverfront park is envisioned as a riverwalk area and is, by definition, a river-dependent recreation activity. Paths and walkways are consistent with DNR's recreational usage criteria.

Protected Mountains - Not applicable, there are no mountains in Pulaski County.

Other Environmentally Sensitive Areas

Public Water Supply Sources

Precipitation, perennial streams, and groundwater provide Pulaski County with an abundance of useable water. There is an adequate supply of groundwater for both dug and drilled wells. Domestic water supplies are obtained from shallow and deep wells, ranging in depth from 150 to 500 feet. Water for livestock is primarily obtained from shallow wells, perennial streams, and small farm ponds. In most places, one or more aquifers provide ample groundwater access for municipal and industrial uses. The numerous perennial streams located throughout Pulaski County have the potential to supply water for municipal use, human consumption and farming, but these streams have rarely been used for these purposes in the past.

Steep Slopes

Pulaski County has some steep slopes located in the northern part of the county. Few if any of these slopes exceed 25 percent; most occur at 18-20 percent. These slopes are being protected under the countywide Sedimentation and Erosion Control Ordinance. See Map on page 76.

Flood Plains

Pulaski County is in the very center of the Ocmulgee River Basin. According to *State of Georgia Water Resources Management Strategy Summary Document* (Harris Administration), the Ocmulgee River drainage area is 6,080 square miles, and its flow at the mouth of the river is 4,300 million gallons per day. Residents of the area are well aware of the propensity of the Ocmulgee to overflow its banks.

Soils

Located south of the fall line in the Coastal Plain, Pulaski County features both well drained, gently sloping soils with very few steep slopes. The soils are primarily sandy loams with most consisting of clayey subsoils. Soils of the Coastal Plain are diverse and suited for the production of a wide variety of crops. Pulaski County soils are generally above average in fertility for the State.

Significant Natural Resources

Prime Agricultural and Forest Land

Pulaski County is one of Georgia's most highly developed agricultural counties. Agriculture and forestry are the predominant land uses in the County with approximately 80,000 acres in forest uses (including ponds and impoundments) and 70,000 acres are in agricultural production. Together agriculture and forested areas constitute 93 percent of the county's land use. Agricultural production estimates include those acres in the Conservation Reserve Program. The remaining acreage consists of residential acres and other structures.

Scenic Views and Sites

Local residents and visitors alike recognize the natural, scenic beauty of Pulaski County. The Ocmulgee River is the focal point for a number of the more picturesque views. Inlets and natural bluffs provide spectacular viewing, especially High Bluff. Other noteworthy areas include Bembry's Mill Pond, Big Creek, Treich's Lake, Mock Springs, Jelks Mill Pond, Fountain Mill, Big Creek and Mosquito Creek. Some of these sites have potential as public passive recreation areas that could be retained as natural areas protected from incompatible development or destruction. Efforts along these lines would provide multiple benefits including water resource protection, flood mitigation, and wildlife habitat conservation.

Major Parks, Recreation and Conservation

Pulaski County is fortunate to have an abundance of outdoor recreational opportunities. The Ocmulgee River courses through the length of the county and passes directly by the City of Hawkinsville. A local River walk Advisory Committee is working toward the creation of a river walk connecting the Uchee Shoals City Park and Boat Ramp to the Mile Branch County Park and Boat Ramp.

The Ocmulgee Wildlife Management Area is the only officially preserved natural area in Pulaski County with approximately 5,000 of the total 32,000 acres within the county. This area has recently been augmented by the construction of the Ocmulgee Public Fishing Area (PFA). The Georgia Department of Natural Resources, Wildlife Resources Division (WRD) has completed this project that includes a main 106-acre lake, a separate three-acre kids fishing lake, boat ramp, two fishing piers, an office, storage buildings, pavilion/activity center, and parking areas.

Additional natural resources and initiatives include:

- Ocmulgee Blueway
- City/County Parks:
 - Mile Branch County Park and Boat Landing
 - Uchee Shoals City Park and Boat Landing
 - Veteran's Memorial Park
- Enduring Farmlands Scenic Byway

Significant Cultural Resources

Pulaski County is a part of the State's Magnolia Midlands tourism sub-region of the larger Historic South super-region. The majority of Pulaski County's historic structures are located within the city limits of Hawkinsville. The City has successfully nominated the Hawkinsville Commercial and Industrial Historic District to the National Register of Historic Places (NRHP). This important resource area is roughly bounded by Dooly, Broad, Houston, and Third Streets in Hawkinsville. Other resources listed on the NRHP include:

- Pulaski County Courthouse
- Hawkinsville City Hall-Auditorium, Lumpkin and Broad Streets
- Merritt-Ragan House, 316 Merritt Street
- St. Thomas African Methodist Episcopal Church, 401 N. Dooly Street
- Taylor Hall, 55 Kibbe Street

The City has also appointed a Historic Preservation Commission, which is responsible for overseeing the locally designated Commercial Historic District. In 2004, the City of Hawkinsville was granted Certified Local Government status in recognition of the concerted historic preservation work being accomplished in the community. Recently, in spring 2010, Hawkinsville received national recognition when it was designated a Preserve America Community by the Advisory Council on Historic Preservation.

Additional Cultural Resources within Hawkinsville-Pulaski County:

- Georgia *Better Hometown* Community
- Locally designated Commercial Historic District
- St. Luke's Episcopal Church - 138 S. Dooley Street
- Lawrence Bennett Harness Horse Track - Highway 129 South.
- Pine Bloom Cemetery - 6th Street
- Orange Hill Cemetery - 6th and Dooly Streets
- Old Hawkinsville High School - 72 S. Warren Street
- Pillowtex Cotton Mill
- Old Taylor Hospital (c.1937) - Commerce Street

Intergovernmental Coordination

Pulaski County and the City of Hawkinsville have an exceptional history of successful intergovernmental coordination. A number of community services are provided jointly, to include building inspection and code enforcement, emergency management services, animal control, recreation, and with the recent merger of the Pulaski County Sheriff's Department with the Hawkinsville Police Department, law enforcement. Fire protection will soon officially be merged, but the two departments have successfully coordinated efforts for many years. Pulaski County and the City of Hawkinsville have consistently demonstrated collaboration as evidenced by their agreement for the use and distribution of SPLOST proceeds for local capital outlay projects as well as successful Service Delivery Strategy negotiations.

Pulaski County and the City of Hawkinsville are extremely fortunate to be a recipient of the Archway Partnership network. The Archway Partnership is a University of Georgia outreach program. The program is facilitated by the University of Georgia to deliver a full range of higher education resources to address economic and community development. The program began in 2005 and currently serves only eight counties in Georgia, including Pulaski County which was invited to join in 2009. Local community partners working with Archway are representatives of Pulaski County Government, the Hawkinsville City Commission, United Pulaski, the Board of Education (BOE), and the local business community.

The Hawkinsville-Pulaski County Archway Partnership provides a mechanism for citizens and community officials from various organizations within both the city and the county to build interest and investment in the community. Community input has identified six issues as top priorities for the Archway Partnership to address. These include community health, economic development, government service delivery, housing, leadership development, and public education. Individual committees have been established to address each of these community priorities.

Examples of independent agencies that engage in collaborative efforts to address specific local issues include the Hawkinsville Urban Redevelopment Agency, Hawkinsville Better Hometown, Pulaski County Schools, Hawkinsville-Pulaski Chamber of Commerce, and United Pulaski, a public-private partnership for economic development. Hawkinsville Better Hometown is currently sponsoring the proposed *Enduring Farmlands* Georgia Scenic Byway that runs from the City of Hawkinsville into neighboring Wilcox County and through the Cities of Abbeville, Pineview and Rochelle. This initiative also involves partnering with the Heart of Georgia Altamaha Regional Commission.

In addition to strong local coordination efforts, both Hawkinsville and Pulaski County actively participate in various regional intergovernmental organizations. These include the Middle Georgia Regional Joint Development Authority, the Middle Ocmulgee Regional Water Planning Council, the Middle Georgia Regional Commission, as well as being signatories to a number of mutual aid agreements with neighboring communities for emergency response.

Pulaski County Data and Map Report



Planning for the future is one of the most important and rewarding responsibilities taken on by local government leaders today. The day-to-day demands of governing sometimes make it difficult to pull back and think about where you want your community to go and how it is going to get there.

The Georgia Planning Act of 1989 encourages all local governments in Georgia to undertake a comprehensive planning process. In fact, this Act requires local governments to complete plans consistent with the Minimum Planning Standards and Procedures (promulgated under the Act) in order to remain eligible for certain grants, loans, and permits administered by various state agencies.

This Data and Maps for Planning Tool provides most of the maps, data and statistics needed for supporting the analysis and data portion of your Community Assessment. This online Report Generator gives local leadership a head-start in the planning process. Using the provided data and maps, you will be able to get a more clear view of the trends your community is experiencing. Data and Maps for Planning may also be useful for citizens and students interested in their community.

The statistics in the Mapping and Data Report Page were compiled from a number of sources, including the US Bureau of Census. No matter how carefully prepared, no data set is ever completely accurate. While the sources we have used are very reliable, errors can occur at any time – in collecting the data, while transmitting it, or while preparing estimates and projections. We urge the user to evaluate the data provided with their own knowledge of the community. Please send comments and inquiries to GIS@dca.ga.gov

Pulaski County Population Data

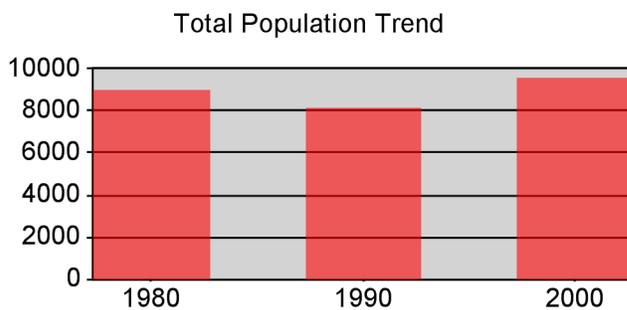
Total Population

What the Georgia Planning Requirements Call For:

Evaluate how the total population of the community has changed in recent years, what is projected for the future, and how the community compares, in terms of growth rate, to other areas.

Total Population Trend	1980	1990	2000
Total Population	8,950	8,108	9,588

Source: U.S. Census Bureau, Census 2000 Summary File 1



Total Population Growth Comparison	Pulaski	Georgia	United States
1990 Population	8,108	6,478,216	248,032,624
2000 Population	9,588	8,186,453	281,421,920
Increase in Population	1,480	1,708,237	33,389,296
Growth between 1990 and 2000	18.25 %	26.37 %	13.46 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the community growing, declining, or remaining stable in population?

Will there be sufficient jobs, housing, community facilities and services for the population five, ten, and 20 years from now?

Has there been a significant change in the community's rate of population change over the last 20 years? What could explain this?

Has the community been growing faster or slower than the state over the last 20 years? What is the reason for the difference in growth rates?

Is the community projected to grow faster or slower than the state over the next 20 years? Why?

Pulaski County Population Data Age Distribution

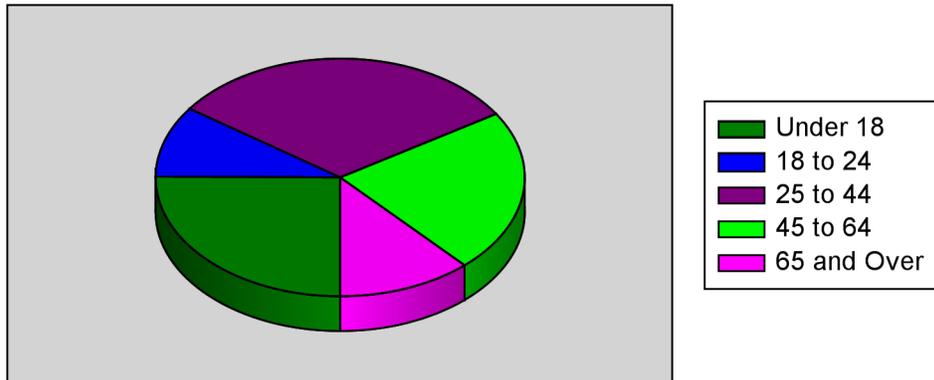
What the Georgia Planning Requirements Call For:

Evaluate the community's age groupings and how these are projected to change over time. Identify implications for the community.

Age Distribution Trend	1980	1990	2000
0-4 Years Old	673	541	613
5-13 Years Old	1,373	1,261	1,215
14-17 Years Old	735	382	388
18-20 Years Old	433	352	416
21-24 Years Old	549	363	476
25-34 Years Old	1,179	1,127	1,425
35-44 Years Old	989	1,096	1,550
45-54 Years Old	948	914	1,288
55-64 Years Old	845	814	945
65 And Over	1,226	1,258	1,272

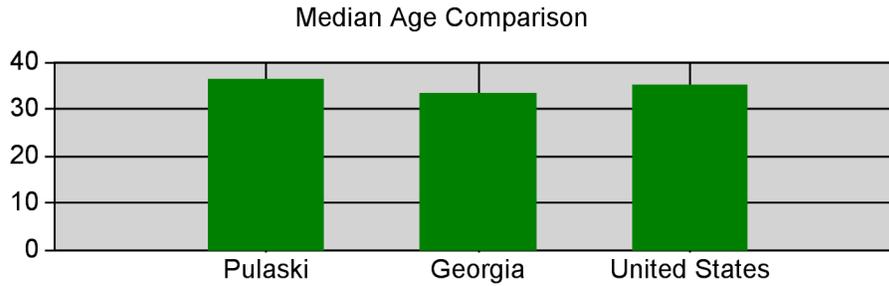
Source: U.S. Census Bureau, Census 2000 Summary File 1

Age Distribution for Year 2000



Age Distribution Comparison	Pulaski	Georgia	United States
Population	9,588	8,186,453	281,421,906
Percent below 18	23.1	26.5	25.7
Percent 18 to 24	9.3	10.2	9.6
Percent 25 to 44	31	32.4	30.2
Percent 45 to 64	23.3	21.3	22
Percent 65 and over	13.3	9.6	12.4
Median Age	36.7	33.4	35.3

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider

Is the age distribution of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in certain critical age categories (i.e., school age, 5 to 14, or senior citizen, 65 and older) increasing? How will the community meet the special needs (such as schools, recreational or health care facilities) of these age groups?

Does the percentage of population in particular age groups seem abnormally low or high? What does this indicate about the community?

Pulaski County Population Data Race and Ethnicity

What the Georgia Planning Requirements Call For:

Evaluate the community's racial and ethnic composition, how it is changing, and how it compares to neighboring communities. Identify implications these future trends will have for the community.

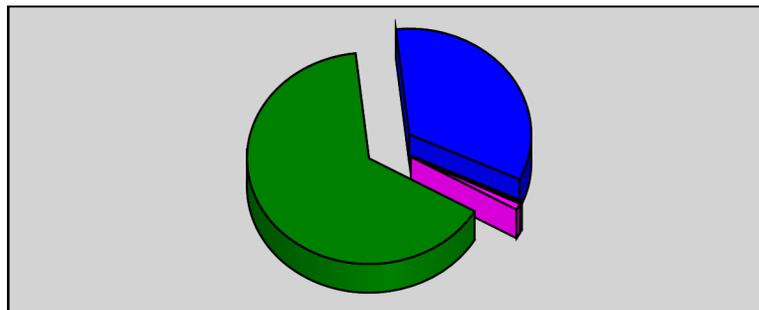
Racial Composition Trend	1980	1990	2000
White Alone	5,858	5,397	6,041
Black or African American Alone	3,074	2,632	3,287
American Indian and Alaska Native Alone	1	7	25
Asian or Pacific Islander	7	16	45
Other Race	10	56	190

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition Comparison (Percent)	Pulaski	Georgia	United States
White Alone	63.0	65.1	75.1
Black or African American Alone	34.3	28.7	12.3
American Indian and Alaska Native Alone	0.3	0.3	0.9
Asian or Pacific Islander	0.3	2.1	3.6
Other Race	1.2	2.4	5.5

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition for Year 2000



■	White Alone
■	Black or African American
■	American Indian and Alaska
■	Asian or Pacific Islander
■	Other Race

Hispanic Trend	1980	1990	2000
Persons of Hispanic Origin	57	83	270

Source: U.S. Census Bureau, Census 2000 Summary File 1

Hispanic Population Comparison	Pulaski	Georgia	United States
2000 Population	9588	8186453	281421920
Hispanic Population	270	435227	35305818
Percent Hispanic	2.82 %	5.32 %	12.55 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider:

Is the racial composition of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in specific racial categories increasing? How will the community meet the special needs of these groups?

Pulaski County Population Data

Income

What the Georgia Planning Requirements Call For:

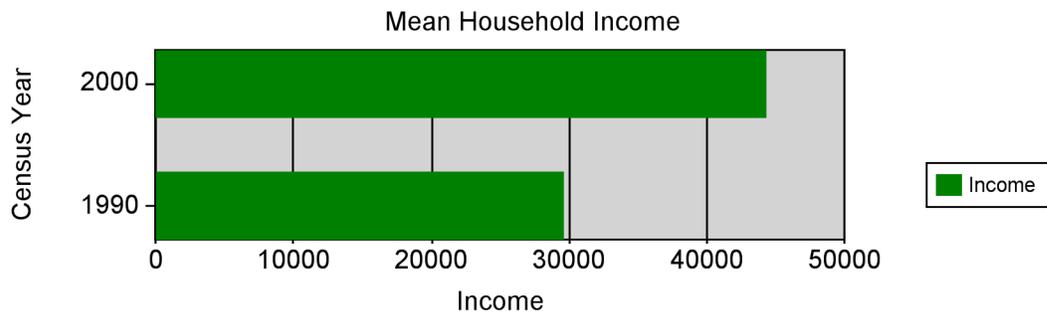
Income. Evaluate income levels, income distribution and poverty levels in the community and how these have changed and are expected to change over time.

Mean Household Income Trend	1990	2000
Income (\$)	29,527	44,262

Source: U.S. Census Bureau, Census 2000 Summary File 1

Mean Household Income Comparison	Pulaski	Georgia	United States
Income (\$)	44,262	80,077	56,675

Source: U.S. Census Bureau, Census 2000 Summary File 1



Per Capita Income Trend	1990	2000
Per Capita Income (\$)	11,265	16,435

Source: U.S. Census Bureau, Census 2000 Summary File 1

Per Capita Income Comparison	Pulaski	Georgia	United States
Per Capita Income (\$)	16,435	21,154	21,587

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider

In general, are local income levels higher or lower than those of the state? What could account for this?

Have local income levels gained ground or lost ground in comparison to the state over the last 20 years? What are some possible explanations of this?

Pulaski County Economic Development Data

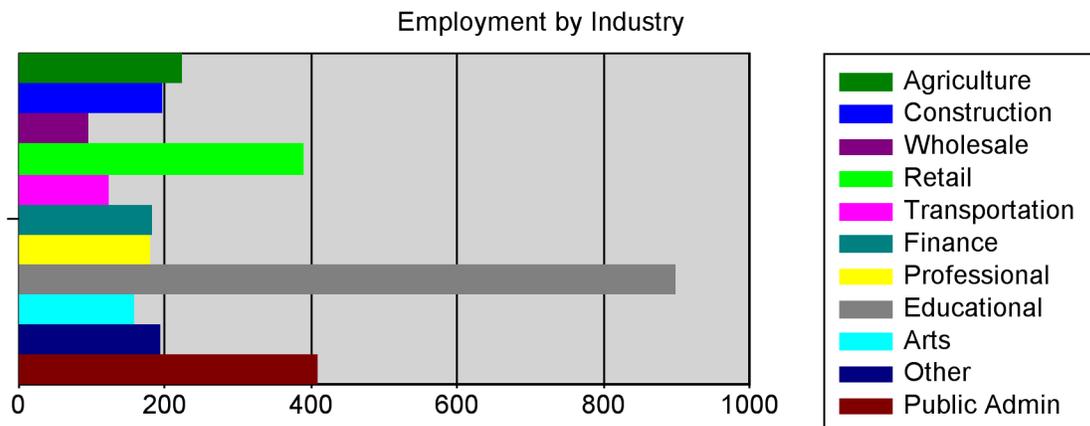
Economic Base

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Employment by Industry	1980	1990	2000
Total Employed Civilian Population	3,458	3,340	3,972
Agriculture, Forestry, Fishing, hunting & mining	384	349	223
Construction	203	157	196
Manufacturing	937	667	823
Wholesale Trade	84	170	97
Retail Trade	364	473	390
Transportation, warehousing, and utilities	233	255	123
Information	NA	NA	98
Finance, Insurance, & Real Estate	73	122	182
Professional, scientific, management, administrative, and waste management services	107	56	179
Educational, health and social services	550	623	899
Arts, entertainment, recreation, accommodation and food services	114	20	159
Other Services	94	221	194
Public Administration	315	227	409

Source: U.S. Census Bureau, Census 2000 Summary File 1



Employment by Industry Comparison	Pulaski	Georgia	United States
Total Employed Civilian Population	100.00 %	100.00 %	100.00 %
Agriculture, Forestry, Fishing, hunting & mining	5.61 %	1.39 %	1.87 %
Construction	4.93 %	7.94 %	6.78 %
Manufacturing	20.72 %	14.81 %	14.10 %
Wholesale Trade	2.44 %	3.86 %	3.60 %
Retail Trade	9.82 %	11.97 %	11.73 %
Transportation, warehousing, and utilities	3.10 %	6.02 %	5.20 %
Information	2.47 %	3.53 %	3.08 %
Finance, Insurance, & Real Estate	4.58 %	6.54 %	6.89 %
Professional, scientific, management, administrative, and waste management services	4.51 %	9.44 %	9.30 %
Educational, health and social services	22.63 %	17.59 %	19.92 %
Arts, entertainment, recreation, accommodation and food services	4.00 %	7.15 %	7.87 %
Other Services	4.88 %	4.74 %	4.87 %
Public Administration	10.30 %	5.03 %	4.79 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Has there been significant growth or decline (in either employment or earnings) within any of the economic sectors over the last ten years? What could account for this?

In which economic sectors does the local economy have a greater share of its employment and earnings than does the state? (These sectors will be referred to as the "export sectors" below.)

Does the local economy have several export sectors (representing a diversified economic base) or just a few? If just a few, have these sectors (from a national economic perspective) shown consistent growth, or have they been cyclical (i.e., periods of growth alternating with frequent slowdowns)?

Will the recent or planned economic development activities tend to diversify the local economic base, or are they part of the same export sectors that already exist in the community?

Can any unique local economic activities (tourism, military bases, etc.) be expanded, or can complementary businesses be encouraged to develop to enhance the local economic impact of these activities?

Do the answers to the questions above indicate a need to diversify the local economic base? If so, what types of businesses and industries should be encouraged to develop locally?

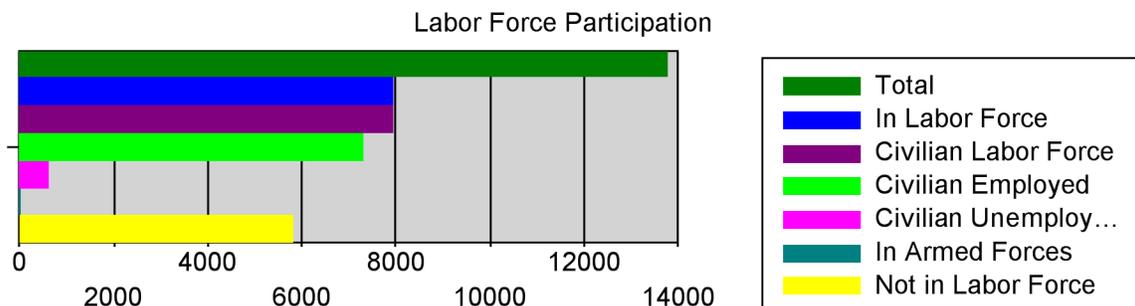
Pulaski County Economic Development Data Labor Force

What the Georgia Planning Requirements Call For:

Evaluate characteristics of the community's labor force, including employment status, occupations, personal income, wages and commuting patterns.

Labor Force Participation Trend	1990	2000
Total Males and Females	6,183	7,602
In Labor Force	3,736	4,211
Civilian Labor Force	3,719	4,202
Civilian Employed	3,340	3,972
Civilian Unemployed	379	230
In Armed Forces	17	9
Not In Labor Force	2,447	3,391
Total Males	2,854	3,021
Male in Labor Force	1,980	2,118
Male Civilian Labor Force	1,971	2,109
Male Civilian Employed	1,775	1,998
Male Civilian Unemployed	196	111
Male in Armed Forces	9	9
Male Not in Labor Force	874	903
Total Females	3,329	4,581
Female in Labor Force	1,756	2,093
Female Civilian Labor Force	1,748	2,093
Female Civilian Employed	1,565	1,974
Female Civilian Unemployed	183	119
Female In Armed Forces	8	
Female Not in Labor Force	1,573	2,488

Source: U.S. Census Bureau, Census 2000 Summary File 1



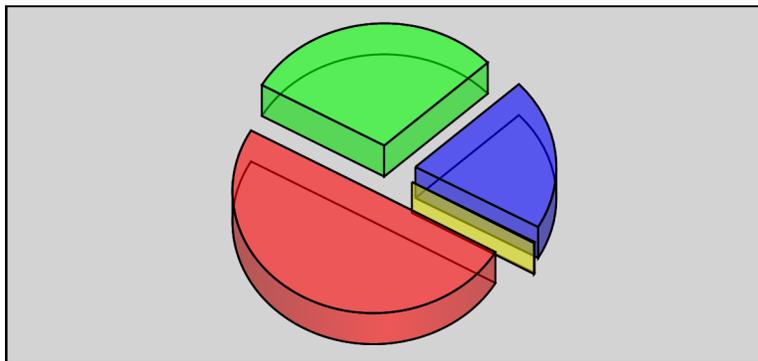
Labor Force Participation Comparison	Georgia	Pulaski	United States
Total Males and Females	6250687	7602	217168077
In Labor Force (percent)	66.07 %	55.39 %	63.92 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Labor Force by Place of Work Trend	1990	2000
Total Population	8,108	9,588
Worked in State of Residence	3,264	3,894
Worked in County of Residence	2,042	2,241
Worked outside of County of Residence	1,222	1,653
Worked outside of State of Residence	22	

Source: U.S. Census Bureau, Census 2000 Summary File 1

Labor Force by Place of Work



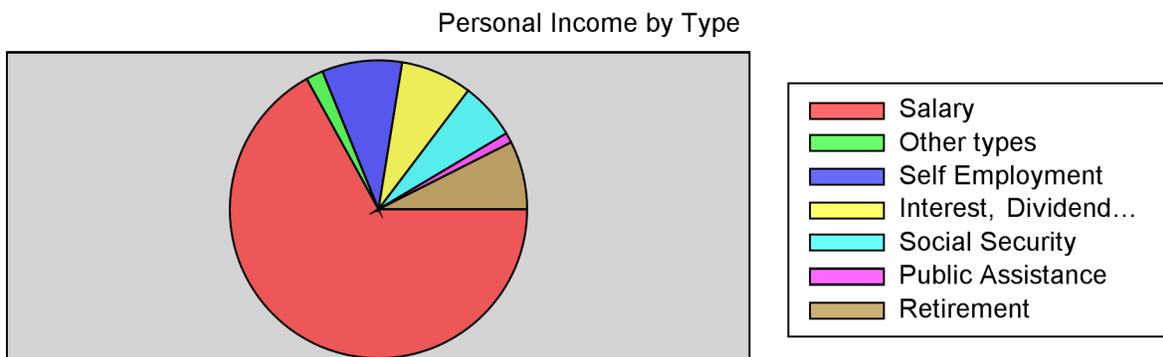
■	Worked in State of Residence
■	Worked in County of Residence
■	Worked Outside of County of Residence
■	Worked Outside of State of Residence

Personal Income by Type Trend	1990	2000
Total Income	91,476,328	150,800,900
Aggregate wage or salary income for households	55,446,456	106,840,100
Aggregate other types of income for households	1,640,763	2,871,800
Aggregate self employment income for households	9,866,358	11,230,000
Aggregate interest, dividends, or net rental income	10,958,795	7,840,300
Aggregate social security income for households	5,607,942	9,335,300
Aggregate public assistance income for households	1,233,557	1,416,000
Aggregate retirement income for households	6,722,457	11,267,400

Source: U.S. Census Bureau, Census 2000 Summary File 1

Personal Income by Type Comparison	Georgia	Pulaski
Total Income	100.00 %	100.00 %
Aggregate wage or salary income for households	78.24 %	70.85 %
Aggregate other types of income for households	1.70 %	1.90 %
Aggregate self employment income for households	5.60 %	7.45 %
Aggregate interest, dividends, or net rental income	5.27 %	5.20 %
Aggregate social security income for households	4.04 %	6.19 %
Aggregate public assistance income for households	0.00 %	0.94 %
Aggregate retirement income for households	4.57 %	7.47 %

Source: U.S. Census Bureau, Census 2000 Summary File 1



Employment by Occupation Comparison (percentage)	Pulaski	Georgia	United States
Management	25.4	32.7	33.6
Service	14.7	13.4	14.9
Sales	25.8	26.8	26.7
Farming	1.8	0.6	0.7
Construction	10.9	10.8	9.4
Production	21.4	15.7	14.6
Agriculture	5.4	1.2	1.5
Manufacturing	20.7	14.8	14.1
Government	22.5	14.9	14.6

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Has there been a significant change in local employment by occupation over the last ten years? What could account for this?

Does the local employment by occupation breakdown differ significantly from statewide and national patterns? What is the reason for this?

Does the local employment status differ significantly from the statewide or national patterns? If so, why?

Is local employment concentrated in occupations requiring high levels of training? Do local residents possess this level of training? Are local training programs able to provide this training?

Are significant numbers of local residents commuting elsewhere to work? What is the reason for this?

Do the answers to the above questions indicate that the types of jobs that exist in your community are suitable for the residents of your community? If not, what could be done to improve this situation?

Pulaski County Economic Development Data

Economic Resources

What the Georgia Planning Requirements Call For:

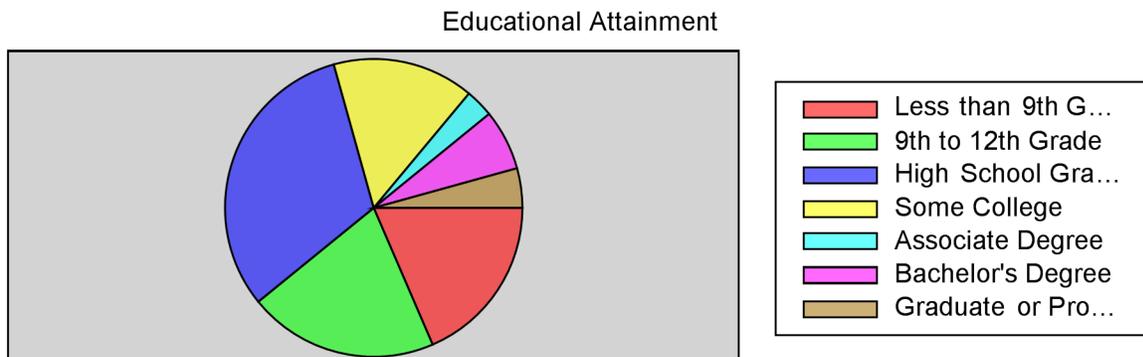
Evaluate the development agencies, programs, tools, education, training and other economic resources available to the community's businesses and residents

Educational Attainment Trend	1980	1990	2000
Less than 9th Grade	1,621	915	570
9th to 12th Grade (no diploma)	1,190	1,126	1,147
High School Graduate (Includes Equivalency)	1,272	1,687	2,330
Some College (No Degree)	659	631	1,295
Associate Degree		265	250
Bachelor's Degree	293	282	528
Graduate or Professional Degree	152	273	295

Source: U.S. Census Bureau, Census 2000 Summary File 1

Educational Attainment Comparison	Pulaski	Georgia	United States
Less than 9th Grade	8.89 %	7.54 %	7.55 %
9th to 12th Grade (no diploma)	17.88 %	13.86 %	12.05 %
High School Graduate (Includes Equivalency)	36.32 %	28.71 %	28.63 %
Some College (No Degree)	20.19 %	20.40 %	21.05 %
Associate Degree	3.90 %	5.19 %	6.32 %
Bachelor's Degree	8.23 %	16.01 %	15.54 %
Graduate or Professional Degree	4.60 %	8.30 %	8.86 %

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to Consider:

In general, are local educational attainment levels higher or lower than those of surrounding counties? ... of the state?

Have local educational attainment levels gained ground or lost ground (particularly in comparison with the state) over the last 20 years? What could explain this?

How do local educational attainment levels match up with the requirements of local and regional businesses and industries?

Based on local educational attainment levels, what types of businesses and industries would it be feasible to attract or encourage to develop locally (i.e., those requiring a highly trained workforce or those relying on less-skilled workers?)

Has there been a significant change in dropout rates, achievement test scores, or percentage of graduates continuing on to post-secondary education over the last several years? What could explain this?

Based on the figures for dropout rates, achievement test scores, and percentage of graduates continuing on to post-secondary education, is the local school system enhancing, or limiting, your economic development potential?

Pulaski County Economic Development Data

Economic Trends

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Additional Resources for Economic Element	Click on Item Below:
Bureau of Labor Statistics	Average Weekly Wages
Georgia Department of Labor	Unemployment Rates
Georgia Planning and Quality Growth	Latest in Planning Data, GIS and Tools

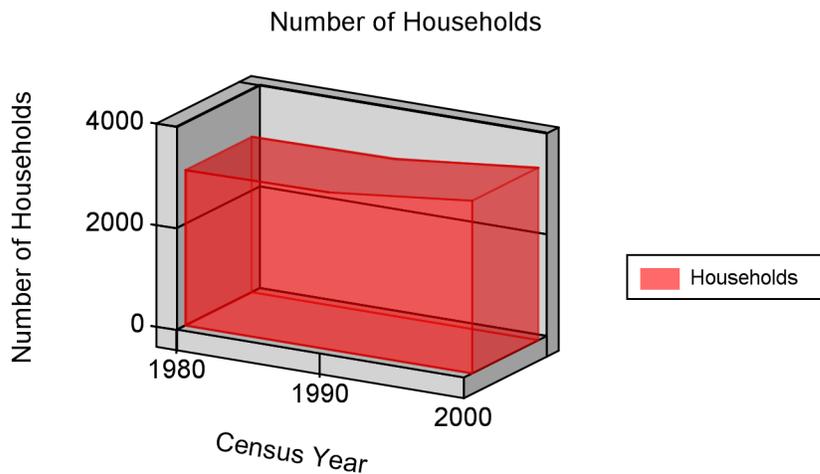
Pulaski County Housing Data Housing Types and Mix

What the Georgia Planning Requirements Call For:

Evaluate the composition and quality of the community's housing stock, how it has changed over time, recent trends in the types of housing being provided, and whether there is a good mix of types (including modular, mobile or stick-built), sizes, and multi-family vs. single family throughout the community

Number of Households Trend	1980	1990	2000
Number of Households	3,067	3,098	3,407

Source: U.S. Census Bureau, Census 2000 Summary File 1



Types of Housing Trend	1980	1990	2000
Total Housing Units	3,367	3,470	3,944
Single Units (detached)	2,694	2,509	2,816
Single Units (attached)	18	31	18
Double Units	98	107	111
3 to 9 Units	135	137	166
10 to 19 Units	23	27	
20 to 49 Units	72	23	32
50 or more Units			
Mobile Home or Trailer	327	579	801
All Other		57	

Source: U.S. Census Bureau, Census 2000 Summary File 1

Types of Housing Comparison	Georgia	Pulaski	United States
Total Housing Units	100.00 %	100.00 %	100.00 %
Single Units (detached)	64.21 %	71.40 %	60.28 %
Single Units (attached)	2.87 %	0.46 %	5.56 %
Double Units	2.75 %	2.81 %	4.31 %
3 to 9 Units	9.32 %	4.21 %	9.41 %
10 to 19 Units	3.94 %	0.00 %	4.00 %
20 to 49 Units	1.76 %	0.81 %	3.34 %
50 or more Units	2.97 %	0.00 %	5.29 %
Mobile Home or Trailer	12.03 %	20.31 %	7.57 %
All Other	0.13 %	0.00 %	0.23 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the number of households changing? How will this affect the housing needs of the community?

Will there be sufficient housing to meet demand five, ten, and 20 years from now?

Is the range of local housing types sufficiently diversified? Will future trends lead to a broader range of housing types in the community?

Has there been a significant change in the types of housing available in the community over the last 20 years? What could explain this?

Pulaski County Housing Data Condition and Occupancy

What the Georgia Planning Requirements call for:

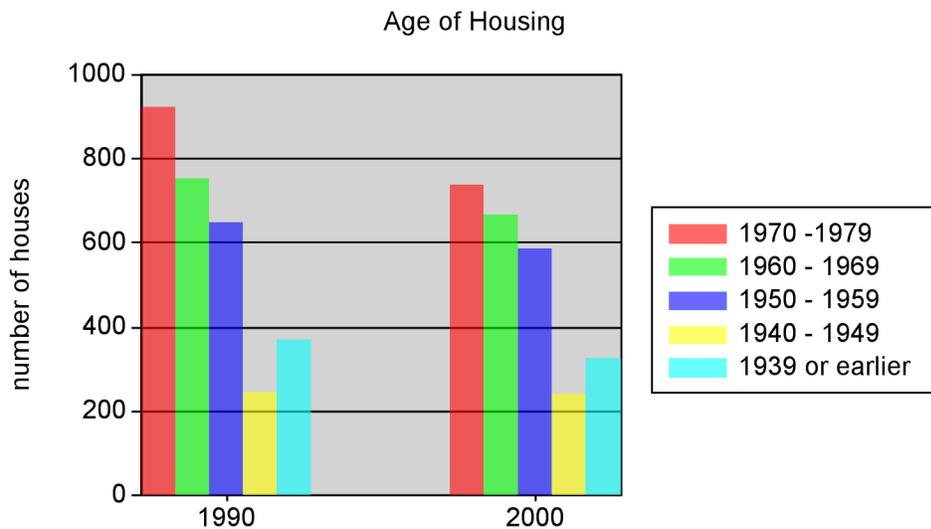
Evaluate the age and condition of housing in the community as well as the proportion of units that are owner-occupied and renteroccupied, plus vacancy rates for owners and renter units.

Age of Housing Trend	1990	2000
Built 1970 - 1979	924	738
Built 1960 - 1969	751	670
Built 1950 - 1959	649	586
Built 1940 - 1949	245	243
Built 1939 or earlier	371	325

Source: U.S. Census Bureau, Census 2000 Summary File 1

Age of Housing Comparison	Georgia	Pulaski
Built 1970 - 1979	18.55 %	18.71 %
Built 1960 - 1969	12.68 %	16.99 %
Built 1950 - 1959	8.64 %	14.86 %
Built 1940 - 1949	4.39 %	6.16 %
Built 1939 or earlier	5.88 %	8.24 %

Source: U.S. Census Bureau, Census 2000 Summary File 1



Condition of Housing Trend	1990	2000
Total Housing Units	3,470	3,944
Complete Plumbing Facilities	3,364	3,843
Lacking Plumbing Facilities	106	101
Complete kitchen facilities	3,413	3,841
Lacking complete kitchen facilities	57	103

Source: U.S. Census Bureau, Census 2000 Summary File 1

Condition of Housing Comparison	Pulaski	Georgia	United States
Total Housing Units	3,944	3,281,737	115,904,641
Percent Lacking Kitchen Facilities	2.6	1	1.3
Percent Lacking Plumbing Facilities	2.6	0.9	1.2
Percent Built 1990 to 2000	20	27.9	17
Percent Built 1939 or earlier	8.2	5.9	15

Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Trend	1990	2000
Total Housing Units Built	3,470	3,944
Housing Units Vacant	372	537
Housing Units Owner Occupied	2,185	2,510
Housing Units Renter Occupied	913	897

Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Comparison	Pulaski	Georgia	United States
Total Population	9,588	8,186,453	281,421,906
Total Housing Units Occupied	3,407	3,006,369	105,480,101
Percent Housing Units Owner Occupied	73.6	67.5	66.2
Percent Housing Units Renter Occupied	27.9	23.6	25.8

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the local home ownership ratio above or below the state level? What is the reason for this?

Has there been a significant change in the level of home-ownership over the last 20 years? What could account for these changes?

Are local vacancy rates higher or lower than the statewide levels? Does this indicate either an over-built or an under-built market? ... Or is there another explanation?

Pulaski County Housing Data

Cost of Housing

What the Georgia Planning Requirements Call For:

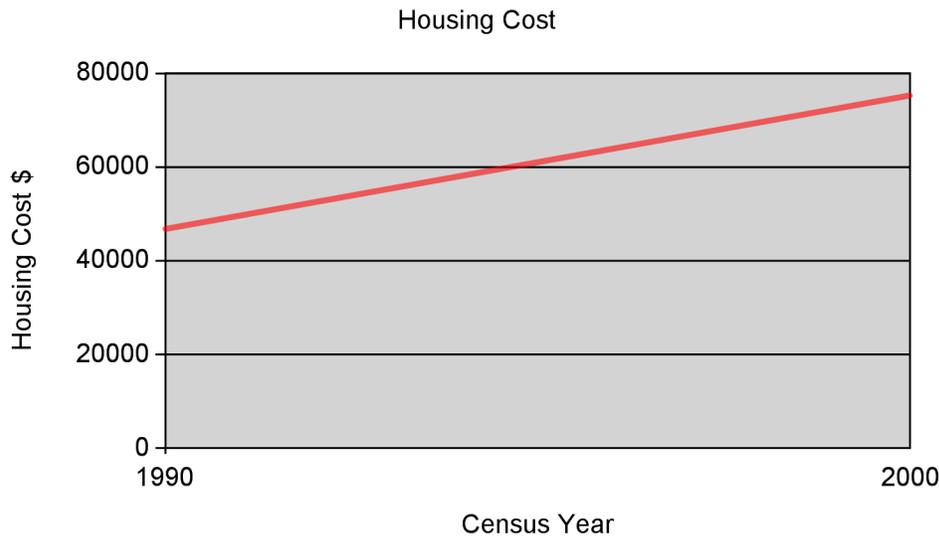
Evaluate the cost of housing in the community, both for owners and renters, in terms of affordability for residents and workers in the community.

Housing Cost Trend (in Dollars)	1990	2000
Median property value	46,700	75,400
Median rent	235	369

Source: U.S. Census Bureau, Census 2000 Summary File 1

Housing Cost Comparison (in Dollars)	Pulaski	Georgia	United States
Median property value	75,400	111,200	119,600
Median rent	273	505	519

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider:

Has there been a major change in local housing costs over the last 20 years? If so, what could account for this?

Are local housing costs lower or higher than the statewide averages? Why?

If local housing costs are high, does this explain the commuting patterns information gathered in the Economic Development Element?

Is there an adequate supply of affordable housing available to residents of the community?

Pulaski County Housing Data Cost Burdened Housing

What the Georgia Planning Requirements Call For:

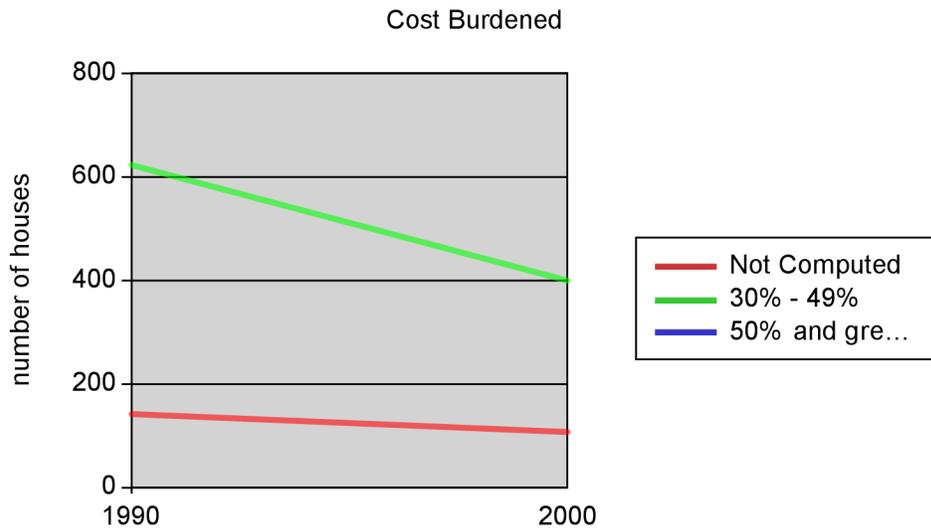
Evaluate the needs of households that are cost-burdened (paying 30% or more of net income on total housing costs) and severely cost-burdened (paying 50% or more of net income on total housing costs). Also evaluate the relationship of local housing costs and availability to the socioeconomic characteristics of these households, including income, income from social security or public assistance, employment status, occupation, household type, age of householder, household size, race, and unit type.

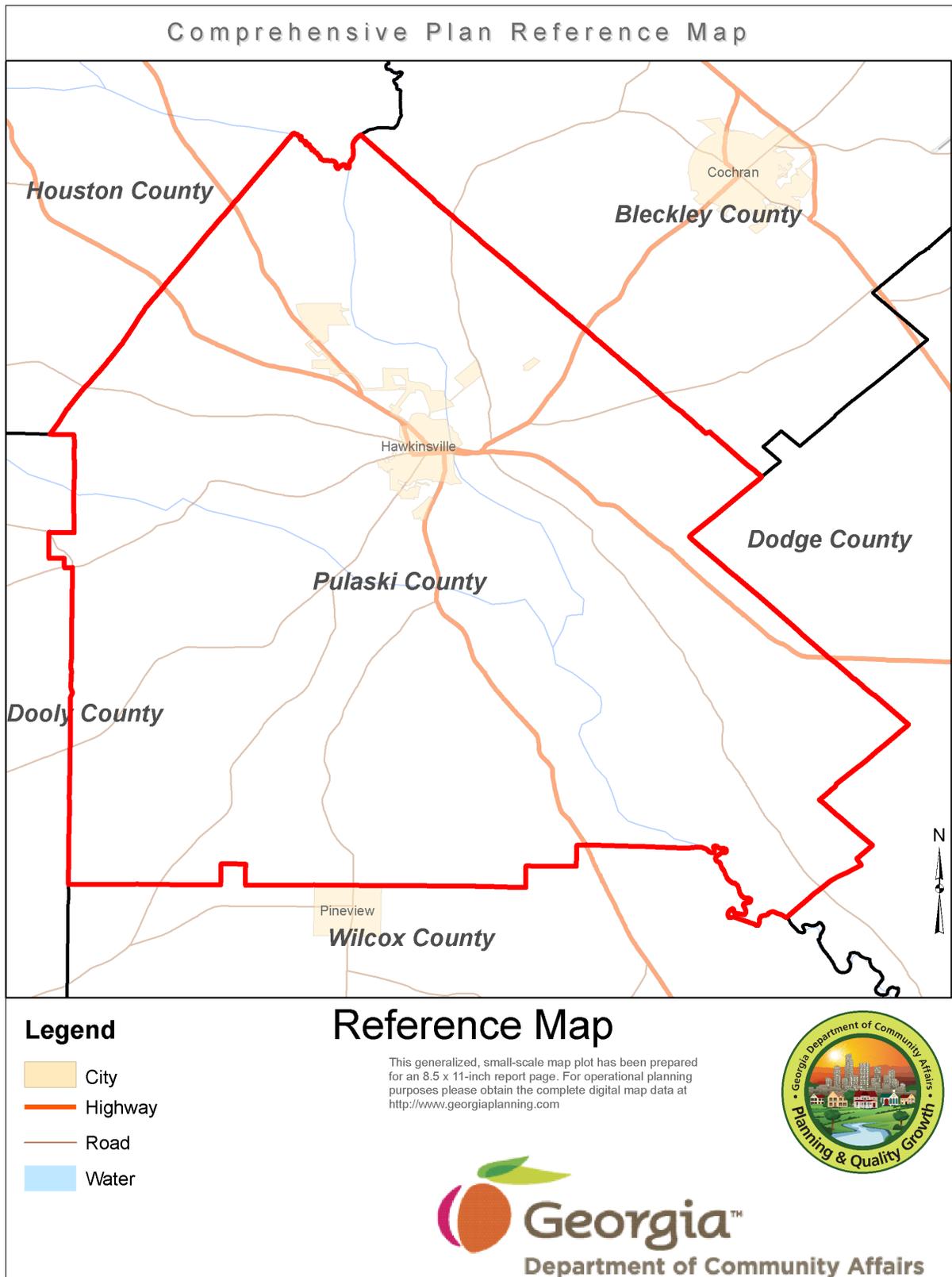
Cost Burdened Trend	1990	2000
30% - 49%	622	400
50% and greater		289
Not computed	140	108

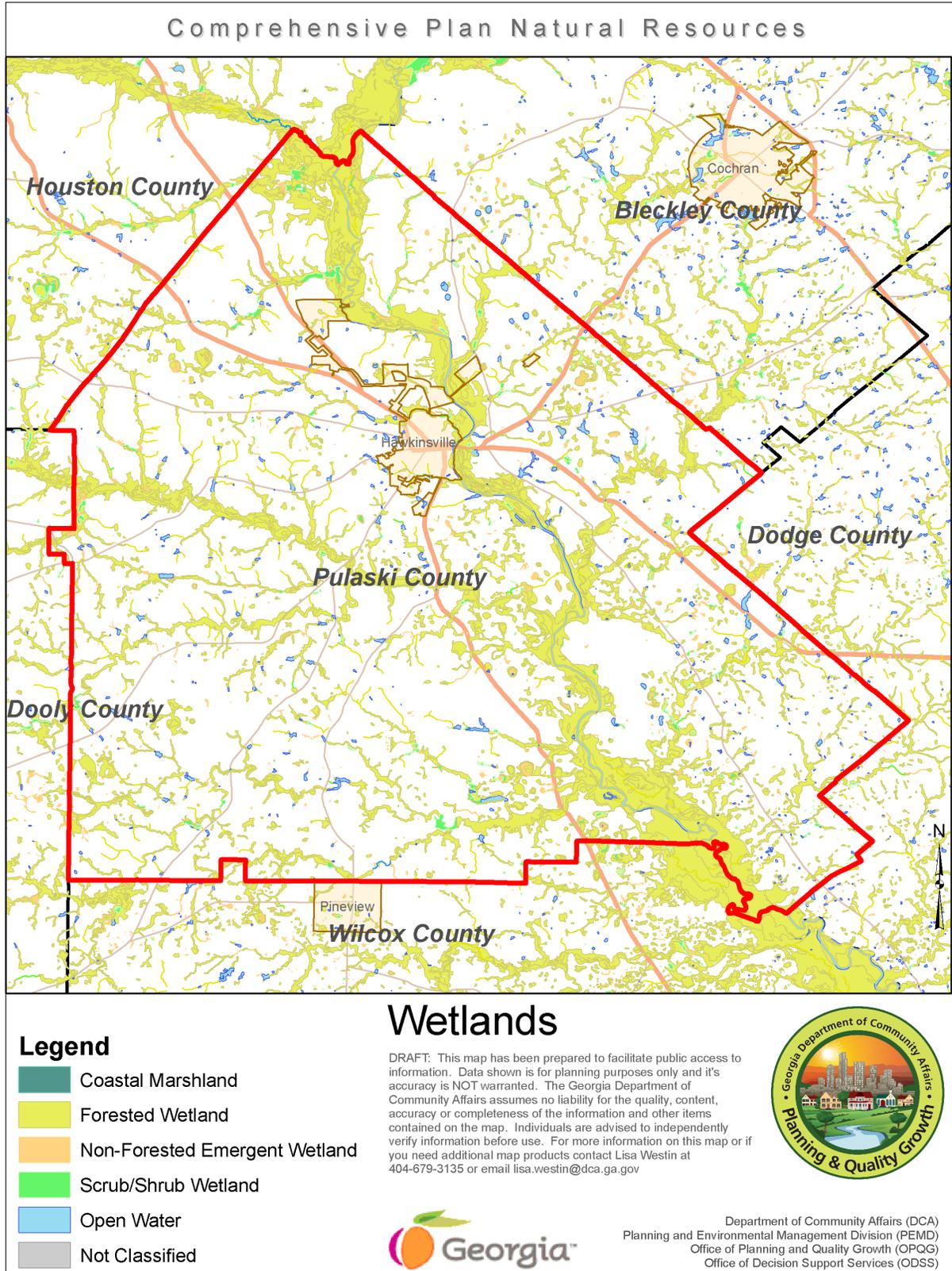
Source: U.S. Census Bureau, Census 2000 Summary File 1

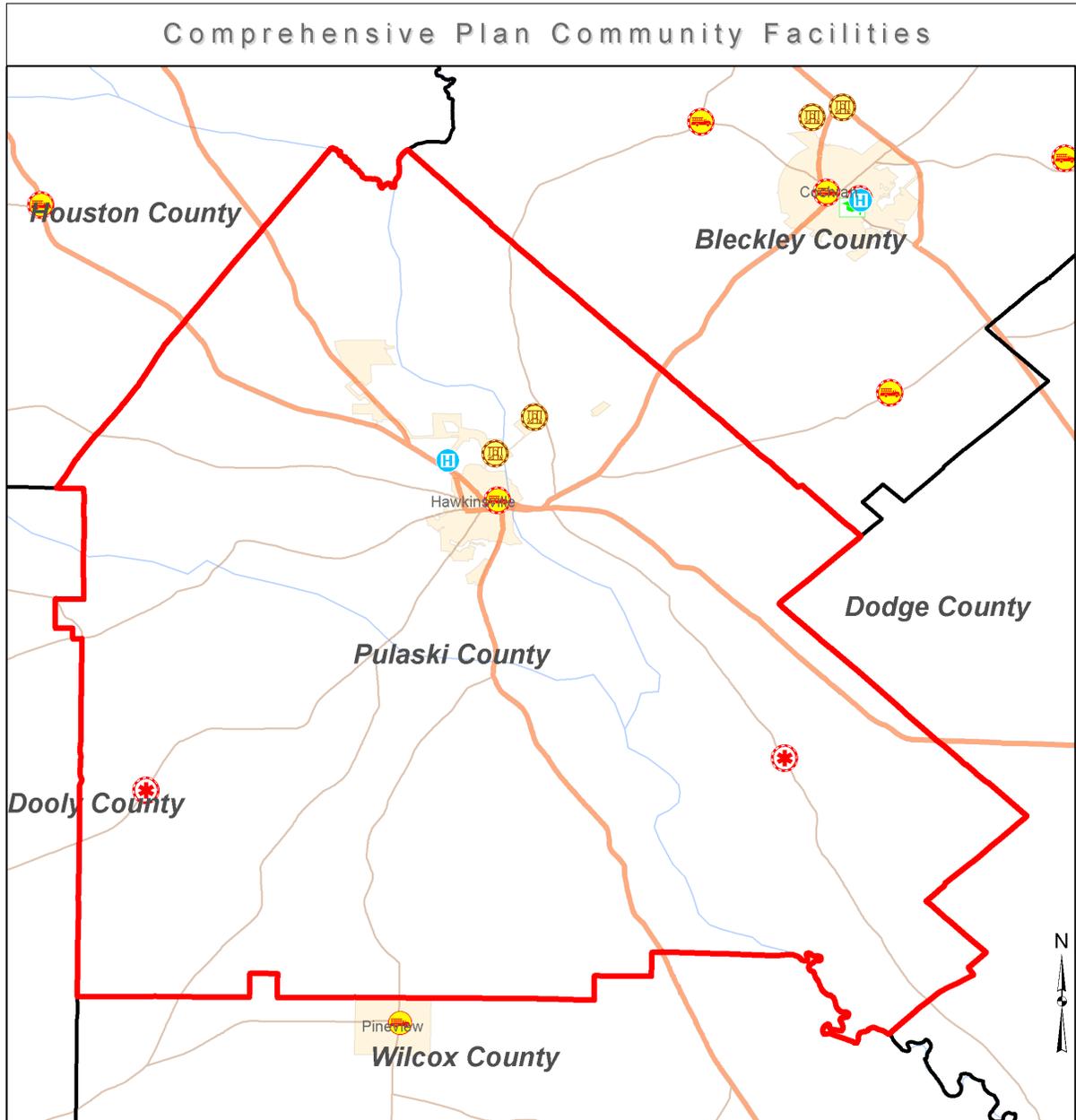
Cost Burdened Comparison	Georgia	Pulaski	United States
30% - 49%	12.13 %	10.14 %	12.61 %
50% and greater	8.48 %	7.33 %	8.98 %
Not computed	2.96 %	2.74 %	2.67 %

Source: U.S. Census Bureau, Census 2000 Summary File 1









Legend

-  State Building
-  Hospital
-  Fire Station
-  Corrections
-  College
-  EMS

Community Facilities

This generalized, small-scale map plot has been prepared for an 8.5 x 11-inch report page. For operational planning purposes please obtain the complete digital map data at <http://www.georgiaplanning.com>



Hawkinsville City Map and Data Report



Planning for the future is one of the most important and rewarding responsibilities taken on by local government leaders today. The day-to-day demands of governing sometimes make it difficult to pull back and think about where you want your community to go and how it is going to get there.

The Georgia Planning Act of 1989 encourages all local governments in Georgia to undertake a comprehensive planning process. In fact, this Act requires local governments to complete plans consistent with the Minimum Planning Standards and Procedures (promulgated under the Act) in order to remain eligible for certain grants, loans, and permits administered by various state agencies.

This Data and Maps for Planning Tool provides most of the maps, data and statistics needed for supporting the analysis and data portion of your Community Assessment. This online Report Generator gives local leadership a head-start in the planning process. Using the provided data and maps, you will be able to get a more clear view of the trends your community is experiencing. Data and Maps for Planning may also be useful for citizens and students interested in their community.

The statistics in the Mapping and Data Report Page were compiled from a number of sources, including the US Bureau of Census. No matter how carefully prepared, no data set is ever completely accurate. While the sources we have used are very reliable, errors can occur at any time – in collecting the data, while transmitting it, or while preparing estimates and projections. We urge the user to evaluate the data provided with their own knowledge of the community. Please send comments and inquiries to GIS@dca.ga.gov

Hawkinsville City Population Data

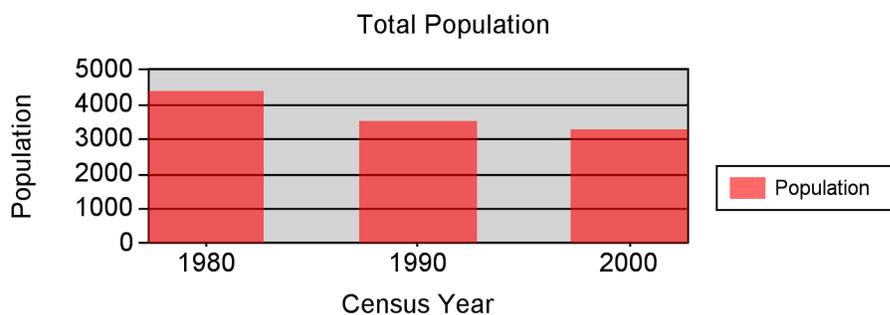
Total Population

What the Georgia Planning Requirements Call For:

Evaluate how the total population of the community has changed in recent years, what is projected for the future, and how the community compares, in terms of growth rate, to other areas.

Total Population Trend	1980	1990	2000
Total Population	4,372	3,527	3,280

Source: U.S. Census Bureau, Census 2000 Summary File 1



Total Population Growth Comparison	Georgia	United States	Hawkinsville
1990 Population	6,478,216	248,032,624	3,527
2000 Population	8,186,453	281,421,920	3,280
Increase in Population	1,708,237	33,389,296	-247
Growth between 1990 and 2000	26.37 %	13.46 %	-7.00 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the community growing, declining, or remaining stable in population?

Will there be sufficient jobs, housing, community facilities and services for the population five, ten, and 20 years from now?

Has there been a significant change in the community's rate of population change over the last 20 years? What could explain this?

Has the community been growing faster or slower than the state over the last 20 years? What is the reason for the difference in growth rates?

Is the community projected to grow faster or slower than the state over the next 20 years? Why?

Hawkinsville City Population Data Age Distribution

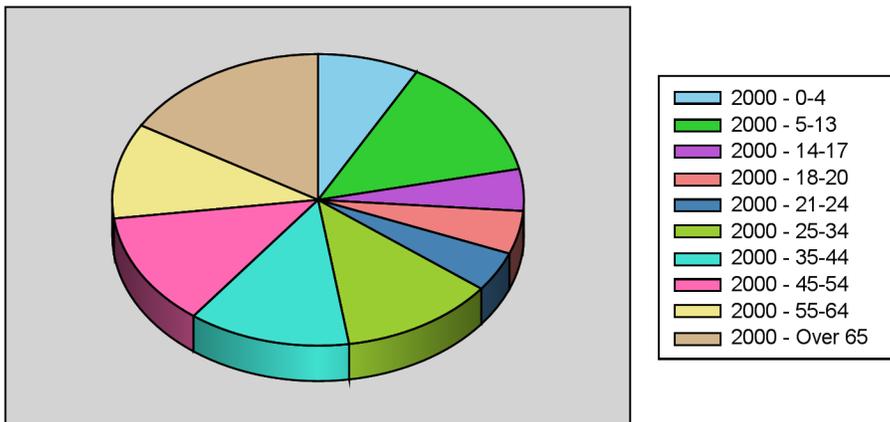
What the Georgia Planning Requirements Call For:

Evaluate the community's age groupings and how these are projected to change over time. Identify implications for the community.

Age Distribution Trend	1980	1990	2000
0-4 Years Old	332	262	261
5-13 Years Old	644	553	447
14-17 Years Old	399	167	152
18-20 Years Old	199	136	157
21-24 Years Old	254	166	145
25-34 Years Old	524	478	399
35-44 Years Old	465	426	418
45-54 Years Old	442	391	414
55-64 Years Old	405	348	347
65 And Over	708	600	540

Source: U.S. Census Bureau, Census 2000 Summary File 1

Age Distribution in Year 2000



Age Distribution Comparison	Hawkinsville	Georgia	United States
0-4 Years Old	7.96 %	7.27 %	6.81 %
5-13 Years Old	13.63 %	14.94 %	13.06 %
14-17 Years Old	4.63 %	7.42 %	4.28 %
18-20 Years Old	4.79 %	4.53 %	4.35 %
21-24 Years Old	4.42 %	5.71 %	5.30 %
25-34 Years Old	12.16 %	15.87 %	14.18 %
35-44 Years Old	12.74 %	16.53 %	15.65 %
45-54 Years Old	12.62 %	13.19 %	13.39 %
55-64 Years Old	10.58 %	8.08 %	8.63 %
65 And Over	16.46 %	9.59 %	11.78 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider

Is the age distribution of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in certain critical age categories (i.e., school age, 5 to 14, or senior citizen, 65 and older) increasing? How will the community meet the special needs (such as schools, recreational or health care facilities) of these age groups?

Does the percentage of population in particular age groups seem abnormally low or high? What does this indicate about the community?

Hawkinsville City Population Data Race and Ethnicity

What the Georgia Planning Requirements Call For:

Evaluate the community's racial and ethnic composition, how it is changing, and how it compares to neighboring communities. Identify implications these future trends will have for the community.

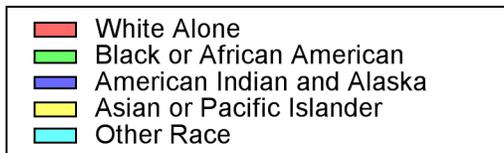
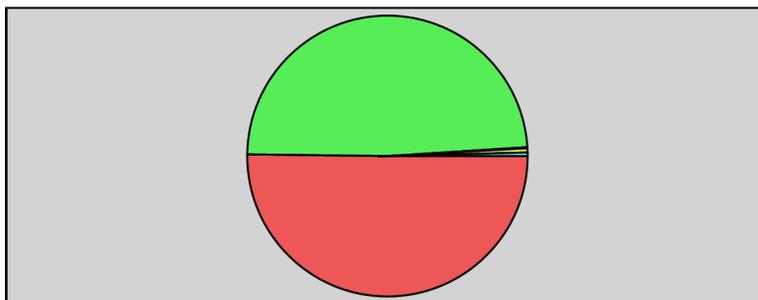
Racial Composition Trend	1980	1990	2000
White Alone	2272	1754	1585
Black or African American Alone	2093	1750	1612
American Indian and Alaska Native Alone	0	1	13
Asian or Pacific Islander	7	10	36
Other Race	0	12	34

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition Comparison	Hawkinsville	Georgia	United States
White Alone	48.32 %	65.07 %	75.14 %
Black or African American Alone	49.15 %	28.70 %	12.32 %
American Indian and Alaska Native Alone	0.40 %	0.27 %	0.88 %
Asian or Pacific Islander	1.10 %	2.12 %	3.64 %
Other Race	1.04 %	3.84 %	8.03 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Racial Composition



Hispanic Trend	1980	1990	2000
Persons of Hispanic Origin	32	25	39

Source: U.S. Census Bureau, Census 2000 Summary File 1

Hispanic Population Comparison	Hawkinsville	Georgia	United States
2000 Population	3280	8186453	281421920
Hispanic Population	39	435227	35305818
Percent Hispanic	1.19 %	5.32 %	12.55 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider:

Is the racial composition of the population changing or remaining fairly constant? What could account for any changes?

Is the total number of people in specific racial categories increasing? How will the community meet the special needs of these groups?

Hawkinsville City Population Data

Income

What the Georgia Planning Requirements Call For:

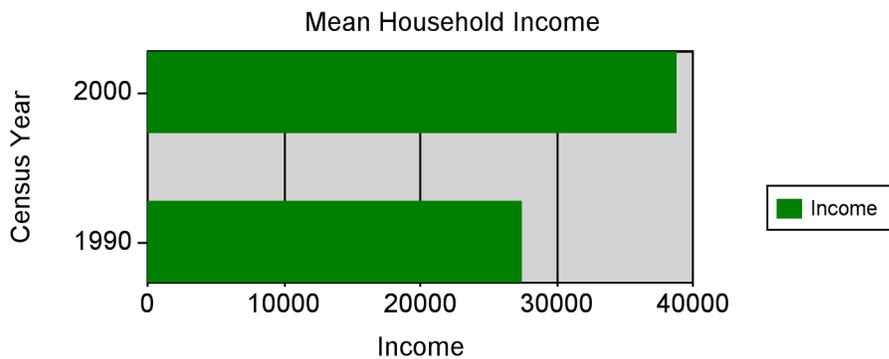
Evaluate income levels, income distribution and poverty levels in the community and how these have changed and are expected to change over time.

Mean Household Income Trend	1990	2000
Income	27468	38788

Source: U.S. Census Bureau, Census 2000 Summary File 1

Mean Household Income Comparison	Hawkinsville	Georgia	United States
Income	38788	80077	56675

Source: U.S. Census Bureau, Census 2000 Summary File 1



Per Capita Income Trend	1990	2000
Per Capita Income	11188	16670

Source: U.S. Census Bureau, Census 2000 Summary File 1

Per Capita Income Comparison	Hawkinsville	Georgia	United States
Per Capita Income	16670	21154	21587

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to Consider

In general, are local income levels higher or lower than those of the state? What could account for this?

Have local income levels gained ground or lost ground in comparison to the state over the last 20 years? What are some possible explanations of this?

Hawkinsville City Economic Development Data

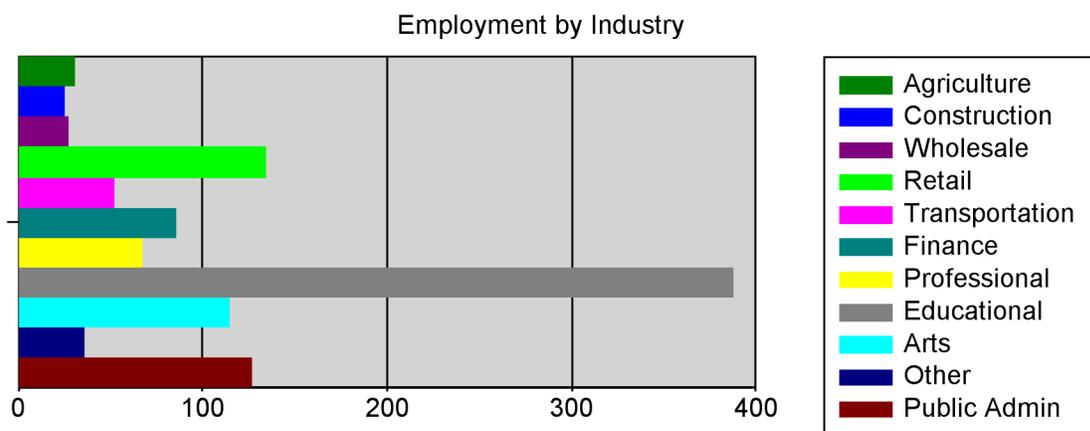
Economic Base

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Employment by Industry Trend Employment by Industry	1980	1990	2000
Total Employed Civilian Population	1664	1250	1445
Agriculture, Forestry, Fishing, hunting & mining	70	101	30
Construction	78	65	25
Manufacturing	459	264	332
Wholesale Trade	142	65	27
Retail Trade		215	134
Transportation, warehousing, and utilities	35	78	52
Information	147	0	26
Finance, Insurance, & Real Estate	42	38	86
Professional, scientific, management, administrative, and waste management services	74	13	67
Educational, health and social services	89	265	388
Arts, entertainment, recreation, accomodation and food services	297	0	115
Other Services	79	87	36
Public Administration	152	59	127

Source: U.S. Census Bureau, Census 2000 Summary File 1



Employment by Industry Trend (Percent)	1980	1990	2000
Total Employed Civilian Population	100.00 %	100.00 %	100.00 %
Agriculture, Forestry, Fishing, hunting & mining	4.21 %	8.08 %	2.08 %
Construction	4.69 %	5.20 %	1.73 %
Manufacturing	27.58 %	21.12 %	22.98 %
Wholesale Trade	8.53 %	5.20 %	1.87 %
Retail Trade	0.00 %	17.20 %	9.27 %
Transportation, warehousing, and utilities	2.10 %	6.24 %	3.60 %
Information	8.83 %	0.00 %	1.80 %
Finance, Insurance, & Real Estate	2.52 %	3.04 %	5.95 %
Professional, scientific, management, administrative, and waste management services	4.45 %	1.04 %	4.64 %
Educational, health and social services	5.35 %	21.20 %	26.85 %
Arts, entertainment, recreation, accommodation and food services	17.85 %	0.00 %	7.96 %
Other Services	4.75 %	6.96 %	2.49 %
Public Administration	9.13 %	4.72 %	8.79 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Employment by Industry (Year 2000) Comparison	Hawkinsville	Georgia	United States
Total Employed Civilian Population	100.00 %	100.00 %	100.00 %
Agriculture, Forestry, Fishing, hunting & mining	2.08 %	1.39 %	1.87 %
Construction	1.73 %	7.94 %	6.78 %
Manufacturing	22.98 %	14.81 %	14.10 %
Wholesale Trade	1.87 %	3.86 %	3.60 %
Retail Trade	9.27 %	11.97 %	11.73 %
Transportation, warehousing, and utilities	3.60 %	6.02 %	5.20 %
Information	1.80 %	3.53 %	3.08 %
Finance, Insurance, & Real Estate	5.95 %	6.54 %	6.89 %
Professional, scientific, management, administrative, and waste management services	4.64 %	9.44 %	9.30 %
Educational, health and social services	26.85 %	17.59 %	19.92 %
Arts, entertainment, recreation, accommodation and food services	7.96 %	7.15 %	7.87 %
Other Services	2.49 %	4.74 %	4.87 %
Public Administration	8.79 %	5.03 %	4.79 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Has there been significant growth or decline (in either employment or earnings) within any of the economic sectors over the last ten years? What could account for this?

In which economic sectors does the local economy have a greater share of its employment and earnings than does the state? (These sectors will be referred to as the "export sectors" below.)

Does the local economy have several export sectors (representing a diversified economic base) or just a few? If just a few, have these sectors (from a national economic perspective) shown consistent growth, or have they been cyclical (i.e., periods of growth alternating with frequent slowdowns)?

Will the recent or planned economic development activities tend to diversify the local economic base, or are they part of the same export sectors that already exist in the community?

Can any unique local economic activities (tourism, military bases, etc.) be expanded, or can complementary businesses be encouraged to develop to enhance the local economic impact of these activities?

Do the answers to the questions above indicate a need to diversify the local economic base? If so, what types of businesses and industries should be encouraged to develop locally?

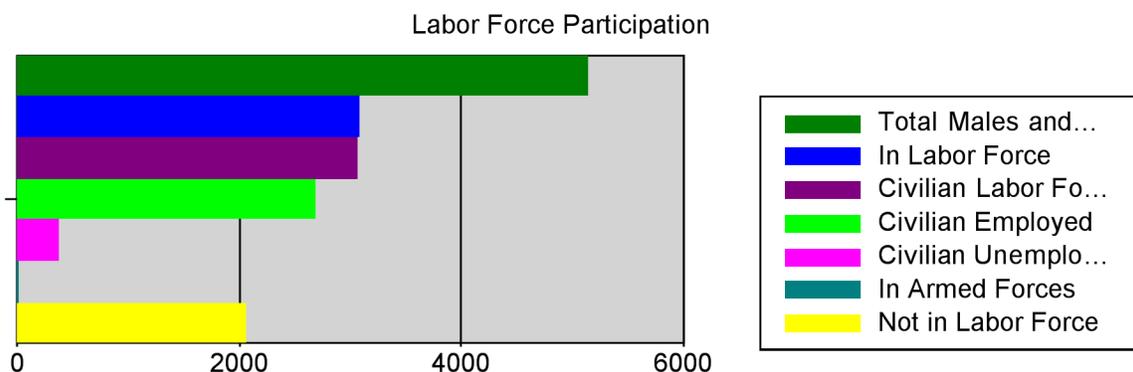
Hawkinsville City Economic Development Data Labor Force

What the Georgia Planning Requirements Call For:

Evaluate characteristics of the community's labor force, including employment status, occupations, personal income, wages and commuting patterns.

Labor Force Participation	1990	2000
Total Males and Females	2628	2518
In Labor Force	1487	1595
Civilian Labor Force	1479	1586
Civilian Employed	1250	1445
Civilian Unemployed	229	141
In Armed Forces	8	9
Not In Labor Force	1141	923
Total Males	1122	1106
Male in Labor Force	709	790
Male Civilian Labor Force	709	781
Male Civilian Employed	613	713
Male Civilian Unemployed	96	68
Male in Armed Forces	0	9
Male Not in Labor Force	413	316
Total Females	1506	1412
Female in Labor Force	778	805
Female Civilian Labor Force	770	805
Female Civilian Employed	637	732
Female Civilian Unemployed	133	73
Female In Armed Forces	8	0
Female Not in Labor Force	728	607

Source: U.S. Census Bureau, Census 2000 Summary File 1



Labor Force by Place of Work Trend	1990	2000
Total Population	3527	3280
Worked in State of Residence	1233	1445
Worked in County of Residence	705	737
Worked outside of County of Residence	528	708
Worked outside of State of Residence	0	0

Source: U.S. Census Bureau, Census 2000 Summary File 1

Personal Income by Type Trend	1990	2000
Total Income	38977677	52751300
Aggregate wage or salary income for households	19232923	37387800
Aggregate other types of income for households	445024	1081500
Aggregate self employment income for households	5708332	1950800
Aggregate interest, dividends, or net rental income	6797453	3754800
Aggregate social security income for households	3076872	4797000
Aggregate public assistance income for households	709778	809100
Aggregate retirement income for households	3007295	2970300

Source: U.S. Census Bureau, Census 2000 Summary File 1

Personal Income by Type Comparison	Georgia	Hawkinsville
Total Income	100.00 %	100.00 %
Aggregate wage or salary income for households	78.24 %	70.88 %
Aggregate other types of income for households	1.70 %	2.05 %
Aggregate self employment income for households	5.60 %	3.70 %
Aggregate interest, dividends, or net rental income	5.27 %	7.12 %
Aggregate social security income for households	4.04 %	9.09 %
Aggregate public assistance income for households	0.00 %	1.53 %
Aggregate retirement income for households	4.57 %	5.63 %

Questions to consider:

Has there been a significant change in local employment by occupation over the last ten years? What could account for this?

Does the local employment by occupation breakdown differ significantly from statewide and national patterns? What is the reason for this?

Does the local employment status differ significantly from the statewide or national patterns? If so, why?

Is local employment concentrated in occupations requiring high levels of training? Do local residents possess this level of training? Are local training programs able to provide this training?

Are significant numbers of local residents commuting elsewhere to work? What is the reason for this?

Do the answers to the above questions indicate that the types of jobs that exist in your community are suitable for the residents of your community? If not, what could be done to improve this situation?

Hawkinsville City Economic Development Data

Economic Resources

What the Georgia Planning Requirements Call For:

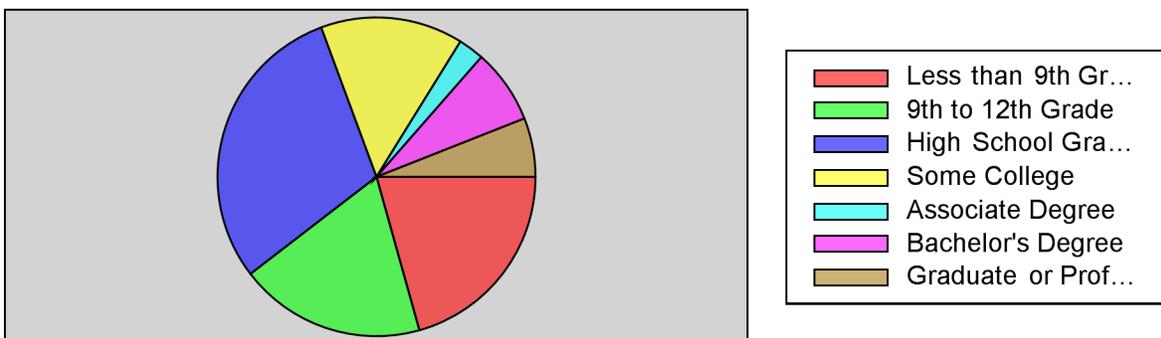
Evaluate the development agencies, programs, tools, education, training and other economic resources available to the community's businesses and residents

Educational Attainment	1980	1990	2000
Less than 9th Grade	773	436	219
9th to 12th Grade (no diploma)	522	453	334
High School Graduate (Includes Equivalency)	641	737	681
Some College (No Degree)	337	277	389
Associate Degree		86	95
Bachelor's Degree	165	121	237
Graduate or Professional Degree	107	160	146

Source: U.S. Census Bureau, Census 2000 Summary File 1

Educational Attainment	Hawkinsville	Georgia	United States
Less than 9th Grade	10.42 %	7.54 %	7.55 %
9th to 12th Grade (no diploma)	15.90 %	13.86 %	12.05 %
High School Graduate (Includes Equivalency)	32.41 %	28.71 %	28.63 %
Some College (No Degree)	18.51 %	20.40 %	21.05 %
Associate Degree	4.52 %	5.19 %	6.32 %
Bachelor's Degree	11.28 %	16.01 %	15.54 %
Graduate or Professional Degree	6.95 %	8.30 %	8.86 %

Educational Attainment



Questions to Consider:

In general, are local educational attainment levels higher or lower than those of surrounding counties? ... of the state?

Have local educational attainment levels gained ground or lost ground (particularly in comparison with the state) over the last 20 years? What could explain this?

How do local educational attainment levels match up with the requirements of local and regional businesses and industries?

Based on local educational attainment levels, what types of businesses and industries would it be feasible to attract or encourage to develop locally (i.e., those requiring a highly trained workforce or those relying on less-skilled workers?)

Has there been a significant change in dropout rates, achievement test scores, or percentage of graduates continuing on to post-secondary education over the last several years? What could explain this?

Based on the figures for dropout rates, achievement test scores, and percentage of graduates continuing on to post-secondary education, is the local school system enhancing, or limiting, your economic development potential?

Hawkinsville City Economic Development Data

Economic Trends

What the Georgia Planning Requirements Call For:

Evaluate economic trends that are ongoing in the community, including which sectors, industries or employers are declining and which are growing. Also evaluate any unique economic situations, major employers and important new developments for their impact on the community.

Additional Resources for Economic Element	Click on Item Below:
Bureau of Labor Statistics	Average Weekly Wages
Georgia Department of Labor	Unemployment Rates
Georgia Planning and Quality Growth	Latest in Planning Data, GIS and Tools

Hawkinsville City Housing Data

Housing Types and Mix

What the Georgia Planning Requirements Call For:

Evaluate the composition and quality of the community's housing stock, how it has changed over time, recent trends in the types of housing being provided, and whether there is a good mix of types (including modular, mobile or stick-built), sizes, and multi-family vs. single family throughout the community

Number of Households Trend	1980	1990	2000
Number of Households	1504	1419	1360

Source: U.S. Census Bureau, Census 2000 Summary File 1

Types of Housing Trend	1980	1990	2000
Total Housing Units	1589	1564	1576
Single Units (detached)	1245	1204	1263
Single Units (attached)	5	20	0
Double Units	78	104	93
3 to 9 Units	109	118	152
10 to 19 Units	23	25	0
20 to 49 Units	72	15	32
50 or more Units	0	0	0
Mobile Home or Trailer	57	52	36
All Other	0	26	0

Source: U.S. Census Bureau, Census 2000 Summary File 1

Types of Housing Comparison	Hawkinsville	Georgia	United States
Total Housing Units	100.00 %	100.00 %	100.00 %
Single Units (detached)	80.14 %	64.21 %	60.28 %
Single Units (attached)	0.00 %	2.87 %	5.56 %
Double Units	5.90 %	2.75 %	4.31 %
3 to 9 Units	9.64 %	9.32 %	9.41 %
10 to 19 Units	0.00 %	3.94 %	4.00 %
20 to 49 Units	2.03 %	1.76 %	3.34 %
50 or more Units	0.00 %	2.97 %	5.29 %
Mobile Home or Trailer	2.28 %	12.03 %	7.57 %
All Other	0.00 %	0.13 %	0.23 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Questions to consider:

Is the number of households changing? How will this affect the housing needs of the community?

Will there be sufficient housing to meet demand five, ten, and 20 years from now?

Is the range of local housing types sufficiently diversified? Will future trends lead to a broader range of housing types in the community?

Has there been a significant change in the types of housing available in the community over the last 20 years? What could explain this?

Hawkinsville City Housing Data Condition and Occupancy

What the Georgia Planning Requirements call for:

Evaluate the age and condition of housing in the community as well as the proportion of units that are owner-occupied and renteroccupied, plus vacancy rates for owners and renter units.

Age of Housing Trend	1990	2000
Built 1970 - 1979	317	236
Built 1960 - 1969	303	372
Built 1950 - 1959	425	374
Built 1940 - 1949	148	153
Built 1939 or earlier	217	195

Source: U.S. Census Bureau, Census 2000 Summary File 1

Age of Housing Comparison	Georgia	Hawkinsville	United States
Built 1970 - 1979	18.55 %	14.97 %	18.50 %
Built 1960 - 1969	12.68 %	23.60 %	13.73 %
Built 1950 - 1959	8.64 %	23.73 %	12.69 %
Built 1940 - 1949	4.39 %	9.71 %	7.28 %
Built 1939 or earlier	5.88 %	12.37 %	15.00 %

Source: U.S. Census Bureau, Census 2000 Summary File 1

Condition of Housing Trend	1990	2000
Total Housing Units	1564	1576
Complete Plumbing Facilities	1500	1516
Lacking Plumbing Facilities	64	60
Complete kitchen facilities	1555	1526
Lacking complete kitchen facilities	9	50

Source: U.S. Census Bureau, Census 2000 Summary File 1

Condition of Housing Comparison	Hawkinsville	Georgia	United States
Total Housing Units	1576	3281737	115904641
Lacking Kitchen Facilities	96.19 %	99.10 %	98.85 %
Lacking Plumbing Facilities	3.81 %	0.90 %	1.15 %
Built 1990 to 2000	96.83 %	99.03 %	98.69 %
Built 1939 or earlier	3.17 %	0.97 %	1.31 %

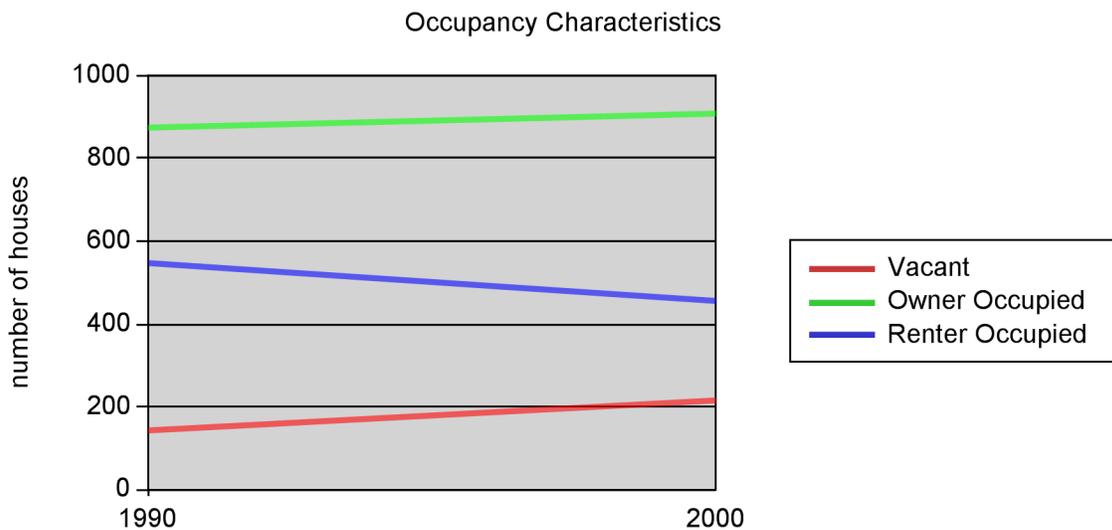
Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Trend	1990	2000
Total Housing Units Built	1564	1576
Housing Units Vacant	145	213
Housing Units Owner Occupied	873	907
Housing Units Renter Occupied	546	456

Source: U.S. Census Bureau, Census 2000 Summary File 1

Occupancy Characteristics Comparison	Hawkinsville	Georgia	United States
Total Housing Units Built	100.00 %	100.00 %	100.00 %
Housing Units Vacant	13.52 %	8.39 %	8.99 %
Housing Units Owner Occupied	57.55 %	61.84 %	60.24 %
Housing Units Renter Occupied	28.93 %	29.77 %	30.77 %

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider:

Is the local home ownership ratio above or below the state level? What is the reason for this?

Has there been a significant change in the level of home-ownership over the last 20 years? What could account for these changes?

Are local vacancy rates higher or lower than the statewide levels? Does this indicate either an over-built or an under-built market? ... Or is there another explanation?

Hawkinsville City Housing Data

Cost of Housing

What the Georgia Planning Requirements Call For:

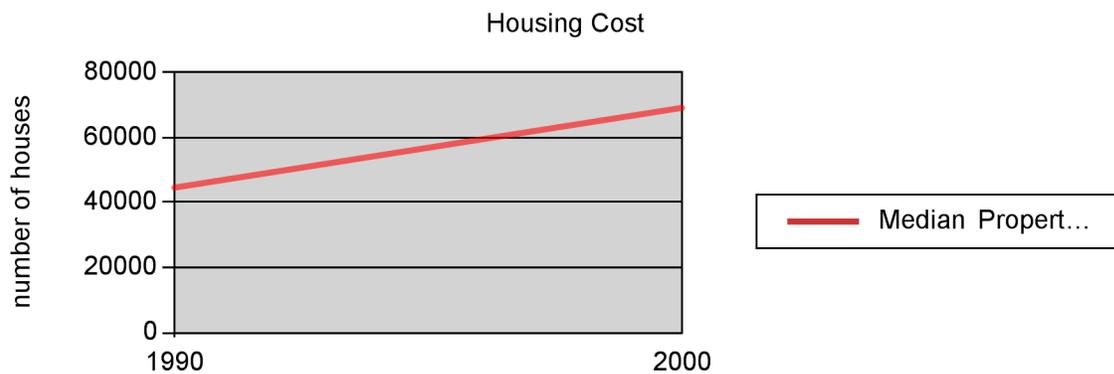
Evaluate the cost of housing in the community, both for owners and renters, in terms of affordability for residents and workers in the community.

Housing Cost Trend (in Dollars)	1990	2000
Median property value	44300	68900
Median rent	229	338

Source: U.S. Census Bureau, Census 2000 Summary File 1

Housing Cost Comparison (in Dollars)	Georgia	Hawkinsville	United States
Median property value	111200	68900	119600
Median rent	613	338	602

Source: U.S. Census Bureau, Census 2000 Summary File 1



Questions to consider:

Has there been a major change in local housing costs over the last 20 years? If so, what could account for this?

Are local housing costs lower or higher than the statewide averages? Why?

If local housing costs are high, does this explain the commuting patterns information gathered in the Economic Development Element?

Is there an adequate supply of affordable housing available to residents of the community?

Hawkinsville City Housing Data

Cost Burdened Housing

What the Georgia Planning Requirements Call For:

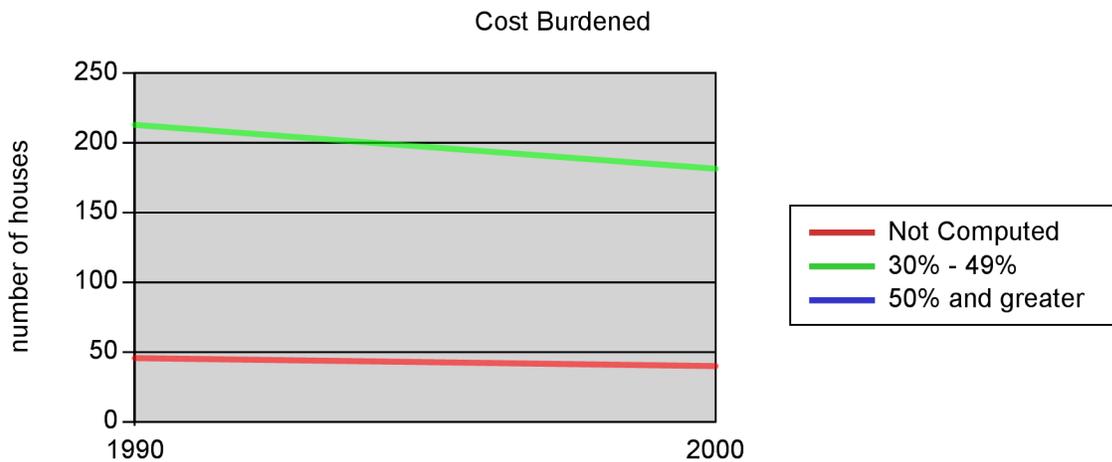
Evaluate the needs of households that are cost-burdened (paying 30% or more of net income on total housing costs) and severely cost-burdened (paying 50% or more of net income on total housing costs). Also evaluate the relationship of local housing costs and availability to the socioeconomic characteristics of these households, including income, income from social security or public assistance, employment status, occupation, household type, age of householder, household size, race, and unit type.

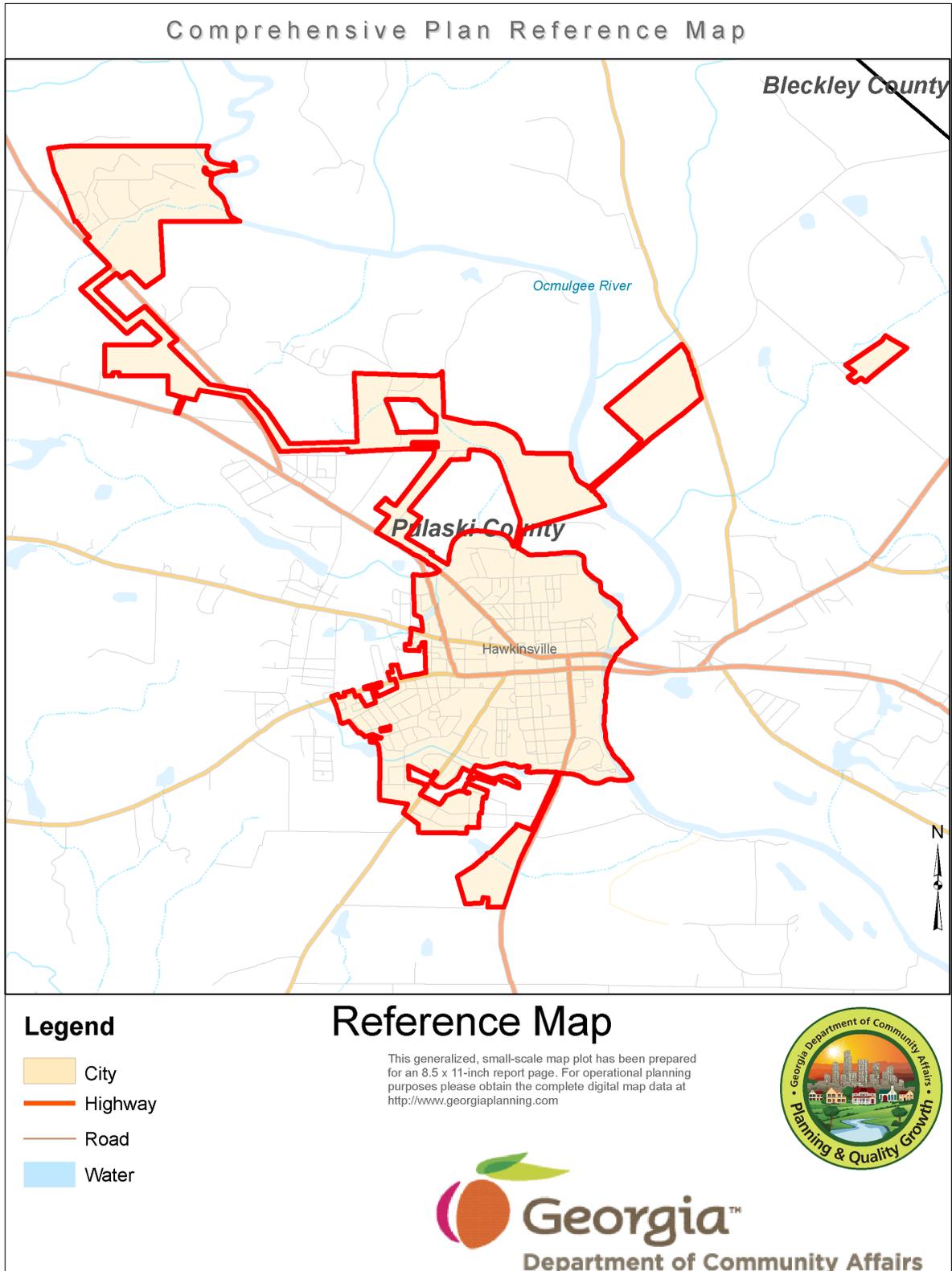
Cost Burdened Trend	1990	2000
30% - 49%	212	181
50% and greater		172
Not computed	45	40

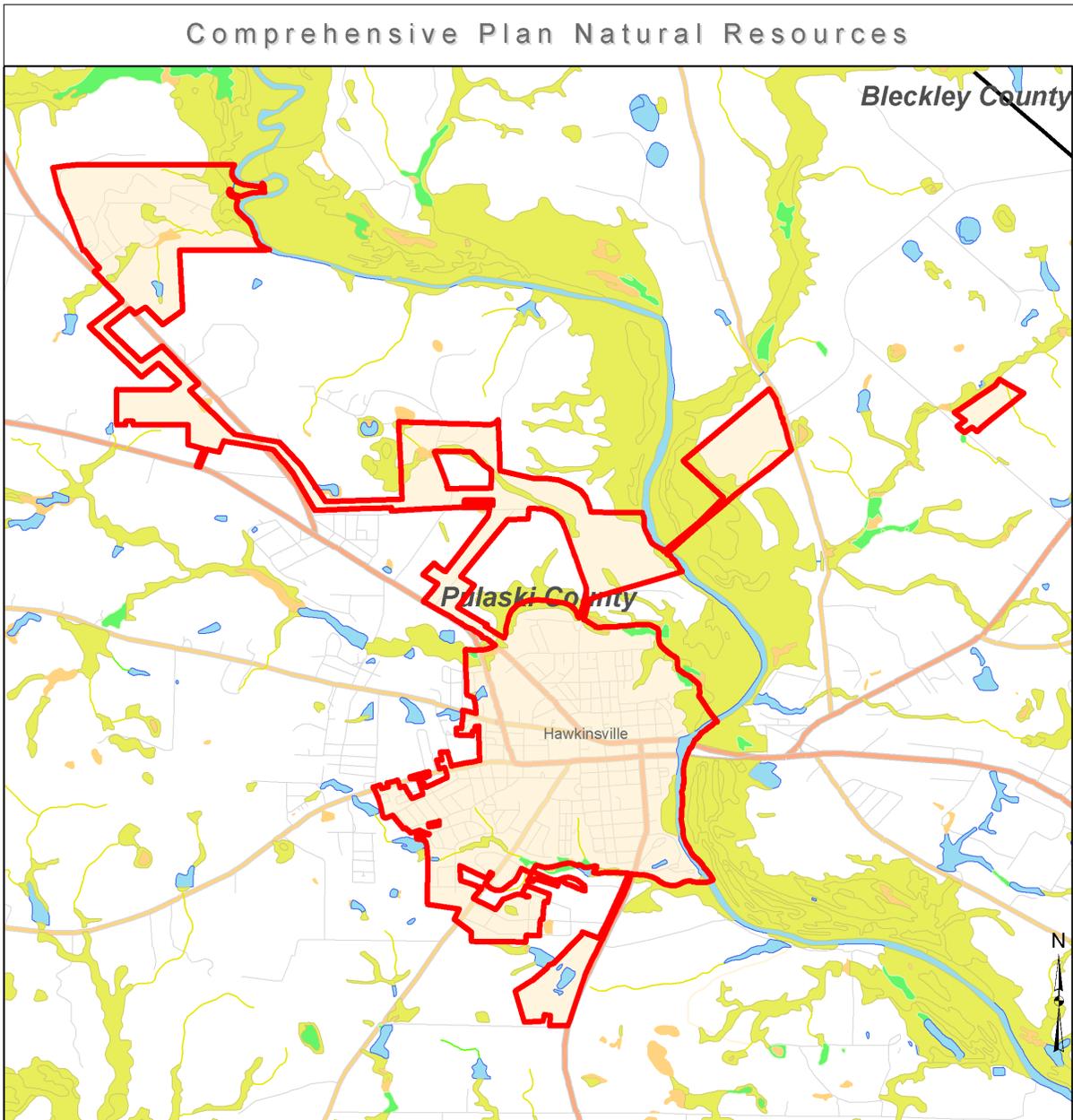
Source: U.S. Census Bureau, Census 2000 Summary File 1

Cost Burdened Comparison	Georgia	Hawkinsville	United States
30% - 49%	12.13 %	11.48 %	12.61 %
50% and greater	8.48 %	10.91 %	8.98 %
Not computed	2.96 %	2.54 %	2.67 %

Source: U.S. Census Bureau, Census 2000 Summary File 1







Legend

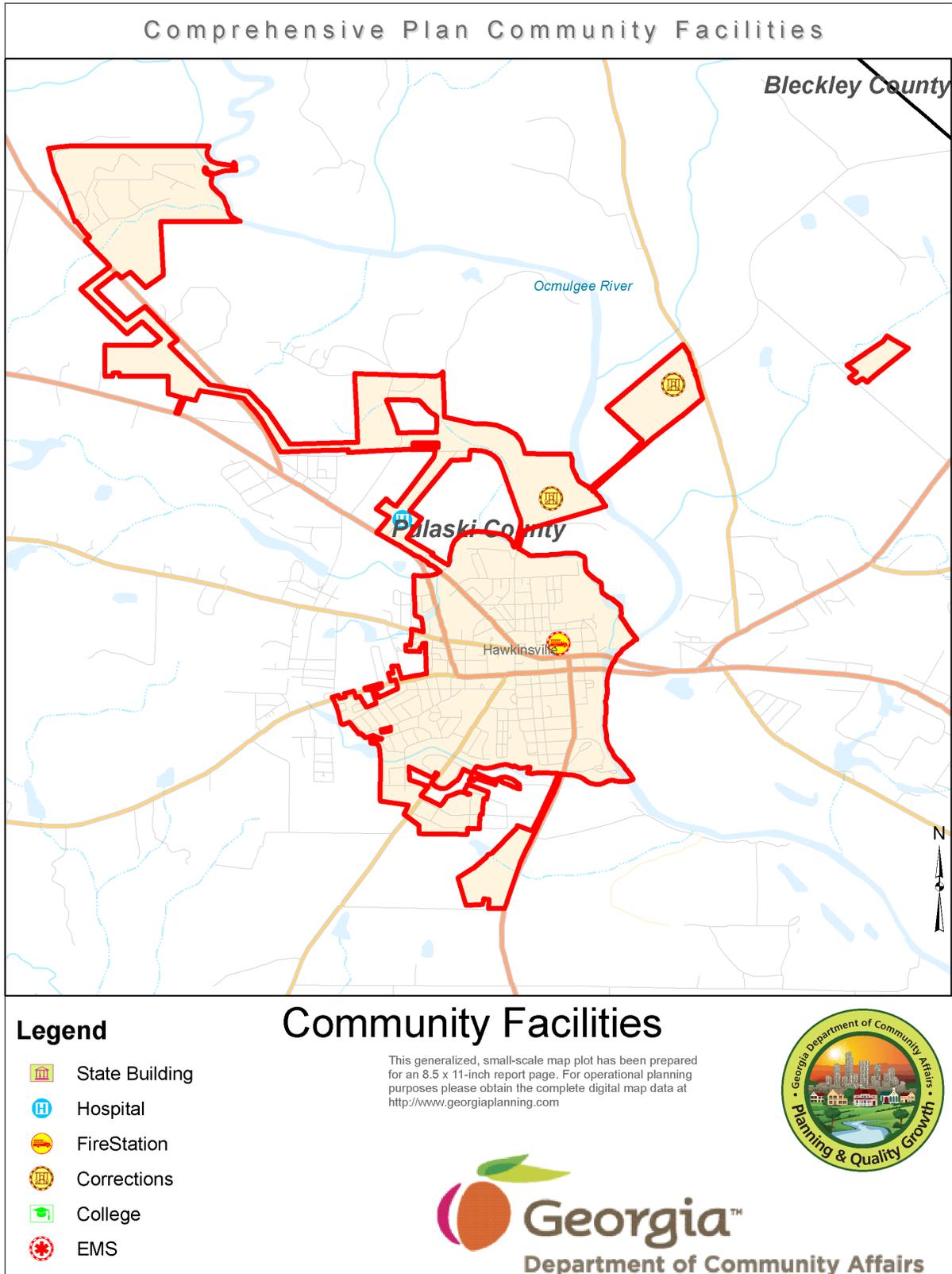
-  Coastal Marshland
-  Forested Wetland
-  Non-Forested Emergent Wetland
-  Scrub/Shrub Wetland
-  Open Water
-  Not Classified

Wetlands

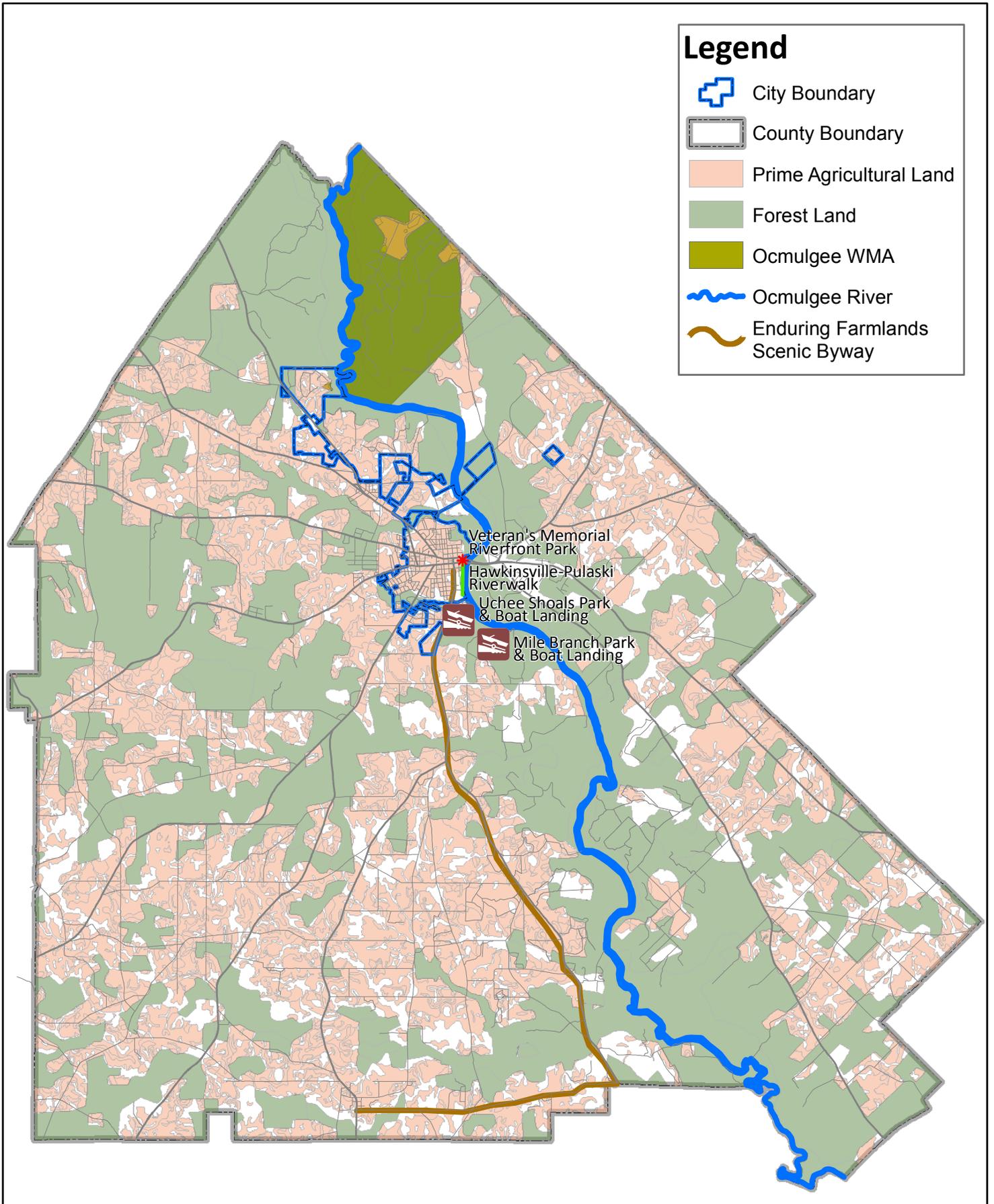
DRAFT: This map has been prepared to facilitate public access to information. Data shown is for planning purposes only and it's accuracy is NOT warranted. The Georgia Department of Community Affairs assumes no liability for the quality, content, accuracy or completeness of the information and other items contained on the map. Individuals are advised to independently verify information before use. For more information on this map or if you need additional map products contact Lisa Westin at 404-679-3135 or email lisa.westin@dca.ga.gov



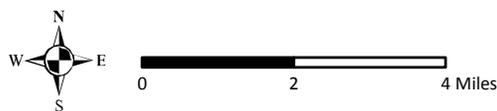
Department of Community Affairs (DCA)
Planning and Environmental Management Division (PEMD)
Office of Planning and Quality Growth (OPG)
Office of Decision Support Services (ODSS)



Pulaski County, Georgia: Comprehensive Plan



October 12, 2010

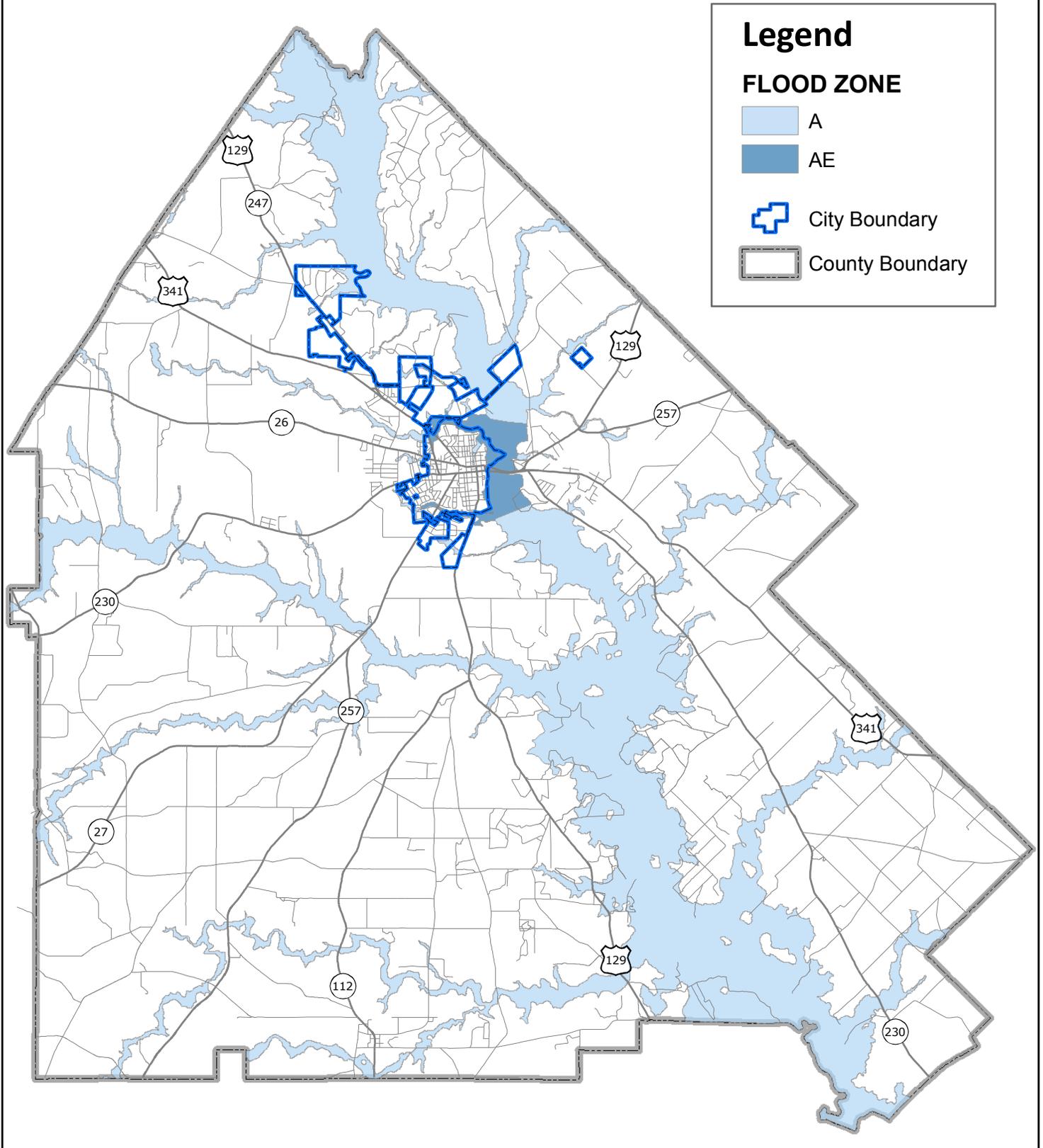


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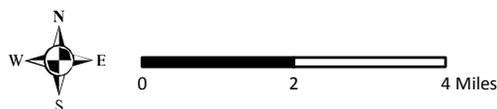
 Middle Georgia Regional Commission

Pulaski County, Georgia: Comprehensive Plan

FLOOD PLAINS



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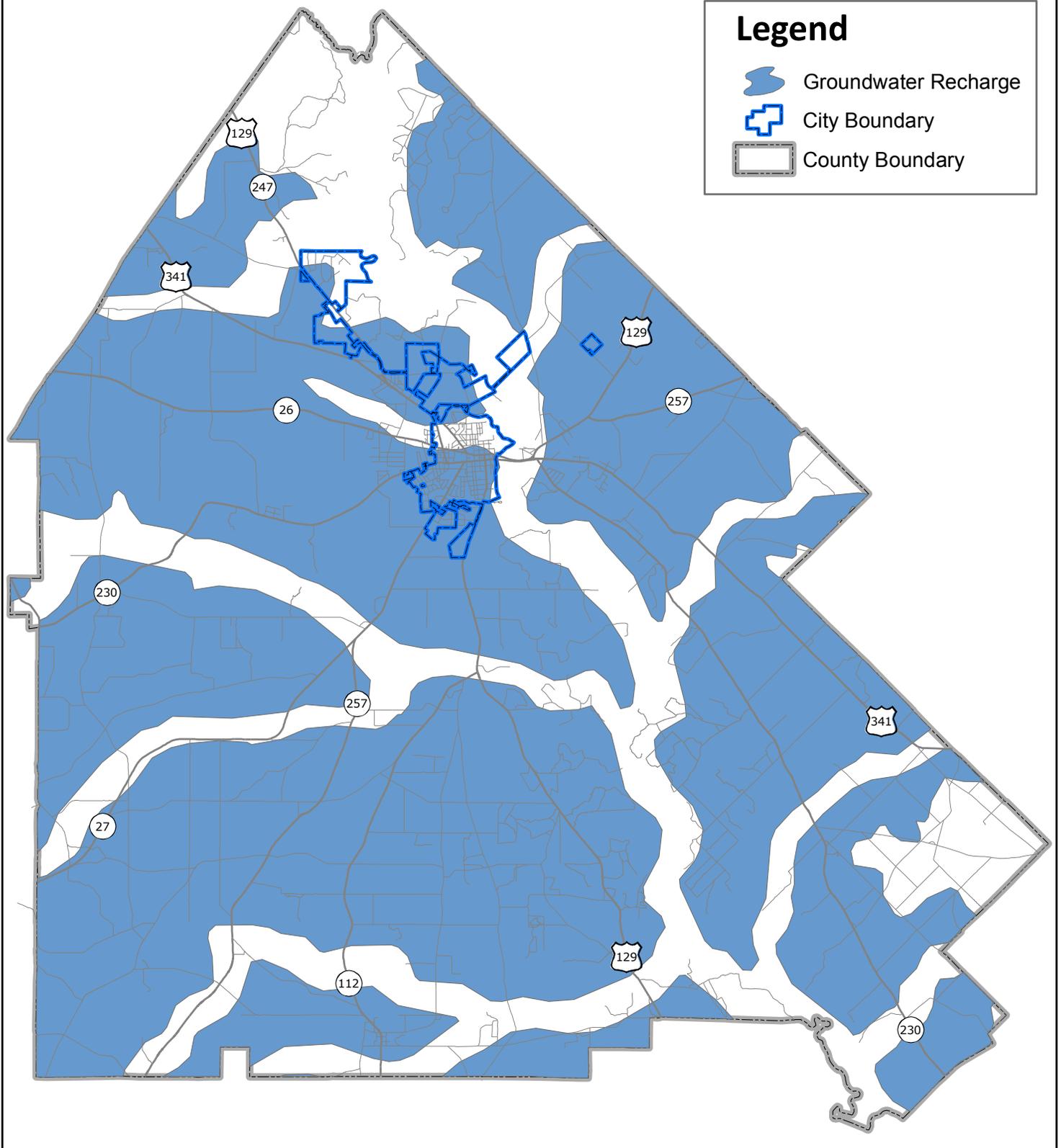


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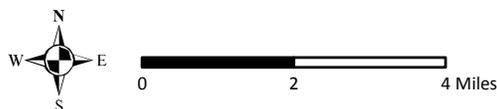
Pulaski County, Georgia: Comprehensive Plan

GROUNDWATER RECHARGE AREAS



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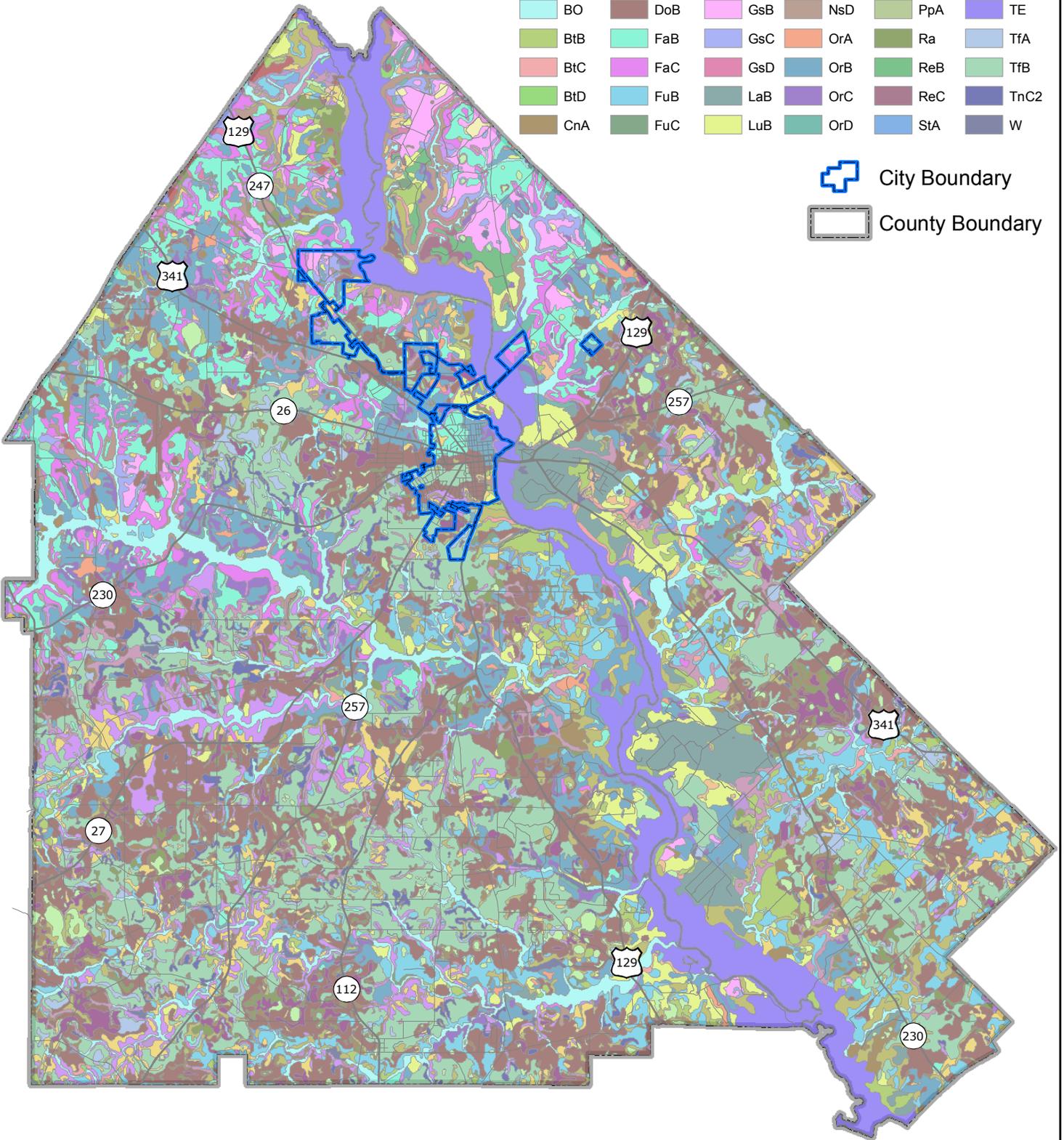


Pulaski County, Georgia: Comprehensive Plan

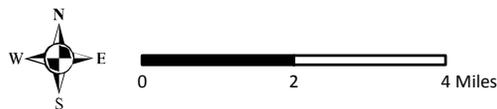
SOILS

Legend

- City Boundary
- County Boundary



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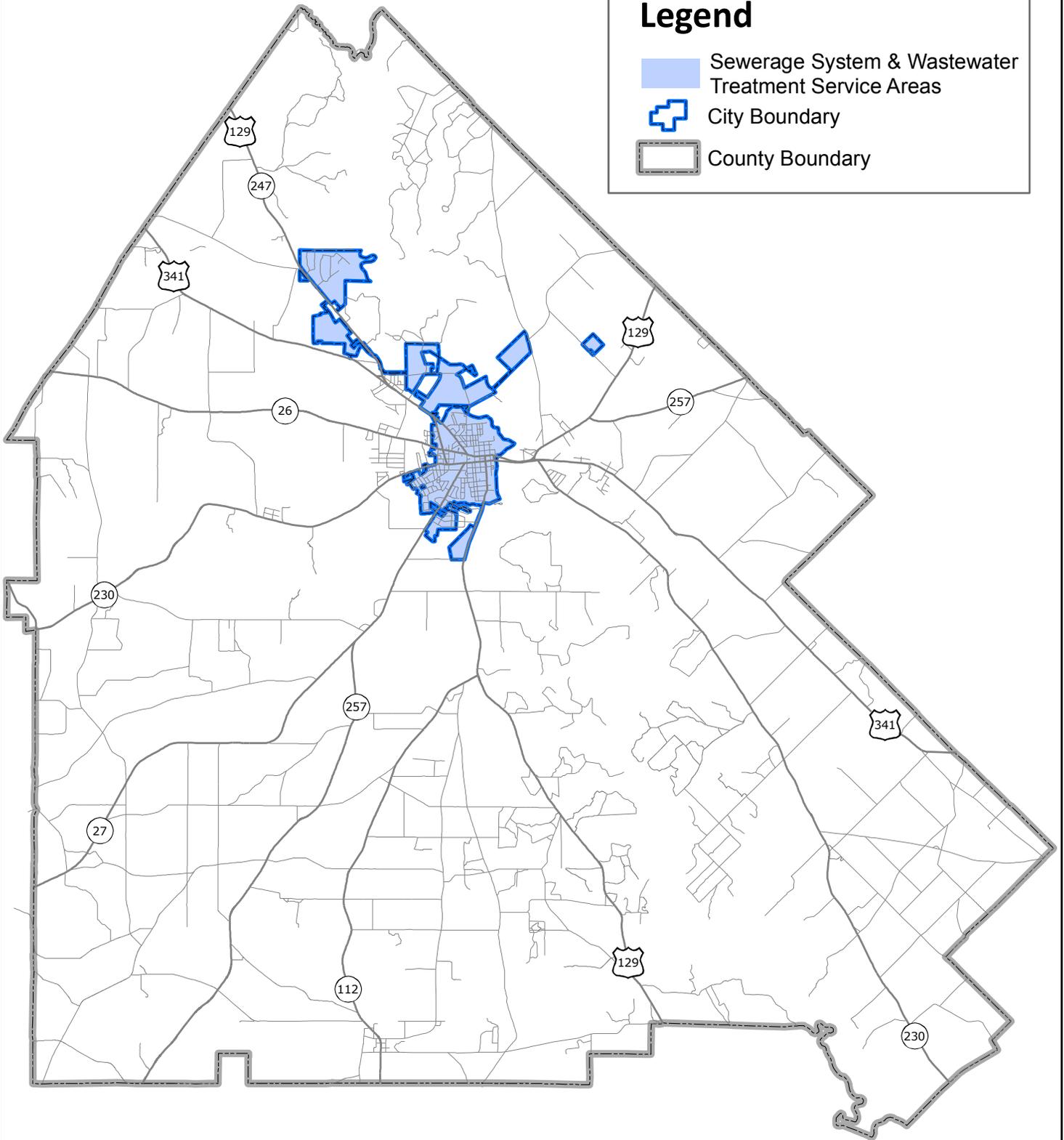
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SEWERAGE SYSTEM & WASTEWATER TREATMENT SERVICE AREAS

Legend

-  Sewerage System & Wastewater Treatment Service Areas
-  City Boundary
-  County Boundary



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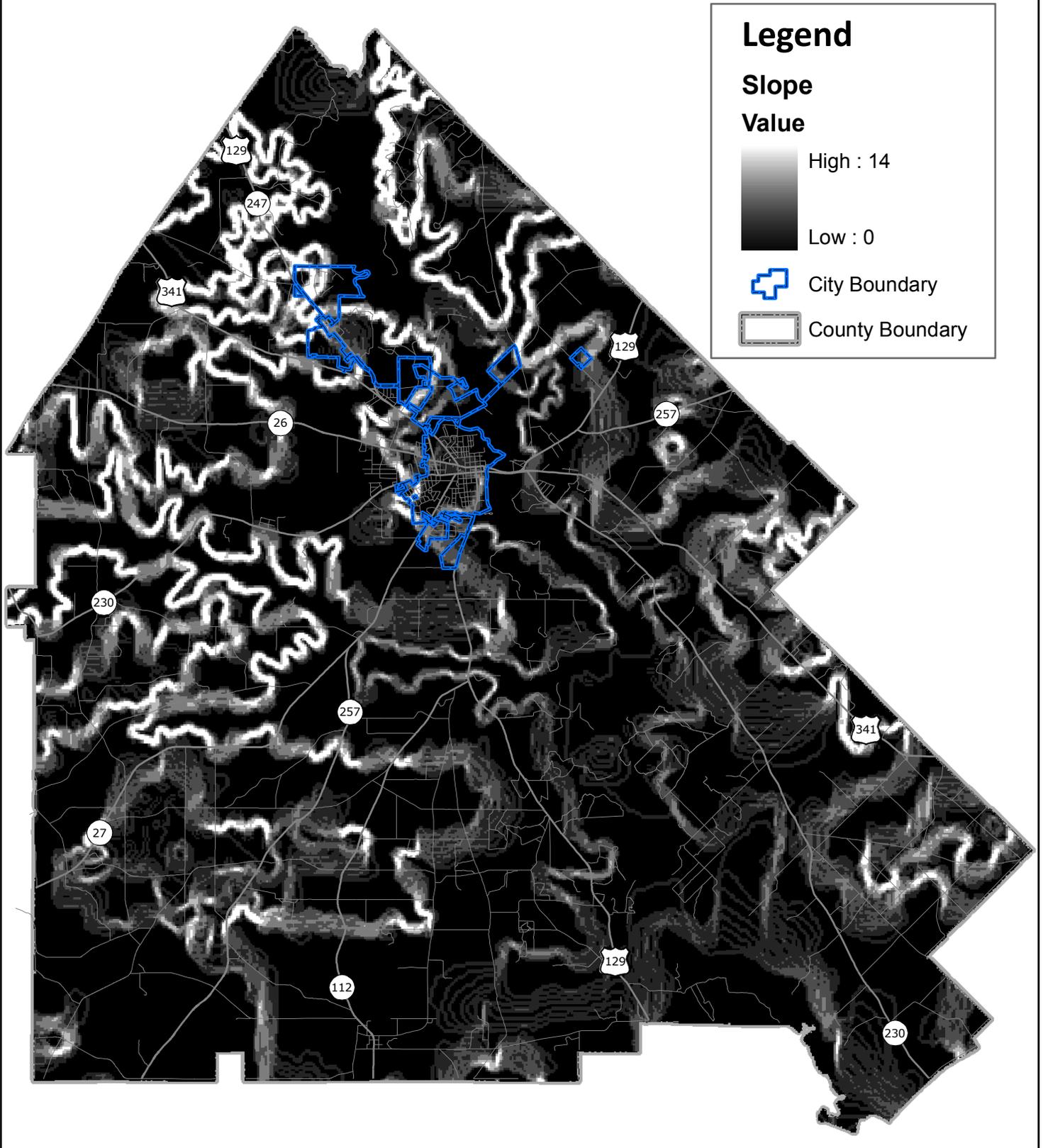


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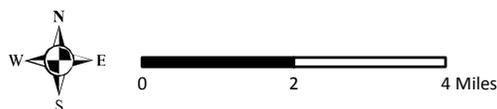


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STEEP SLOPES



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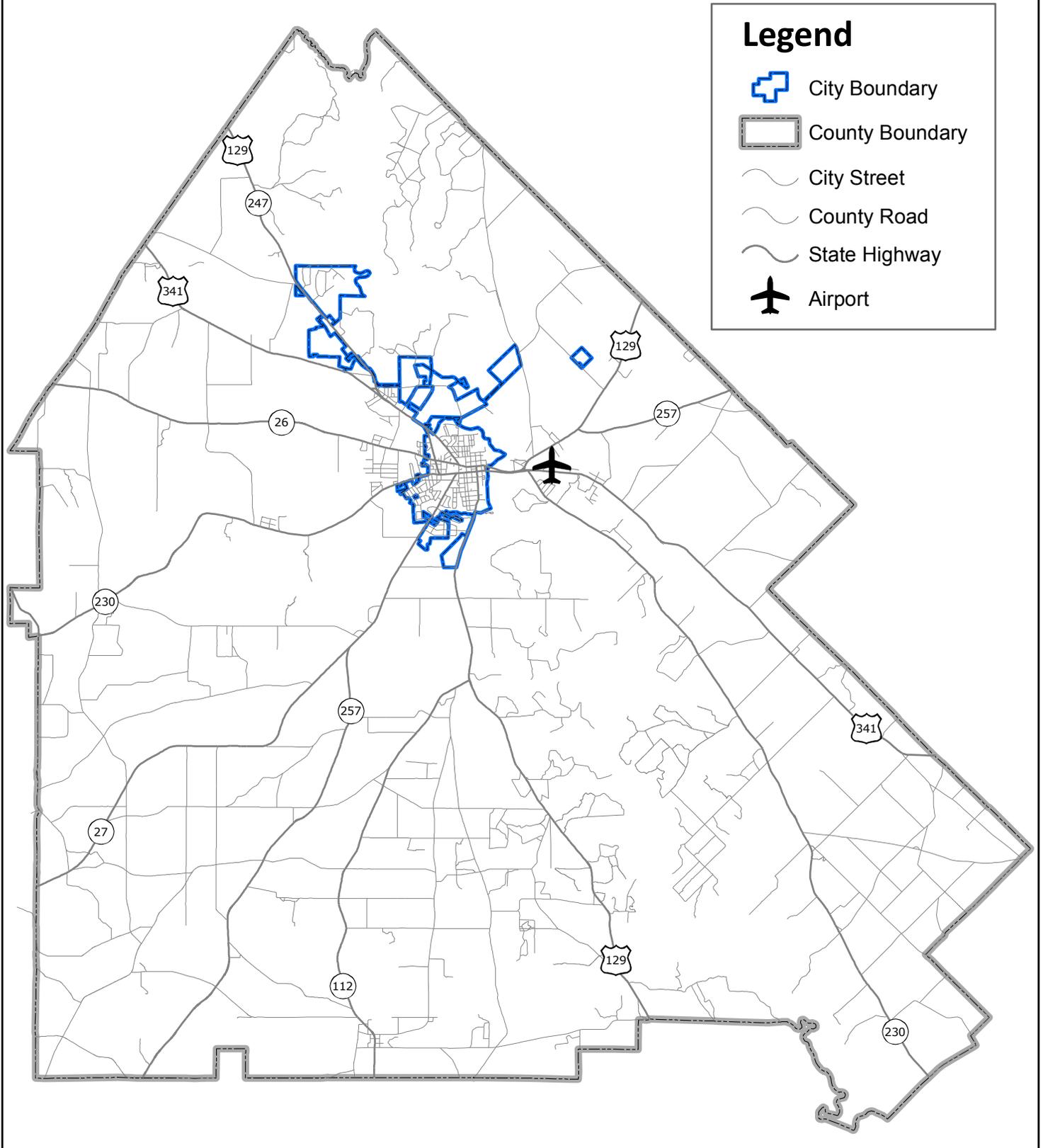


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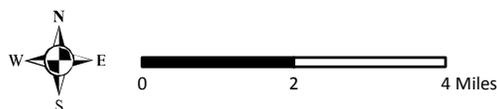
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TRANSPORTATION NETWORK



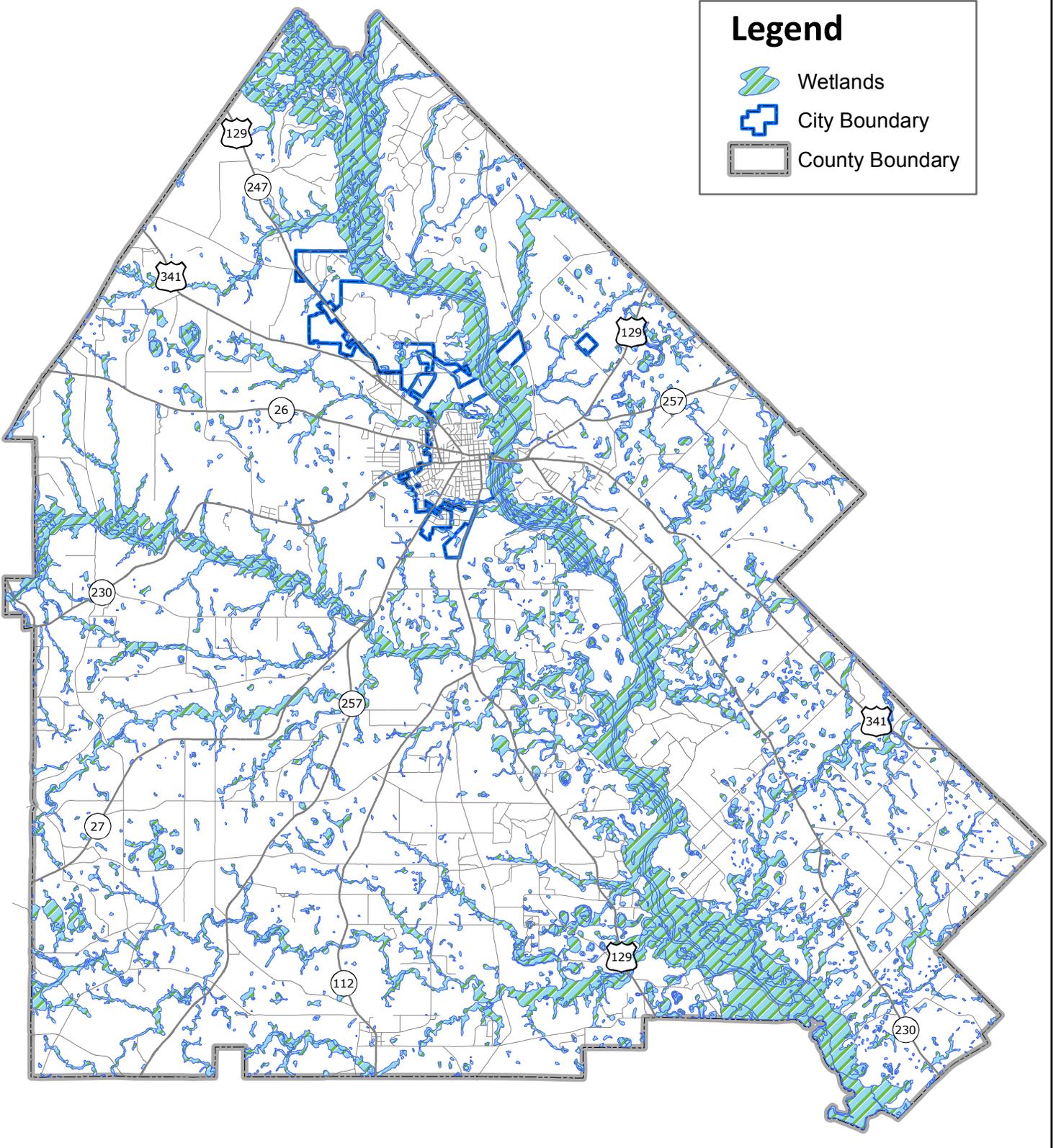
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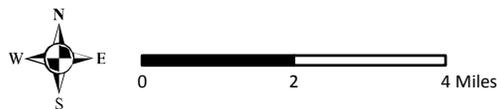
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WETLANDS



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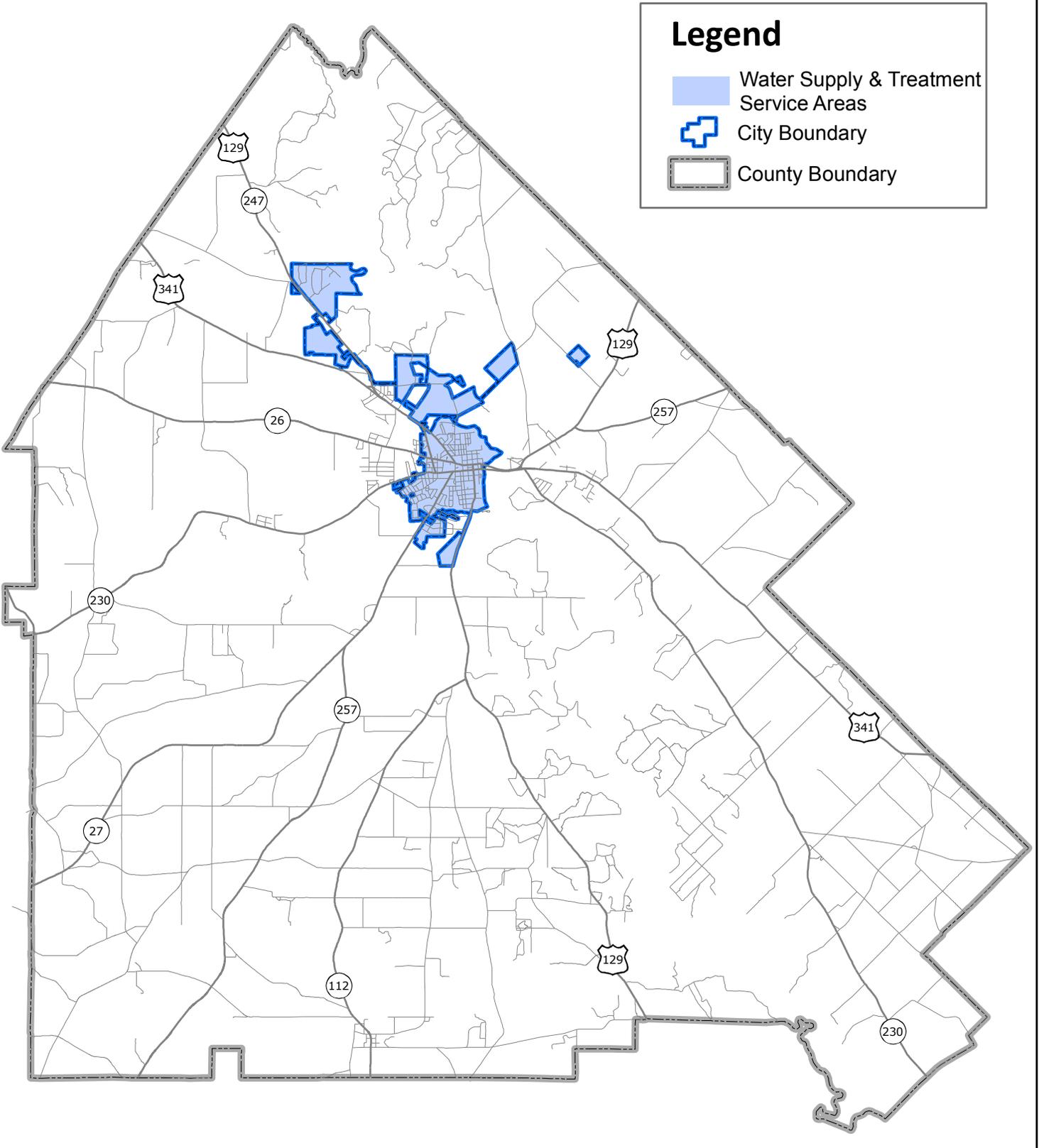
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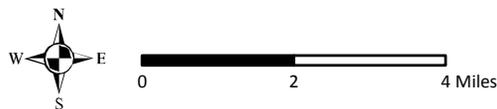
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WATER SUPPLY & TREATMENT SERVICE AREAS



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