



# City of Hawkinsville/Pulaski County Joint Urban Redevelopment Plan



**PREPARED BY:**

The Middle Georgia Regional Development Center

**WITH COOPERATION FROM:**

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

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## Introduction

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

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

### The Ocmulgee River

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



**The Ocmulgee River**

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

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

### Equestrian Center

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



## Introduction (continued)

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

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

### The Old Opera House

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



**Hawkinsville Opera House**

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

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



## Demographics

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

**Table 1: Selected Demographics**

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

Source: US Census Bureau, Census 2000

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

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

Source: US Census Bureau

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

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

Source: Woods & Poole Economics



## Demographics (continued)

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

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

Source: US Census Bureau

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

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

Source: US Census Bureau

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

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



## Redevelopment Need

### Housing

In spite of the positive efforts ongoing within the community, certain portions of the City of Hawkinsville and Pulaski County have deteriorated over time and are in great need of revitalization. Community leaders recognized this need and initiated a series of meetings and discussions that ultimately led to the development, in 2007, of an Urban Redevelopment Plan and the creation of the Urban Redevelopment Agency for the City of Hawkinsville, whose focus is on residential revitalization in the downtown area. In that plan, the community identified approximately 237 residential properties in the area around downtown Hawkinsville that it considered “substandard” or “uninhabited and uninhabitable.” Since its inception, the Urban Redevelopment Agency for the City of Hawkinsville has made great strides in residential revitalization. These efforts, while complimentary, should be considered separate and distinct from the plan presented here, which is focused exclusively on commercial and industrial revitalization.

### Commercial and Industrial

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



**Old Pillowtex Mill**

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

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

**Table 6: Business License Statistics**

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

Source: City of Hawkinsville



## Redevelopment Need (continued)

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

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



**Hawkinsville Industrial Park - Spec. Building**

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

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

## Consistency with Comprehensive Plan

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

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



## Consistency with Comprehensive Plan (continued)

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

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

### AREAS OF RAPID DEVELOPMENT

- Entire 341 Corridor, particularly northwest of the City of Hawkinsville near Taylor Regional Hospital and to the southeast of the city near the Hardy Farms offices.
- Highways 247 and 341 are high growth area corridors in Pulaski County and the City of Hawkinsville, and there is an opportunity to establish specific design control ordinances.

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

- Historic Taylor Memorial Hospital in downtown Hawkinsville
- Former Pillowtex Mill Facility
- Gateways and entrance corridors into downtown Hawkinsville, particularly US Highways 129 and 341, which turn into Progress Avenue and Broad Street in downtown Hawkinsville.
- Downtown Hawkinsville

### AREAS WITH SIGNIFICANT INFILL DEVELOPMENT OPPORTUNITIES

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

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

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



## **Boundaries of the Redevelopment Area**

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

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

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

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

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

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

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

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

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



## Structures to be Demolished or Rehabilitated (continued)

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

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

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

## Plan to Leverage Private Resources for Redevelopment

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

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

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

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

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

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

The Community will also pursue an Enterprise Zone designation, which will enable the community to maximize the



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

potential local incentives for businesses locating or expanding within a designated geographic boundary. Benefits are available to any business enterprise in the designated area, which includes retail, manufacturing, warehousing and distribution, processing, telecommunications, tourism, research and development, new residential construction and rehabilitation.

### *Enterprise Zone Incentives:*

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

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

## Strategy for Relocating Displaced Residents

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

## Covenants and Restrictions to be Placed on Properties

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

## Needed Public Infrastructure

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



## Strategy for Implementing the Plan

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

- Review Zoning and Land Use Regulations - Currently, the City and County have separate zoning and land use ordinances covering their respective jurisdictions. This has raised questions of inconsistent or incompatible uses in those areas bordering the city limits (see Appendix E, public hearing dated 8/28/08). This is of particular concern as the City of Hawkinsville has, in recent years, annexed numerous areas along the 341 corridor to the new industrial park and beyond. As part of this Urban Redevelopment Plan, the City and County will undertake a comprehensive review of zoning regulations affecting the Urban Redevelopment Area. Such a review will allow the City and County to identify areas of incompatibility along the convergence of the two jurisdictions and incompatibility of use within the 2008 Urban Redevelopment Area. In addition, the review will identify any unduly burdensome restrictions that have had the inadvertent impact of restricting growth and investment in the area. The City and County will work collaboratively to mitigate the impact of the issues identified and seek to update current zoning regulations to reflect the tenets of quality growth as described by the Georgia Department of Community Affairs and the vision of the community as established by the Hawkinsville City Commission and the Sole Commissioner of Pulaski County.
- Remove and/or Rehabilitate Dilapidated Structures and Properties - The City of Hawkinsville has already established a priority for the removal of dilapidated housing within the 2007 Urban Redevelopment Area. With the approval of this new plan, this priority will be expanded to include the rehabilitation or removal of commercial and industrial properties in the 2008 Urban Redevelopment Area. The City and County currently have a joint code enforcement department which will, upon approval of this plan, establish priorities for those blighted commercial and industrial properties located within the designated redevelopment area. Improving these conditions will have a significant positive impact on the attractiveness of Hawkinsville and Pulaski County to prospective businesses and industries, and it will improve the quality of life for current and future residents.
- Encourage Economic Development - The City and County will encourage economic development, especially small business and industrial development. To that end, an Enterprise Zone and an Opportunity Zone will be created in the Redevelopment Area. These tools will maximize the incentives available to entrepreneurs and developers making them more likely to locate in the area and succeed in their respective endeavors. Additional partners, funding resources, and technical assistance are available through the University of Georgia's Small Business Development Center (SBDC), the Georgia Small Business Lender (GSBL), the Middle Georgia Regional Development Center, the Georgia Department of Economic Development, DCA, as well as local banks and other financial institutions.





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

- Maximize Grant Funding Opportunities - In creating an Opportunity Zone, the community will meet the Community Development Block Grant (CDBG) Threshold Criteria for Revitalization Strategies, which would allow the community to apply for CDBG funds annually (instead of bi-annually) and receive bonus points on its applications. CDBG funds could be used to help rehabilitate dilapidated or environmentally contaminated properties in the Redevelopment Area.
- Support Redevelopment of the Pillowtex Mill Site – The City and County will support ongoing efforts within the community to redevelop the old Pillowtex Mill Industrial Site. Future use of the site will include a mixed-use development featuring loft apartments, restaurants, shops, and a community market.

**APPENDIX A:**

PHOTOGRAPHS OF THE URBAN REDEVELOPMENT AREA



**PHOTO 1:**

Many businesses in Downtown Hawkinsville have struggled to remain open.



**PHOTO 2:**

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



**PHOTO 3:**

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



**PHOTO 4:**

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



**PHOTO 5:**

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



**PHOTO 6:**

Empty storefronts litter Hawkinsville's downtown landscape.



**PHOTO 7:**

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



**PHOTO 8:**

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



**PHOTO 9:**

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



**PHOTO 10:**

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



**PHOTO 11:**

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



**PHOTO 12:**

The former Pillowtex Mill property; located in downtown Hawkinsville.



**PHOTO 13:**

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



**PHOTO 14:**

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



**PHOTO 15:**

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

**APPENDIX B:**

MAP OF URBAN REDEVELOPMENT AREA

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

### LEGEND

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

GPS Coordinates		
Point id	x	y
1	-83.48128537610	32.27115706830
2	-83.47272267230	32.27170860790
3	-83.47577393660	32.27783795020
4	-83.48445941460	32.28438705530
5	-83.50079223850	32.30492474470
6	-83.52001600970	32.31370779640
7	-83.54959895800	32.32478386580
8	-83.58154004700	32.32166616900
9	-83.49138997290	32.31347898910
10	-83.49066197080	32.31392081370
11	-83.46841123660	32.30438888090
12	-83.45786256770	32.28683981530

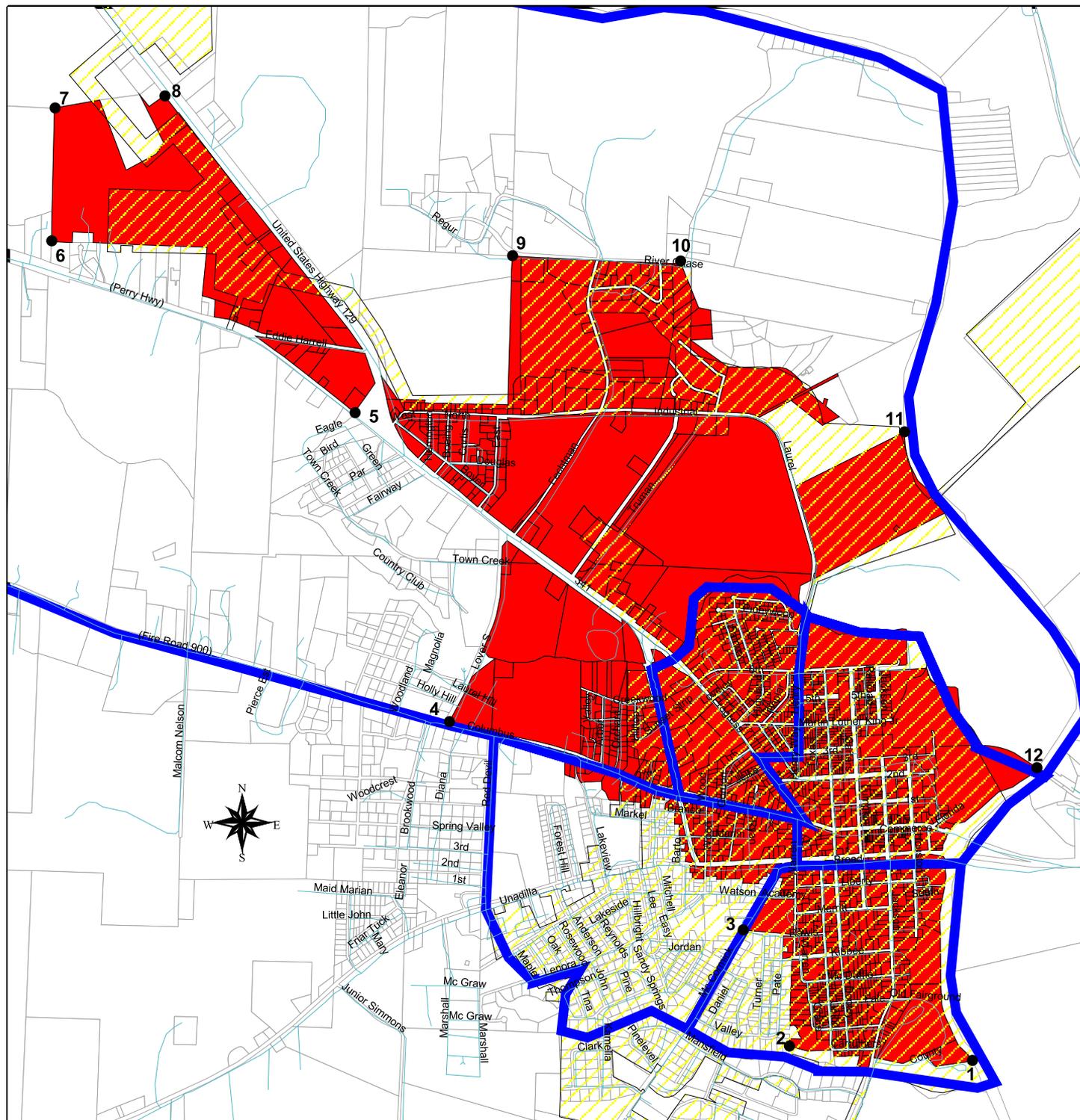
0.25 0 0.25 0.5 Miles



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

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

September 4, 2008



**APPENDIX C:**

**RESOLUTIONS DECLARING SLUM AND BLIGHT**

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

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

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

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

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

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

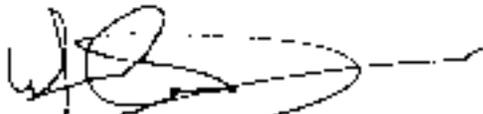
**WHEREAS**, conditions within this delineated area suffer from slum and blighting influences under local standards, detrimental to the public health, safety, and welfare and that the property's deterioration is negatively affecting the community; and

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

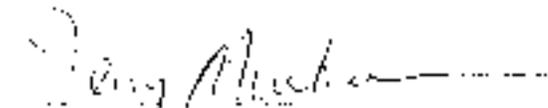
**WHEREAS**, the City of Hawkinsville deems it necessary to ensure the rehabilitation, conservation, and redevelopment of this area in order to foster the elimination and prevention of blighting influences to the surrounding area within the community and that these actions are necessary to further the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

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

Signed and sealed this 8 day of September 2008.



Wilbur Credle, Chairman



Jerry Munkerson, City Manager

ALLEN CITY  
SVA

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

**LEGEND**

- GPS Reference Points
- Roads
- High Poverty Block Groups (P15%)
- Hawkinsville City Limits
- Proposed Redevelopment Area & OZ
- Tax Parcels

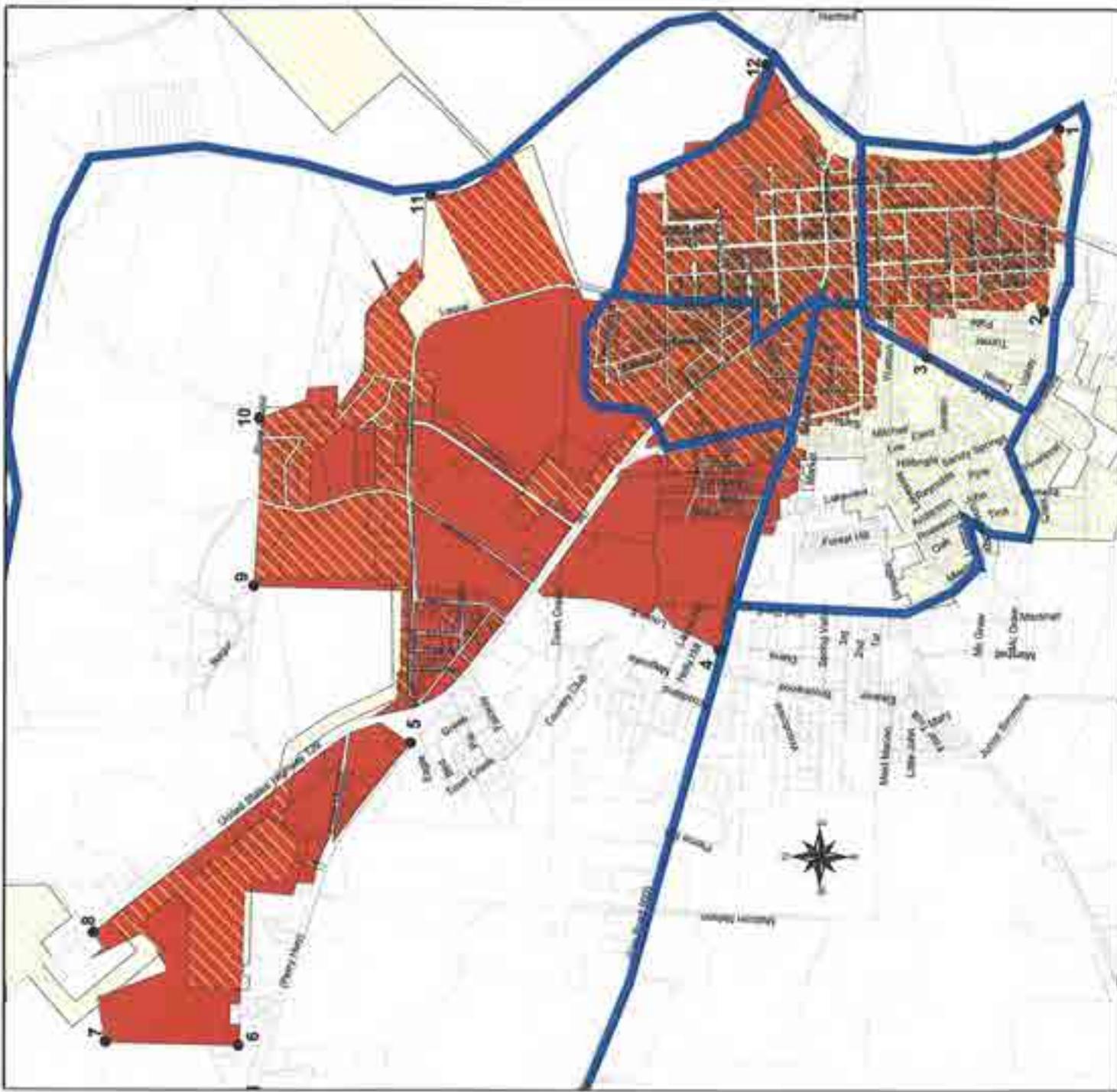
Parcel ID	Area	Area
1	81.4822837010	12.2111708190
2	81.4727207230	12.1710880790
3	81.4752193880	12.1733170020
4	81.4848524140	12.1800009110
5	81.5007927380	12.1848320440
6	81.5300101970	12.1810079440
7	81.5199885810	12.1810079440
8	81.5151460470	12.1810079440
9	81.4871839710	12.1810079440
10	81.4800211790	12.1810079440
11	81.4854112380	12.1810079440
12	81.5176025870	12.1810079440



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

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September 4, 2008



## RESOLUTION OF PULASKI COUNTY

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

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

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

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

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

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

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

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

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

Signed and sealed this *8th* day of September 2008.

*C. Brooks Bailey*  
C. Brooks Bailey  
Commissioner

*Marilyn J. Thompson*  
County Clerk

# City of Hawkinsville and Pulaski County

## 2008 Urban Redevelopment Area

### LEGEND

GPS Reference Points

Roads

High Poverty Block Group (>15%)

Hawkinsville City Limits

Proposed Redevelopment Area & OZ

Tax Parcels

Point ID	X	Y
1	83.4814857700E	32.2711576283N
2	83.477720377E	32.2713666279N
3	83.4792711866E	32.2718179533N
4	83.484474144E	32.268382915N
5	83.5007927185E	32.2689342443N
6	83.5200160337E	32.3133175668N
7	83.5168698342E	32.3207816554N
8	83.5221443063E	32.3212486183N
9	83.4811877739E	32.3136789878N
10	83.4805519796E	32.3133922837N
11	83.4854111366E	32.3042888839N
12	83.4786274677E	32.3088998353N

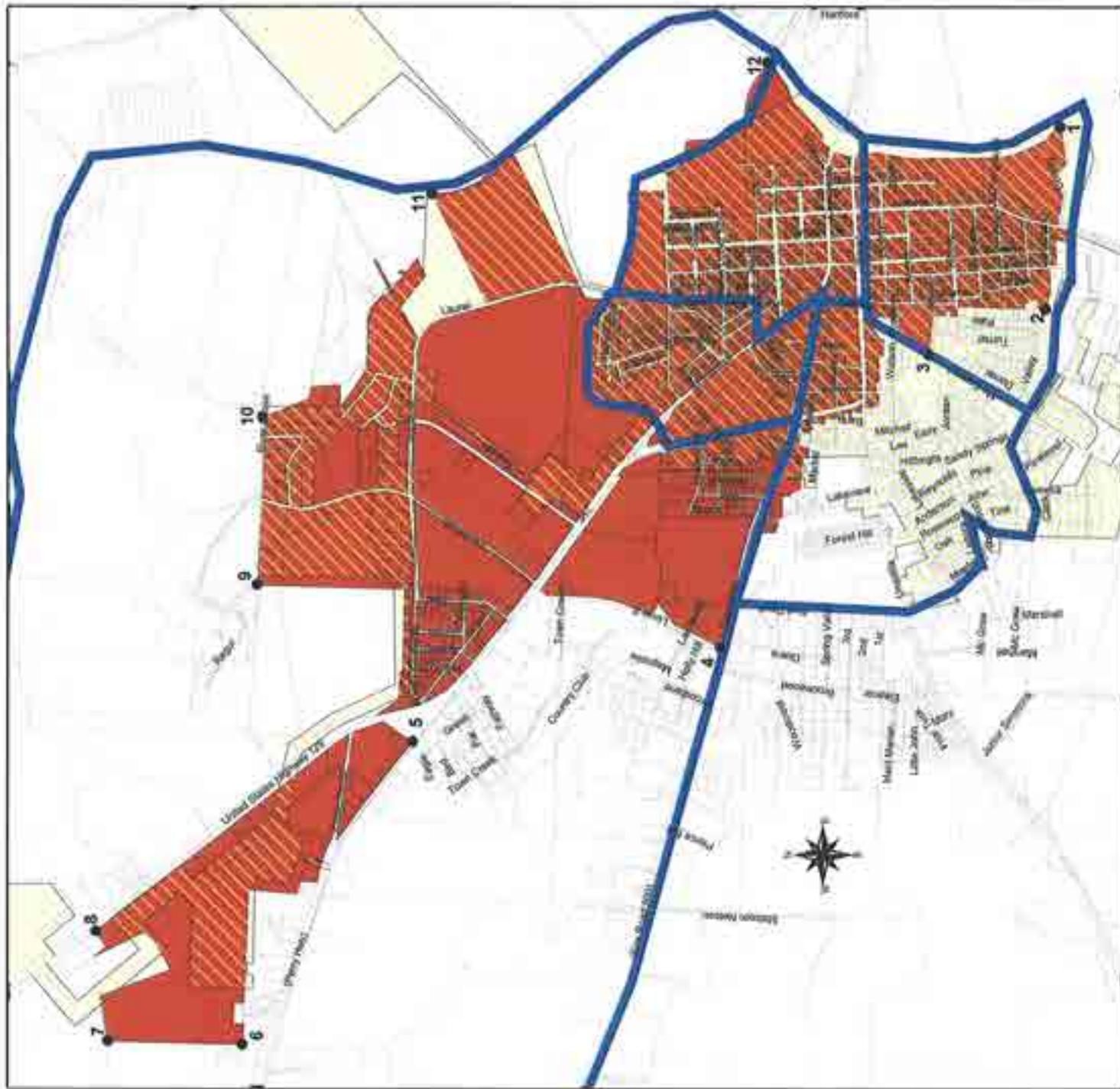
0.25 0 0.25 0.5 Miles



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

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

September 4, 2008



**APPENDIX D:**

**REDEVELOPMENT PLAN AMENDMENT WORKSHEET**

**Urban Redevelopment Plan  
Amendment Worksheet**

\_\_\_\_\_  
Date

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

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

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

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

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

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

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

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

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

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

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

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

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

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**Strategy for relocating any displaced residents.**

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

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

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**Financial Strategy for implementing the plan.**

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**Urban Redevelopment Plan  
Amendment Worksheet**

March 2009

**Date**

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

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

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

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

No Changes

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

No Changes

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

No Changes

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

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

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

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

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**Strategy for relocating any displaced residents.**

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

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

No Changes

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

No Changes

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**Financial Strategy for implementing the plan.**

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

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**APPENDIX E:**

**PUBLIC HEARING DOCUMENTATION**

REVIEW, GA. JUST  
Convicted of Sexual As-  
Conviction date: Dec 8  
Pulaski County Superior Court

Alicia A. Savard and Andrew Sewell  
Attorney Debaro, Attorney/Plaintiff  
McCurdy & Chandler, L.L.C.  
(404) 373-1012  
www.mccurdyandchandler.com  
File No. 08-16157-KC0027

THIS LAW FIRM IS ACTING AS A  
DEBT COLLECTOR AND IS  
ATTEMPTING TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL  
BE USED FOR THAT PURPOSE  
B-6-410

#### NOTICE OF SALE

**UNDER POWER**  
**GEORGIA, PULASKI COUNTY**  
Because of default in the payment  
of the indebtedness, secured by a  
Security Deed executed by James A  
Huffman and Veronica S. Huffman to Onlin  
One Mortgage Corporation, a California  
Corporation dated December 11, 2000 in  
the amount of \$50,300.00, and recorded  
in Deed Book 167, Page 5-26, Pulaski  
County, Georgia Records; as last  
transferred to Wells Fargo Bank, N.A., as  
Trustee for Option One Mortgage Loan  
Trust 2001-A Asset-Backed Certificates,  
Series 2001-A by assignment; the  
undersigned, Wells Fargo Bank, N.A., as

Trustee for Option One Mortgage Loan  
Trust 2001-A Asset-Backed Certificates,  
Series 2001-A pursuant to said deed and  
the note hereby secured has declared

general  
be a plus.

10

l.com

ISING

**WDEPULIES:**

shifts.

erson at:

rsing Home

Street

31036

**se/LPN Required**

ical office has an immediate opening  
sant Clinic Nurse/LPN in Hawkinsville.

**Following skills and attributes:**

's office or similar setting ~ Ability to draw bloods,  
cal histories ~ Experience in OBGYN office is a  
ng skills ~ Pleasant interpersonal and telephone  
with others in a stressful, busy environment  
sed on skills and performance...

**y sending your resume to:**

ic Nurse Position

P. O. Box 150

kinsville, GA 31036

il to: [potomac@castel.net](mailto:potomac@castel.net)

# Public Hearing Notice

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

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

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

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

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

**AGENDA**

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

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

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

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

Additional Comments/Questions

Adjourn

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

SIGN IN SHEET

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

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

MINUTES

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

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

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

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

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

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

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

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

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

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

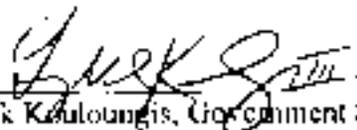
Mr. Jones also expressed his concerns about incompatible land use in the area and whether that can be addressed with the redevelopment plan.

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

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

Meeting was adjourned at 6:25 pm.

Minutes Certified by

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



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

SIGN IN SHEET

	<u>Name</u>	<u>Address</u>	<u>Telephone #</u>
1.	Shelly Bernhill	101 S. Dooty St. Hillier	
2.	Jerry Munkiewicz	803 Wildwood Ave Hillier	478-783-9294
3.	Laura Bailey	Opera House Hillier	478-783-4377
4.	Cheryl Stone	Middle Street	478-783-4654
5.	Brody Bailey	105 Lymphoid St.	478-636-1285
6.	Jae Goble	PO Box 471	
7.	NICK KOULOUNGIS	175-C Emoryway Moram, GA 31217	(478) 751-6160
8.	Wilson Crutcher	Hawkinsville City Hall	(478) 892-3240
9.			
10.			
11.			
12.			
13.			
14.			

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

**AGENDA**

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

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

Additional Comments/Questions

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

Adjourn

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

MINUTES

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

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

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

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

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

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

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

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

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

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

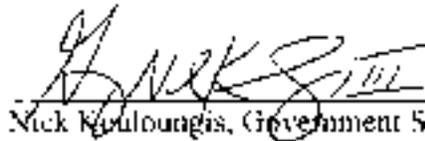
awarded every year rather than every other year. Mr. Kouloungis explained that bonus points were available through the CDBG Revitalization Area Strategy (RAS) designation, but would have to review the regulations to confirm how the redevelopment plan would lead to the RAS.

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

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

Meeting was adjourned at 6:50 pm.

Minutes Certified by



Nick Kouloungis, Government Services Specialist. MGRDC

**CITY COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 2, 2009  
6:00 P.M. CITY HALL**

**AGENDA:**

**CALL TO ORDER:**

**MINUTES:**

**APPROVE THE MINUTES, WITH CHANGES IF ANY OF THE  
FEBRUARY 2, 2009 REGULAR MEETING:**

**APPROVE THE MINUTES, WITH CHANGES IF ANY OF THE  
FEBRUARY 5, 2009 CALLED MEETING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**APPROVE THE APPLICATIONS FOR A BUSINESS LICENSE IN THE  
NAMES OF:**

- 1. STEAMBOAT LANDING FAMILY RESTAURANT  
( 91 Commerce St.- Restaurant, old Flavor's rest)**
- 2. WILLIAMS ASPHALT  
( 583 Pate Rd. Juliette GA- asphalt construction)  
(Ask Inspector Keith Carter)**
- 3. OLD PULASKI AUTO  
(529 Commerce St. - Auto Shop)**
- 4. RICK SUMLIN & ASSOCIATES  
(Hwy 230 East Co. Rd 22- business investment-  
Humanitarian projects)**

**APPROVE APPLICATION FOR BEER & WINE FOR CONSUMPTION  
ON THE PREMISES LICENSE TO:**

**1. STEAMBOAT LANDING FAMILY RESTAURANT  
(91 Commerce St- old Flavors Rest) Did not apply for  
Distilled Spirits by the Drink License)**

**2<sup>nd</sup> READING ORDINANCE MEMBERSHIP OF RECREATION  
COMMISSION:**

**APPROVE RESOLUTION TO ADOPT THE CITY OF  
HAWKINSVILLE/PULASKI COUNTY 2008 JOINT URBAN  
REDEVELOPMENT PLAN AS AMENDED:**

**CITY MANAGER'S UPDATE:**

**FINANCE DIRECTOR'S REPORTS:**

**COMMISSION COMMENTS:**

**CITIZENS COMMENTS:**

**ADJOURN:**

**C. BROOKS BAILEY**

PULASKI COUNTY COMMISSIONER

---

PULASKI COUNTY COURTHOUSE  
P. O. BOX 25  
HAWKINSVILLE GA 31036  
(478) 783-4154  
Fax: (478) 783-9209

**AGENDA**

**COMMISSIONER'S MEETING**

**MONDAY, March 2, 2009**

**10:00 A. M.**

**Auditorium**

1. **Adopt Amended Budget**
2. **ACCG-GHBP Health Promotion Grant Application**
3. **Consider Changes to Opportunity Zone**

**APPENDIX F:**

RESOLUTIONS ADOPTING THE URBAN REDEVELOPMENT PLAN

## RESOLUTION OF CITY OF HAWKINSVILLE

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

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

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

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

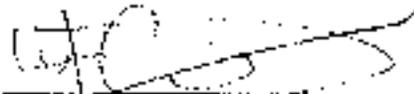
**WHEREAS,** the City of Hawkinsville and Polaski County intend to achieve all of the above mentioned objectives identified in the Act; and

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

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

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

Signed and sealed this 23<sup>rd</sup> day of October 2008

  
Wilson Redle  
Chairman  
City Commission

  
Evelyn Herkington  
City Clerk

## RESOLUTION OF PULASKI COUNTY

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

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

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

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

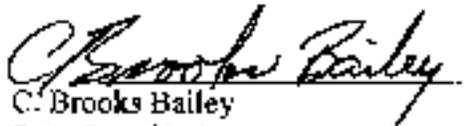
**WHEREAS**, Pulaski County and City of Hawkinsville intend to achieve all of the above mentioned objectives identified in the Act; and

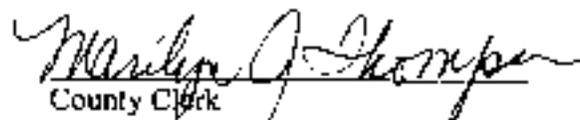
**WHEREAS**, Pulaski County in partnership with City of Hawkinsville hereby identifies the influences on the geographic area identified above and intends to work diligently to foster conditions conducive to redevelopment within these areas; and

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

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

Signed and sealed this 23 day of October 2008.

  
C. Brooks Bailey  
Sole Commissioner

  
Marilyn J. Thompson  
County Clerk



**RESOLUTION OF THE  
HAWKINSVILLE CITY COMMISSION**

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

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

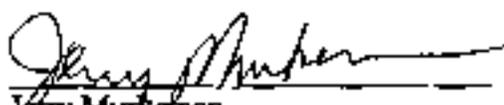
**WHEREAS**, the Georgia Department of Community Affairs reviewed the 2008 Joint Urban Redevelopment Plan for completeness and requested minor amendments to the Plan for the sake of clarity; and

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

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

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

  
Philip L. NeSmith  
Chairman

  
Jerry Murkerson  
City Manager

(AFFIX CITY SEAL)

## RESOLUTION OF PULASKI COUNTY

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

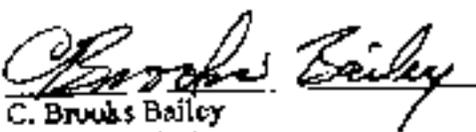
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan was adopted by both the City of Hawkinsville and Pulaski county on October 23, 2008, in accordance with all applicable laws and regulations; and

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

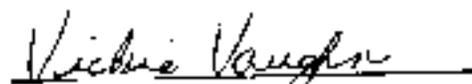
**WHEREAS**, the 2008 Joint Urban Redevelopment Plan has been amended to provide additional clarification but the amendments to the plan do not meet the threshold for substantial modifications as described in §36-61-7(e).

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

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



C. Brooks Bailey  
Sole Commissioner

  
\_\_\_\_\_  
Vicki Vaughn  
County Clerk

[AFFIX COUNTY SEAL]



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