COVER SHEET FOR COMMUNITY PLANNING SUBMITTALS

Name(s) of Submitting Government(s): Pulaski County and City of Hawkinsville

RC: MGRC

Submittal Type: Comp Plan Update

Preparer: ☒ **RC** ☐ **Local Government** ☐ **Consultant:**

Cover Letter Date: 11/**09**/26

Date Submittal Initially Received by RC: 11/13/26

Explain Unusual Time-lags or Other Anomalies, when present:

Inaccurate/incomplete information, above, and nonconformity with the standards articulated, below, are reportable as performance errors under the terms of the annual DCA/RC contract and may lead to adverse audit findings.

- ALL SUBMITTALS MUST BE TRANSMITTED ELECTRONICALLY USING THE DEPARTMENT'S SHAREPOINT SITE.
- COMBINE ALL INDIVIDUAL IMAGES, DOCUMENTS AND SPREADSHEETS INTO ONE SINGLE, SEARCHABLE PDF (INCLUDING COVER LETTERS, APPENDICES, ETC.), PUT THIS COMPLETED FORM AS THE FIRST PAGE OF THE PDF AND THEN UPLOAD IT.
- REVISED SUBMITTALS MUST INCLUDE THE ENTIRE DOCUMENT, NOT ONLY THE REVISED PORTION.
- EMAILED OR HARDCOPY MATERIALS WILL NOT BE ACCEPTED FOR DCA REVIEW.
- ALL SUBMITTALS MUST BE CHANNELED THROUGH THE APPROPRIATE REGIONAL COMMISSION.

City of Hawkinsville

56 Broad Street ~ P.O. Box 120 ~ Hawkinsville, GA 31036
Office: (478) 892-3240 ~ Fax: (478) 783-1699

November 9, 2026

Greg Boike
Director of Public Administration
Middle Georgia Regional Commission
3661 Eisenhower Parkway, Ste MB102
Macon, GA 31206

RE: 2027 Joint Comprehensive Plan Submittal

The City of Hawkinsville has completed an update of its comprehensive plan and is submitting it with this letter for review by the Middle Georgia Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Sara Myers, City Manager, or myself at (478) 892-3240.

Sincerely,

Ken Clark, Chairman
Hawkinsville City Commission

Enclosures

JENNA S. MASHBURN — SOLE COUNTY COMMISSIONER

Pulaski County Courthouse Annex ~ 45 S. Lumpkin St. ~ P. O. Box 29 ~ Hawkinsville, Ga. 31036 ~ (478) 783-4154

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Sincerely,

Jenna Mashburn
Pulaski County Sole Commissioner

Enclosures

Pulaski County
COME HOME

Hawkinsville
PULASKI COUNTY



Joint Comprehensive Plan

2027 - 2031

mgrc
Middle Georgia Regional Commission

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INTRODUCTION

The 2027 Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville serves as an update to the 2022 plan. This plan update, created in compliance with the 2018 Planning Regulations from the Georgia Department of Community Affairs (DCA), provides a 20-year development guideline for both local governments. The Joint Comprehensive Plan discusses local concerns regarding economic development, housing, natural and cultural resources, agriculture (new to the 2027 plan update), infrastructure, public safety and health (formerly public safety in the 2022 plan), transportation, broadband, and land use. To address these concerns, the Joint Comprehensive Plan steering committee has developed goals, needs and opportunities, and a community work program with action items. The steering committee also thoroughly identified current land use patterns throughout Pulaski County, formulating a strategy to proactively address growth in future years.

Planning Process

To prepare for the Joint Comprehensive Plan update, the Middle Georgia Regional Commission (MGRC) held a meeting in December 2025 with representatives of both local governments. This initial meeting outlined state planning requirements, timeline, and required and optional plan elements for stakeholders and elected officials.

The planning process formally began on March 9, 2026, with a joint kickoff meeting and public hearing held at Hawkinsville City Hall. At the public hearing, MGRC staff explained comprehensive planning requirements and the plan development process, notifying attendees of how they could provide input on the direction of the plan. The kickoff meeting incorporated interactive activities to identify how residents felt about Hawkinsville and Pulaski County in the present and future.

To maximize public input in the planning process, MGRC developed a community survey running from June 1 to August 15, 2026. Online and paper surveys were created and made available at Hawkinsville City Hall and the Pulaski County Annex. To boost outreach, Hawkinsville-Pulaski County placed the survey front and center on its website. The online survey received 110 responses – 57 within the city of Hawkinsville and 53 in unincorporated Pulaski County. MGRC presented the survey results at stakeholder meetings, using it to guide discussion and prioritize action items. Full survey results are included in **Appendix A**.

During the surveying period, MGRC partnered with city and county management to develop an expanded steering committee. The steering committee includes stakeholders from diverse backgrounds to ensure adequate community representation, including elected officials, department heads, local leaders and advocates, and citizens. A detailed list of individuals consulted as part of the steering committee can be found below.

Name	Title and Organization
Bernice Banks	Commissioner, City of Hawkinsville
Shelly Berryhill	Commissioner, City of Hawkinsville
Maggie Bloodworth	Pulaski County Family Connection
Tonya Boyd	Pulaski County-Hawkinsville Development Authority
Jersey Bray	Hawkinsville-Pulaski County Code Enforcement Officer
Chris Burch	Pulaski County Board of Education
Ken Clark	Chairman, Hawkinsville City Commission
Scott Cox	External Affairs Area Manager, Georgia Power
Jessica Davies	Assistant City Manager, City of Hawkinsville
Marcus Early	Central Georgia Technical College
Danny Goss	Pulaski County Fire Chief
Laney Griffin	Commissioner, City of Hawkinsville
Jeff Hair	Chair, Pulaski County-Hawkinsville Development Authority
Tony Head	Public Works Director, City of Hawkinsville
Robert Herman	Assistant Fire Chief, Pulaski County
Ramsey Howard	Coley Agency Real Estate Solutions
Lynn Johnson	CEO, Hawkinsville-Pulaski Chamber of Commerce
Chipper Jones	Middle Georgia EMC
Sonya R. Jones	Extension Agent, UGA
Kenneth Kibler	Utilities Supervisor, ESG Operations
Jenna Mashburn	Sole Commissioner, Pulaski County
Tate Mashburn	Commissioner, City of Hawkinsville
Jamie McDonald	Economic Development Director, City of Hawkinsville
Tonya Mole	Regional Representative, Georgia Department of Community Affairs
Sara Myers	City Manager, City of Hawkinsville
Laurie Obert-Thorn	Pulaski County Administrator
Jay Porter	Extension Agent, UGA
Debbie Puckett	Superintendent, Pulaski County Schools
Sherrie' Raleigh	Archway Professional, UGA
Vontae Rawls	Georgia Department of Public Health
Nevin Shennett	Treasurer, Hawkinsville Downtown Development Authority
Jay Smith	Hawkinsville-Pulaski County Code Enforcement Officer
Eric Vickers	Pulaski County Tax Commissioner
Wayne Wiley	Pulaski County Sheriff
Cal Young	Recreation Director, Pulaski County

As with the 2022 plan update, the steering committee conducted a two-day comprehensive planning retreat to discuss their approach and strategy for each plan element. The retreat was held on July 30 and 31, 2026, at the Pulaski County Annex, with a follow-up meeting on August 27, 2026, to discuss and finalize the Community Work Program (CWP) for each jurisdiction. 21 stakeholders attended at least one day of the planning retreat. **Appendix B** includes documentation for all steering committee meetings.

Meeting	Topics	Date
Kickoff Public Hearing	Plan Overview, Visioning Discussion, Quality-of-Life Improvements	March 9, 2026
Comprehensive Planning Retreat, Day 1	Overview of Comprehensive Plan with Visioning Discussion; Community Goals, Needs and Opportunities for Economic Development, Housing, Agriculture, Land Use, Cultural and Natural Resources, and Broadband	July 30, 2026
Comprehensive Planning Retreat, Day 2	Overview of Comprehensive Plan and Review of Day 1; Community Goals, Needs and Opportunities for Hazard Mitigation, Public Safety and Health, Infrastructure and Transportation	July 31, 2026
Comprehensive Planning Retreat, Follow-Up	Report of Accomplishments, CWP, Land Use and Other Plan Elements	August 27, 2026
Final Public Hearing	Draft Plan Review and CWP Overview, Final Public Comments	November 9, 2026



At the planning retreat, steering committee members participated in an economic development brainstorming exercise, pitching creative uses for available downtown business spaces and identifying market opportunities.

The steering committee outlined growth and development patterns in a mapping exercise at the retreat, noting sections where character areas should be changed or expanded within the plan update.



The draft comprehensive plan update was provided to the steering committee for review starting on October 19, 2026. The public comment period opened on November 2, 2026, with the plan made available on the Hawkinsville-Pulaski County and MGRC websites. Draft versions of the plan were also distributed during the final public hearing, which was held on November 9, 2026, at Hawkinsville City Hall. The final version of the plan considered all comments made during the review period. A regional review period, including representatives from neighboring counties and the Georgia Department of Community Affairs, occurred following local review.

Vision

During the planning retreat, the steering committee performed a set of visioning exercises to refine the vision statement developed for the 2022 plan update. The updated vision statement highlights Hawkinsville-Pulaski County's ambitions for this and forthcoming planning cycles.

> *"We are a **riverfront** community founded on **agriculture**, defined by our **small-town charm** and **natural beauty**. Our **active downtown** is a destination for **family, food, and fun**. We will embrace diverse opportunities for **economic growth**, invest in **quality infrastructure**, and improve **quality of life** without compromising our **historic character**."*

Come Home to Hawkinsville-Pulaski County.

ECONOMIC DEVELOPMENT

Goals

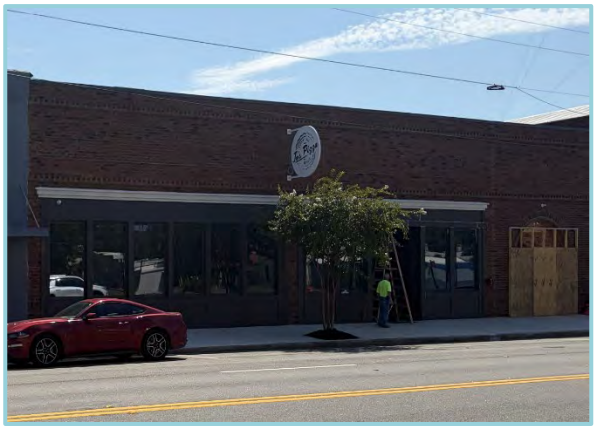
- **Continue revitalization of downtown Hawkinsville.**
- **Expand and diversify Hawkinsville and Pulaski County's industrial offerings.**
- **Foster a welcoming environment for small business and entrepreneurship.**

Needs and Opportunities

1) Downtown Hawkinsville is primed for continued redevelopment.

Downtown Hawkinsville has made significant progress towards revitalization. The city has achieved all the short-term and medium-term goals outlined in the 2020 Renaissance Strategic Vision and Plan document, prepared in partnership with the Carl Vinson Institute of Government. The Downtown Development Authority (DDA) has supported aesthetic improvements downtown with nearly $75,000 in façade grants since 2021, aggressively pursuing tenants and creative uses for downtown storefronts. Hawkinsville's State Opportunity Zone designation runs through 2030 and will continue to provide tax incentives for entrepreneurs within the downtown core. Because of these efforts, the downtown vacancy rate has decreased by seven percentage points since the last plan update.





This property at 9-13 South Jackson Street, featured in the 2022 plan update as an example of downtown blight (left), has been completely refurbished. The property is now occupied by a popular local pizzeria.

Since 2022, Hawkinsville has been accredited as a Classic Main Street by the Georgia Main Street program, and the steering committee showed interest in continuing momentum downtown. The City of Hawkinsville is pursuing a Federal Opportunity Zone designation that will expand its downtown incentive package. The city is investing in further blight and vacancy mitigation, particularly along Jackson Street on the outskirts of downtown. The city added a second code enforcement position in 2025 to assist in processing nuisance ordinance violations and is exploring the feasibility of blight and vacancy taxes to fund additional reinvestment.



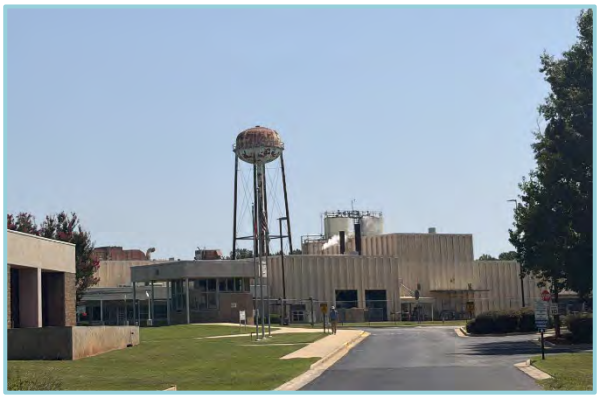
The Grill remains a centerpiece of Commerce Street. Commerce Street has been equipped with wider sidewalks and several refurbished properties, including a locally owned bakery.

The steering committee identified downtown as a viable tourist destination, particularly with a fully activated riverfront. There is an opportunity for downtown businesses to cater to riverfront and outdoor activities, potentially through expansion of retail offerings on weekends and evenings. Resident surveys overwhelmingly preferred continued investment in downtown as the center of local commerce, rather than dividing resources across multiple nodes. Downtown revitalization remains a high priority in this plan update to meet these resident demands.

2) **Hawkinsville's industrial parks can be leveraged as attractive sites for new industrial development.**

A plurality of Pulaski County businesses are in the retail and service sectors. These industries traditionally have lower qualifications and less competitive salaries. Pulaski County wants to expand small- and medium-sized industry, adding high-quality jobs to meet the community's skilled workforce. The steering committee identified key industries, including manufacturing, agriculture, aerospace, defense, and logistics, that could take advantage of the county's proximity to Robins Air Force Base and highway connectivity.





Hollingsworth and Vose, a manufacturer of glass fibers and advanced filtration products, is the largest tenant within Hawkinsville's West Industrial Park, which also holds the main processing site for Hardy Farms.

In partnership with the Pulaski County-Hawkinsville Development Authority, the county is preparing its industrial parks for future economic development opportunities. The Development Authority completed construction on a 100,000 square foot pad-ready site in 2025, with long-term plans to phase development of nine additional sites. At its current capacity, the industrial park has brought 57 jobs to Hawkinsville, with the potential to create 500 over the next decade if fully utilized. To maximize the park's growth potential and lay the groundwork for future development opportunities, the City of Hawkinsville aggressively pursued funding opportunities for a new water tower, providing 300,000 additional gallons per day of storage for light and medium industry. This $5 million project has been made feasible through the combined support of the OneGeorgia Authority, Southeast Crescent Regional Commission, and GEFA Drinking Water State Revolving Fund (CWSRF). The water tower is currently in the design phase, and its timely completion is a top priority for stakeholders. The North Industrial Park is also in the final stages of GRAD certification through the State of Georgia, a designation which will accelerate development and job creation on the site.

3) **Additional investment in workforce development is necessary to attract and benefit from specialized, highly skilled industry.**

The 2022 Middle Georgia Comprehensive Economic Development Strategy (CEDS) identified a regional skills gap across workforce sectors. As Hawkinsville and Pulaski County invest in other economic development opportunities, this skills gap will only become more pronounced. The steering committee acknowledged that building strong relationships with the education system is essential for youth leadership and empowerment, both of which are key components to retaining a talented, home-grown workforce. Support for work-based learning and skill acquisition, including partnerships with the Board of Education and Central Georgia Technical College (CGTC), is essential to prepare the labor force for tomorrow's economy.

UGA's Archway Partnership was an impactful, long-term workforce development partner in the prior planning cycle, and this partnership will continue to grow. Throughout 2025, the Archway's workforce development steering committee collaborated with the Pulaski County school system on Industry Ready certifications for students, facilitating an upskilling pipeline between the high school and technical college campus. Recognizing the city's goal of engaging with young adults and connecting them to the community, Hawkinsville piloted a program pairing UGA interns with local enterprise. The steering committee also identified a need to bolster childcare services for working adults in the county, as in-home childcare limits workforce participation. Additional research will be required to find new workforce development partnerships and opportunities in the coming years.



Pulaski County piloted UGA's *Look Ahead Georgia* internship program in 2024, pairing students with paid internships at local businesses in the environmental health, engineering, insurance and accounting sectors.

Pulaski County has taken a data-driven approach to workforce planning, using tools like YouScience (*right*) to determine the strengths of the local emerging labor force.

HAWKINSVILLE HIGH SCHOOL YOUSCIENCE APTITUDES & INTERESTS

Work Field	Top 3 Aptitude	Top 3 Interest	Aptitude to Interest Ratio
Computer & Technology	99	30	3.33
Advanced Manufacturing	195	70	2.81
Energy	19	7	2.71
Government & Public Admin	15	6	2.5
Finance	94	48	1.92
Natural Resources	115	61	1.89
Hospitality & Tourism	75	41	1.85
Architecture & Construction	173	96	1.8
Health Science	264	153	1.73
Distribution & Logistics	160	112	1.44
Arts & Media	185	155	1.2
Sales & Marketing	75	97	0.77
Teaching	107	252	0.33
Engineering	20	61	0.33
Business	27	97	0.27
Law & Public Safety	38	195	0.19
Human Services	34	214	0.16

HOUSING

Goals

Maintain and restore housing throughout the community.

Provide new and varied housing options that cover all price points.

Needs and Opportunities

1) There is a significant supply gap for properties that are affordable but not subsidized.

The DCA Housing Development Need Dashboard outlines key statistics regarding housing within Pulaski County. There is a significant affordability gap between renters and homeowners, as roughly half of Pulaski County renters are cost burdened. Renters occupy a balanced mixture of income levels and desired price points. During the last plan cycle, the City of Hawkinsville has used state and federal grant funding to incentivize affordable housing development. This progress has not yet encompassed all potential renters and homeowners, and the steering committee prioritized filling these gaps in the coming years.

Hawkinsville received a $2.4 million grant from OneGeorgia Rural Workforce Housing Initiative in 2024 to construct the Bruin Crossing subdivision. These homes are projected to sell for $260,000, within the classification for workforce housing but higher than the median home value in Hawkinsville ($185,000).



An aerial view of the Bruin Crossing subdivision, December 2025. To develop the homes, the city partnered with Hive Construction, a Pulaski County firm that has found success with local neighborhood growth.

On the other end of the affordability spectrum, a private developer completed rehabilitation of the former Taylor Village Hospital using LIHTC tax credits, developing 68 apartment units across two sites within walking distance of downtown Hawkinsville. The second phase of this development was completed in 2021. However, as most of the units in the Taylor Village Apartments are income-based, they are not accessible to all residents. Hawkinsville also has availability and has completed recent renovations to its two income-based Housing Authority properties. Recent loft redevelopment projects have shown early success: the River Market Lofts and Cotton Mill Lofts have diversified housing options for young professionals, while the Fair Building received a 2025 Excellence in Rehabilitation award from the State of Georgia.



Lofts at the Fair Building along Commerce Street are supported in part by state and federal historic tax credits. The ground floor of the building holds an antique and vintage store.

While these projects represent significant progress for affordable housing availability within Pulaski County, there is still work to be done. The steering committee expressed interest in finding developers for both single-family and multi-family projects. While population pressure from neighboring counties has accelerated market-rate, suburban residential development within Pulaski County, the community must take care to accommodate the needs of existing residents. As of September 2026, the median listing price for homes in Pulaski County is $264,000. This price point is unattainable for most Hawkinsville families, who report a median income of roughly $48,000. To support the next generation of residents and workers, continued expansion of workforce housing in the $150,000-$200,000 price range will be necessary.

2) **The community must continue to combat blight and mitigate substandard housing conditions through aggressive code enforcement.**

Per DCA, only 232 of the 820 vacant homes in Pulaski County are in active circulation. Inadequate housing stock disincentivizes new residents from moving into traditional neighborhoods while limiting pathways to homeownership for current residents. Most blighted and dilapidated properties within Pulaski County have been unoccupied for

many years, and their legal owners are often deceased or out-of-state. TThe city has empowered code enforcement directives to mitigate blight. Over the previous planning cycle, the City of Hawkinsville has allocated SPLOST dollars to refund teardown costs for vacant and dilapidated housing. The city's code enforcement department has been active, issuing 96 notices in 2025 for non-compliant properties. Leveraging a blight tax may be another option to incentivize compliance. Several communities throughout the region have found success utilizing a blight tax, given sufficient staff resources to enforce it. The steering committee also expressed interest in developing a land bank, either independently or in partnership with neighboring communities. A land bank would allow Pulaski County and the City of Hawkinsville greater autonomy over the properties it obtains, streamlining redevelopment opportunities in key areas.

3) **There is an opportunity to provide collaborative programming and technical assistance to new and prospective homebuyers.**

20 percent of community survey respondents classified their housing costs as either "difficult" or "very difficult" to afford. Respondents also identified the lack of both affordable owner-occupied and rental housing as the most significant housing issue facing Pulaski County. As the city and county are limited in their ability to provide direct assistance to homeowners, partnerships are the most effective way to directly reach residents. Developing and reforming a housing team of local stakeholders will be essential to mobilize housing assistance and explore potential funding sources, including the Community HOME Investment Program (CHIP) and housing-related CDBG projects. Hawkinsville was accepted into the 2009 Georgia Institute for Community Housing (GICH) cohort, completing the program in 2011. The city successfully applied for CHIP funds in 2014 to rehabilitate six owner-occupied homes. The housing team has since gone inactive, and receiving GICH certified alumni status will require additional investment and staff time. The steering committee has prioritized measures that will lay the groundwork for re-engaging housing stakeholders.

To streamline information access for residents, the steering committee proposed the development of a "one-stop shop" housing website for current and prospective homeowners and renters within the community. This would direct residents to resources provided by the Hawkinsville Housing Authority, USDA, DCA, and others. The site will outline ordinances and upkeep guidelines for residents and landlords, answering the most frequently asked housing questions. Housing fairs throughout the region have been successful at meeting residents face-to-face and should be considered.

NATURAL and CULTURAL RESOURCES

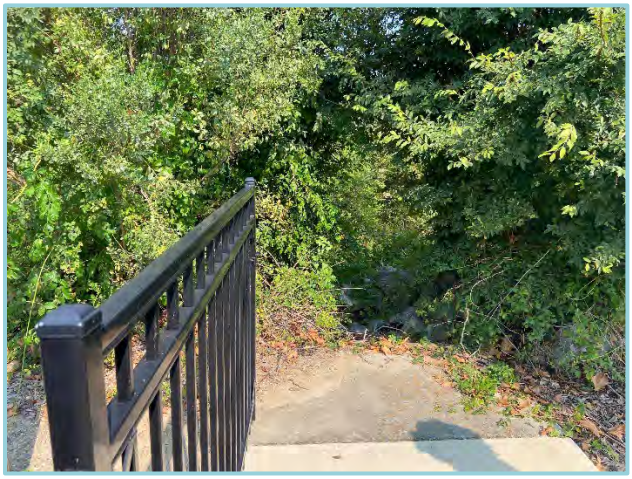
Goals

- Strengthen Ocmulgee River amenities.
- Develop a tourist identity through events to attract residents and visitors.
- Enhance documentation of local history.

Needs and Opportunities

1) **Developing a trail is a prime opportunity to create connectivity between city and county parks.**

Trail development is a high priority for the steering committee. The steering committee is exploring a proposed trail connecting Mile Branch Park and Veterans' Memorial Park. If developed, the trail would also provide access to the Ocmulgee River, historic downtown, and surrounding neighborhoods. These connections could enhance recreational opportunities and accessibility for residents and visitors.



The path between Veterans Memorial Park and the Ocmulgee River is steep and difficult to traverse. Additional landscaping will be required to bring visitors from the park to the riverfront.

2) **The city and county should continue to provide and enhance local recreational amenities.**

There is a wealth of recreational opportunities that provide residents and visitors with places to enjoy the outdoors. Boating down the Ocmulgee River, exploring the walking trails at Mile Branch Park, or playing pickleball at Veterans Memorial Park are just a few options for local outdoor amenities. Improving access to these amenities encourages more frequent usage and supports an active community. Increasing public awareness through improved signage and

increased promotion can also help guests take better advantage of the recreational resources already available. There are continued development opportunities for improving picnic tables and the addition of an amphitheater at Mile Branch Park. The city and county will continue pursuing grant funding in accordance with public demand for new amenities.



This statue commemorates the opening of Veterans Memorial Park, right outside City Hall in Downtown Hawkinsville. The park has a splash pad, skate park, playground, and pickleball courts, serving diverse recreational interests.

3) Hawkinsville and Pulaski County both offer a plethora of historic sites that need to be protected.

Hawkinsville and Pulaski County both offer a plethora of history that needs to be protected. Hawkinsville is recognized for the Harness Festival, has a historic Opera House, and has even turned city hall into a pocket museum that incorporates a previously used fire engine, one of the oldest steam pumper engines remaining in the United States. Increasing the preservation of historic sites allows history to be maintained and remembered for years to come. Preservation of historic sites, such as the Lumpkin Street School and the Hawkinsville Opera House, can help boost pride with residents while still allowing the community to look and feel unique.



"Katie" is a restored, original fire truck first used by Pulaski County in the 19th century. The new City Hall, finished in 2023, is adorned with historic memorabilia like Katie and newspaper clippings from throughout Pulaski County's history.

INFRASTRUCTURE

Goals

- **Improve the resilience of community infrastructure.**
- **Replace all aging or decaying water, sewer and stormwater infrastructure.**
- **Educate residents about community infrastructure.**

Needs and Opportunities

1) **The City of Hawkinsville should develop a capital improvement plan to capitalize on state and federal grant funding opportunities.**

During the previous planning cycle, the City of Hawkinsville has been proactive in leveraging state and federal grant funds, particularly for projects expanding resilient infrastructure in historic, disadvantaged neighborhoods. Since 2018, the City of Hawkinsville has secured over $8 million in state and federal grant funding for infrastructure improvements, outpacing all comparably sized communities in Middle Georgia.



This hydrant, serving a low-income public housing development, will be replaced along with the water main as part of the 2025 CDBG project. The project is set to begin construction in November 2026.

The city has identified a need to develop a more sophisticated capital improvements plan (CIP) to support its aggressive infrastructure schedule. This plan will be integral for allocating funds for its next SPLOST. The city has partnered with Still Waters Engineering, the engineers for its recent CDBG awards, to develop this plan. The capital improvement plan, scheduled for completion by early 2027, will outline water, sewer, and drainage projects to be completed within Hawkinsville's service delivery area over the next ten years. Once completed, the CIP will be amended into the Joint Comprehensive Plan, with the infrastructure work program incorporating elements of each planning process.

2) **Galvanized water and terracotta sewer mains are a significant risk to service delivery and must be replaced.**

Within the core of Hawkinsville, much of the water and sewer infrastructure has remained undisturbed since it was first installed in the 1950s. When these lines were installed, the materials of choice were galvanized steel for water mains and a mixture of terracotta and unreinforced concrete pipe for sewers. These materials are uniquely vulnerable to root intrusion, leaks, and breakage due to their age and composition. This infrastructure is liable to future sewer backups and reduced water quality and availability, requiring an accelerated replacement schedule. If these water and sewer mains are not replaced in the immediate future, there is a serious risk of structural collapse, potentially leading to sinkholes, road damage, and prolonged service disruption.



Representative view of a sewer main in the 2026 CDBG target area. Terracotta clay piping is highly susceptible to erosion, which has fully torn open this sewer main.

Recent grant-funded infrastructure projects have centered on mitigating this need. The city successfully acquired CDBG funding in 2025 for water improvements along Commerce Street and in 2026 for the first phase of South Union Street sewer improvements. Using a Revitalization Area Strategy (RAS) designation from DCA, the city intends to apply for the 2027 CDBG award

to complete sewer improvements on South Union Street. The city has also used ARPA funds to support infrastructure renewal in parts of the city that are ineligible for the CDBG award, allocating all ARPA funding by the end of 2024. The city is prioritizing galvanized water and terracotta sewer mains in its capital improvements schedule.

3) **The Hartford community has significant infrastructure needs requiring outside attention.**

The Hartford community in unincorporated Pulaski County, just across the Ocmulgee River outside of Hawkinsville city limits, relies on a private water authority for services. The community suffers from a deteriorated water infrastructure system that is difficult to maintain and provides substandard water. The absence of drainage wells within the community causes septic tanks to overflow. While the Hartford system is currently stable and has received additional funding support from GEFA, there is a risk that several hundred county residents will no longer receive potable water should the quality decrease further.

As the only other municipal water service within Pulaski County, the City of Hawkinsville has considered options for the Hartford community's operational viability in previous plans. The steering committee recommended conducting further research into the feasibility of providing water services in Hartford, with a study to be performed in the first half of the comprehensive planning cycle. This study would allow the City of Hawkinsville to assess the long-term impact of Hartford's infrastructure upon its water system and outline a strategy for potential consolidation or alternative forms of service delivery.

4) **There is an opportunity to expand educational offerings at low cost to improve proper usage of community infrastructure.**

In conjunction with its capital improvement plan, the steering committee discussed the need to perform consumer-based interventions for the overall health of the system, particularly in areas where funding is not currently available or allocated. Improper usage of infrastructure, including the introduction of fats, oils, and grease (FOG) or non-flushable products into the sewer system, can negatively impact its lifespan. Over time, FOG congeals and creates blockages in the wastewater collection system that result in costly sewage spills, manhole overflows, and sewage backups in homes and businesses.

The City of Hawkinsville has sufficient technology and outreach to receive and complete any maintenance requests that residents report. However, for "client-side" water and sewer concerns, the city will prioritize educational offerings to its customers, using social media, flyers, and its website to centrally locate resources. The steering committee identified the Pulaski County Health Department as a potential partner for an outreach campaign, as there is significant public health risk associated with substandard water and sewer conditions. While the municipal water system currently meets all federal and state regulations for water quality, proper usage will reduce the maintenance load necessary to preserve this standard.

PUBLIC SAFETY and HEALTH

Goals

Promote residential health and wellness.

Maintain a fully-equipped first response operation to ensure quality response times.

Needs and Opportunities

1) There is a need to evaluate the number and location of emergency response substations.

As the population continues to grow, maintaining adequate emergency response coverage becomes increasingly important. The Pulaski County Fire Department currently operates two full-service fire stations and two substations throughout the county. However, this is no longer sufficient to meet ISO standards, which recommend that all properties are within a five-mile driving distance from a substation. There are several gaps within unincorporated Pulaski County that fall outside this range, including much of GA-27 towards Dooly County and GA-129 south of Hawkinsville. A comprehensive evaluation of the number and location of current substations can help identify areas where additional coverage is needed to best respond to calls and ensure first responders can continue meeting target response times. In the long term, increasing population may warrant additional substations, personnel and equipment to outfit operations in the unincorporated county.

2) Grant funding is available to obtain additional vehicles and equipment for first responders.

Providing first responders with additional vehicles and upgraded equipment is essential to maintaining effective emergency services. In October 2026, Pulaski County was awarded $600,000 in grant funding from GEMA to assist with the purchase of a new tanker truck, replacing a vehicle that provided 46 years of service. Pulaski County also received $570,000 from the Emergency Operations Center Program to make improvements to the county's E-911 center radio communication system. With this funding, important and time-sensitive messages can reach first responders across the county. Pulaski County should continue to identify grant opportunities to upgrade its fleet and equipment. Additional vehicles can help ensure optimal coverage, while modernized equipment, such as in-vehicle cameras and updated technology, can improve efficiency and increase the safety of both first responders and residents.

Pulaski County is developed a replacement plan for its personal protective equipment to help mitigate risk for first responders. However, the county fire department operates with limited resources to make these improvements. Protective equipment is often among the highest priorities for funding agencies and nonprofits, making these improvements viable.



The average fire truck owned by Pulaski County has been operational for 31 years – beyond the intended lifespan of emergency vehicles.

3) The community should cultivate a joint health initiative to promote mind-body wellness.

A joint, county-wide health initiative can provide residents with information and opportunities focused on nutrition, physical activity, and overall well-being. With diet and exercise as the foundation of public health, programs such as exercise clinics, healthy meal courses, and community health events can encourage residents to build healthy habits and provide useful resources to maintain both physical and mental wellness. Proposed initiatives can be collaborative by leveraging partnerships with Family Connections, the Pulaski County Health Department, the Pulaski County Cooperative Extension Office, and private healthcare providers. Pulaski County and the city of Hawkinsville can jointly host the health initiatives, such as using community facilities to ensure there is adequate space for vendors and guests, as well as providing outreach for the events.

Programming can be targeted to encourage health and wellness for specific age groups, such as youth and seniors. The county has developed several recreational programs for children, but older adults are challenged to find good activities to support their health and wellness. The Pulaski County Senior Center operates out of a former restaurant, rather than a custom-designed space. The building has started to fall into disrepair and does not have the types of amenities that modern seniors desire. With CDBG funding, a new facility is in the works. The updated Senior Center - walkable from downtown Hawkinsville - will include an outdoor walking trail, space for gardening, and an expanded activity area. These types of community spaces can play an important role in promoting both mental and physical wellness.

TRANSPORTATION

Goals

- Increase the ridership and responsiveness of Pulaski County Transit.
- Improve the safety and navigability of city and county roads.
- Enhance the capabilities of the Hawkinsville-Pulaski County Airport.

Needs and Opportunities

1) **Pulaski County Transit has increased capacity in recent years, and the county should more aggressively market transit options to meet this opportunity.**

Pulaski County utilizes the Federal Transit Administration's Section 5311 rural transit demand-response transportation service to provide residential public transit. Management of Pulaski County Transit is led by staff in the Pulaski County Commissioner's office, who share administrative, operational, hiring, & coordination responsibilities. Scheduling and dispatching are handled by the drivers from an office in Hawkinsville. Pulaski County partners with Verida to perform non-emergency medical transportation assistance.

Since the previous plan update, Pulaski County transit has expanded its fleet from one to three vehicles. The county now offers regularly scheduled weekly trips outside the county for expanded shopping opportunities. Transit is available Monday through Friday from 8:00 am to 5:00 pm, making public transit use infeasible for many working adults. At present, all three vehicles are rarely in use simultaneously. The county is exploring the possibility of intermittent evening and weekend trips to increase convenience for users. Additional public outreach will be needed to raise demand, justifying the additional costs and personnel required to expand service provisions.



Transit vehicles are given a distinct color scheme and "Let's Ride" branding, passively drawing attention to the program on the go.

2) **The Pulaski County Airport needs several safety and quality-of-life improvements to maximize its potential as an economic development tool.**

The steering committee identified Hawkinsville-Pulaski County Airport as a critical economic development piece. According to the GDOT Economic Impact study, the airport supports the local economy through aerial applicators for pesticides and fertilizers for farms, providing support for medical services, tourism, recreation, and business use. Manufacturing firms and individuals that use the Lawrence L. Bennett Harness Horse Training Facility located less than four minutes from the airport also frequently utilize the 4,000-foot-long single runway. However, the airport has unrealized potential to bring in new users, opening more frequent air traffic in and around Pulaski County. This will require additional investment investment. Since the previous planning cycle, several safety improvements have been made to deter unauthorized uses of the facility. The City of Hawkinsville, which owns the airport property, installed additional lighting on the site in 2025. Hawkinsville is currently partnering with GDOT to install perimeter fencing for added security.

With these security measures installed, the City has shifted its priority to runway improvements. Hangars are needed at the airport to store planes based out of or taking off from Hawkinsville. The runway is also inadequately sized for larger private planes to safely land and take off, needing an additional 1,000 feet of runway. Runway expansion will require acquisition of the surrounding unoccupied parcels to the east of the airport. Expansion will benefit Pulaski County by opening up new industrial partners that could utilize the airport. This potential development is discussed further in the Land Use section.

3) **New revenue sources can more proactively address public concerns with local roadways.**

In the past five years, Hawkinsville and Pulaski County have made significant progress on the speed and efficiency of roadway maintenance through new and expanded funding streams. Pulaski County has passed a TSPLOST, providing additional revenue allocated for road improvements. Additionally, Local Road Assistance (LRA) funding from GDOT has bolstered existing LMIG funding with no additional match requirement, multiplying the effect of local contributions. Long-term roadway improvements have centered around the multi-phase Commerce Street project, which is set to initiate construction in 2031. Augmenting these scheduled improvements to state roads, the city and county's efforts have focused on local roads. While making these improvements, there is a need to account for pedestrian safety and traffic flow concerns, particularly on busy throughfares.

Recent capital acquisitions will streamline future roadway improvements. Pulaski County acquired a hot patch machine in 2026, helping mitigate potholes on county roads. The City of Hawkinsville has also scheduled roadway improvements within the Jordan Drive neighborhood, following GEFA-funded water system improvements in the area. Pulaski County is dedicating portions of its transportation funding to paving dirt roads in the

unincorporated county. As of October 2026, over 99 percent of city and county road mileage is paved.

The steering committee identified Truman Road and Progress Avenue as a key improvement area for pedestrian safety, proposing the installation of additional lighting and a red light to curb truck traffic cutting through Hawkinsville on its way south. Broad Street is also a bottleneck for traffic, and the steering committee has discussed the potential benefits of a roundabout at the entryway of US 341. The city and county are interested in potential funding sources for these and other safety improvements, including sidewalk coverage on streets with the highest foot traffic.



$4.5 million in funding from GDOT has led to significant improvements along Commerce Street. The city of Hawkinsville intends to continue lighting improvements and replacement as current fixtures go out, in preparation for future phases of GDOT work.

AGRICULTURE

Goal

Maintain a strong and diverse agricultural economy in Pulaski County.

Needs and Opportunities

1) Agritourism presents an opportunity to provide new revenue streams for local farmers.

Pulaski County's agricultural output far outpaces its modest size and population. The county ranks 41st in total agricultural value produced, while being the state's 38th smallest county. Pulaski County is historically a powerhouse producer of pecans and field nursery plants, while also being a large producer of peanuts. Despite the strong agricultural traditions of the area and success in crop production, few people come to visit Pulaski County due to this economic sector. The 2024 Georgia Farm Gate Value report indicates that only around 2,000 visitors come per year for special events related to agritourism. This indicates that Pulaski County has potential to further cultivate these business ventures.

Surrounding counties have several agricultural locations on the *Georgia Grown* Trail: US-41/US-341. This is one example of communities working with the state to market their agricultural products. Pulaski County has several centennial farms that could be popular tourist attractions. Furthermore, the community has a reputation for quality products among those who are in the know, including major peanut producers like Hardy Farms. With this in mind, Pulaski County and Hawkinsville have a great opportunity to build an agritourism industry around these existing products and current community-focused programming.



Restauranteurs and those passionate about getting the best cuts of meat will travel from hours away to M&T Meats, just across the river from Hawkinsville, for the best cuts.

2) **The agricultural community should be fully integrated into the broader local economy.**

While agriculture remains the number one industry in the State of Georgia, it often lacks the same level of economic investment that major manufacturers might attract. In many ways, this is simply a result of farmers being too busy to spend time on the business development side of their operations—ensuring a successful harvest must always take precedence over a social function. However, rather than being a reason to exclude agricultural producers, this reality necessitates intentional efforts to connect local farmers with the broader local economy. Many Pulaski County farms are members of the Hawkinsville-Pulaski County Chamber of Commerce, presenting an opportunity for engagement. Local economic development practitioners may also need to seek out the places where agricultural producers are found, such as the regular growers' meetings hosted by the University of Georgia Cooperative Extension.

By building these connections and linking farmers into the broader local economy, all parties can benefit. Local entrepreneurs may have the time and resources to invest in enhancing agricultural-based tourism programs. Local restaurateurs and grocers might also see opportunities to incorporate local products into their offerings. The best advances in the practice of precision agriculture can be more widely promoted and adopted by bridging these gaps. Finally, agricultural workers will benefit from being in community with one another.

3) **Hawkinsville and Pulaski County can provide resources to further financial security and sustainability for county agricultural producers.**

Producers undergo unique financial constraints and stresses that come with a career in agriculture. Minor fluctuations in the growing climate and business costs can be the difference between a successful year and finding oneself on the verge of bankruptcy. Small family farmers are most exposed to volatile production costs, often struggling to pay for the end product that's produced. Any outreach strategy must also center the mental and physical well-being of farmers, and ensuring that financial resources are available for farmers and that those resources are effectively shared is key. Programs like low-interest loan programs and strategies for revenue diversification can serve as the targeted inroads that are necessary to meet farmers where they are. This support is essential to fulfilling the county's agricultural goal, and should be prioritized when building relationships between agricultural producers and their fellow community members.

BROADBAND

Goal

Provide equal access to improved quality-of-life through internet connectivity.

Needs and Opportunities

1) **Pulaski County should complete ongoing grant investments to expand the reach of broadband access.**

Since Hawkinsville and Pulaski County completed updates to the last comprehensive plan in 2022, significant progress has been made in reaching unserved residents and businesses. That plan noted that stakeholders viewed the utility provision model of rural electrification as a possible solution to reaching distant populations with quality broadband service. Through the work of both Middle Georgia EMC (west of the Ocmulgee River) and Ocmulgee EMC (east of the river), quality internet services have been greatly expanded. Data from the Georgia Department of Community Affairs indicate that 89.5 percent of sites within the county are fully served at a speed of at least 100/20 Mbps (download speed/upload speed in megabits per second). This is up from only 78 percent in 2021 having speeds of at least 25/3 Mbps, a threshold that many would not consider to be quality service.

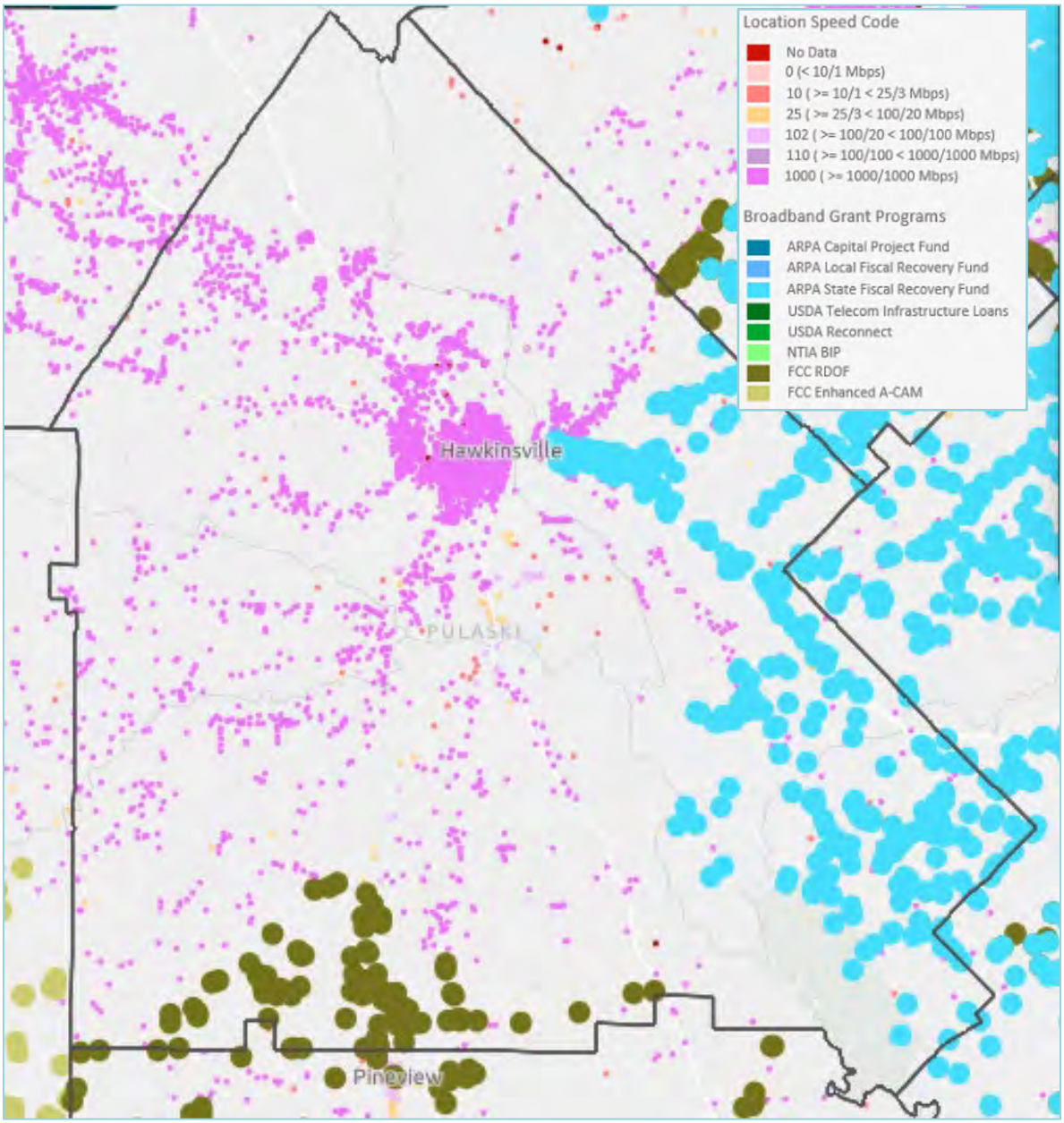
The remaining 10.5 percent of sites that are unserved are nearly all located in unincorporated Pulaski County. Fortunately, 8.9 percent of sites are already grant-encumbered, with only 1.6 percent remaining without current plans for service. The community supports continuing to utilize grant funding on these remaining sites.

2) **BEAD funding can help close gaps in service for unserved and undeserved locations within Pulaski County.**

The EMCs and internet service providers who have expanded services in Pulaski County have mostly done so with funding from either the FCC Rural Digital Opportunity Fund (RDOF) auction process or via state grant funding through Georgia's allocation of the State and Local Fiscal Recovery Fund (from the COVID-related American Rescue Plan Act). With funding exhausted through many of these programs, the federal Broadband Equity, Access, and Deployment (BEAD) Program presents a new opportunity for funding that is specifically targeted at the hardest-to-reach sites throughout the nation. The final 1.6 percent of sites that are unserved or underserved could be prime candidates for funding applications under this program.

Analysis of Unserved Areas

The State of Georgia, as part of the Georgia Broadband Deployment Initiative (GBDI), provides data on the broadband access of more than five million locations across the state. The map below shows the current data available for Pulaski County, including both locations that are adequately served and those with location speeds that are below the latest federal standard of 100/20 Mbps. Large dots on the map below symbolize the locations that either will soon or are now receiving service as a result of state or federal grant funding.



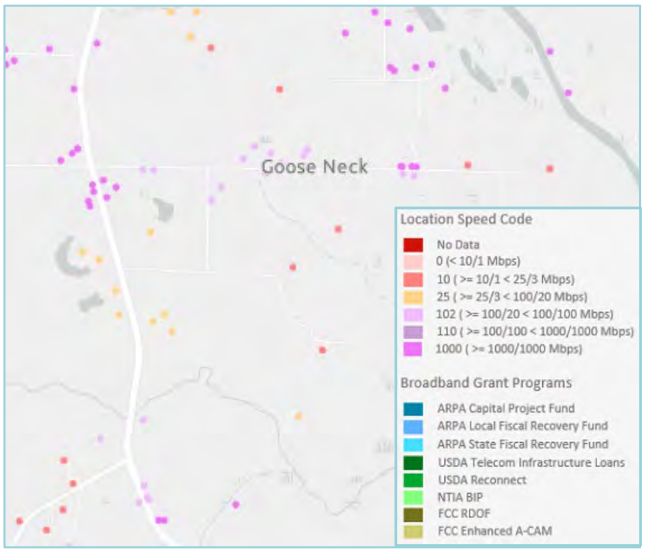
Broadband Map of Pulaski County

In total, Pulaski County has 4,421 addresses that are receiving fixed broadband services at or above the federal thresholds for speed and reliability. An additional 440 addresses are currently grant-encumbered and will be receiving those service upgrades by no later than December 31, 2027, according to the terms of the associated grant programs. This leaves 78 total addresses in Pulaski County that still require some type of plan for future service. Of these addresses, 20 are underserved, meaning that they have speeds in excess of 25/3 Mbps, but lower than the required threshold of 100/20 Mbps. An additional 58 addresses have no service available.

Most undeserved addresses are found in either of the small communities of Finleyson or Goose Neck. In the far southern part of the county, a number of addresses in Finleyson are receiving grant-funded improvements from the RDOF program. However, a fair number of unserved and underserved properties remain. A partnership with Conexon Connect, LLC, which is providing service to these sites with RDOF funds, could represent an opportunity to bridge gaps in this area.



In the central part of Pulaski County, the Goose Neck community has a small number of homes that are served by Georgia Power rather than an EMC in spite of their isolated locations. The result is that these properties are physically removed from both the EMCs and the private internet service providers, who do not see financial benefit in reaching these few potential customers. This area would be another prime opportunity for an injection of grant funding to support additional service in the Goose Neck area.



These two communities and the roadways in between them account for more than half of the unserved and underserved customers. This does leave a small number (likely fewer than 30 addresses) that are scattered throughout the remainder of Pulaski County. Where grant funding is available, these additional isolated sites would also be worth considering for financial support so that all residents and businesses can enjoy the benefits of internet access.

LAND USE and CHARACTER AREAS

Goals

Support quality growth in and around the City of Hawkinsville, while protecting the community's historic charm and character.

Preserve the rural and natural environments of unincorporated Pulaski County.

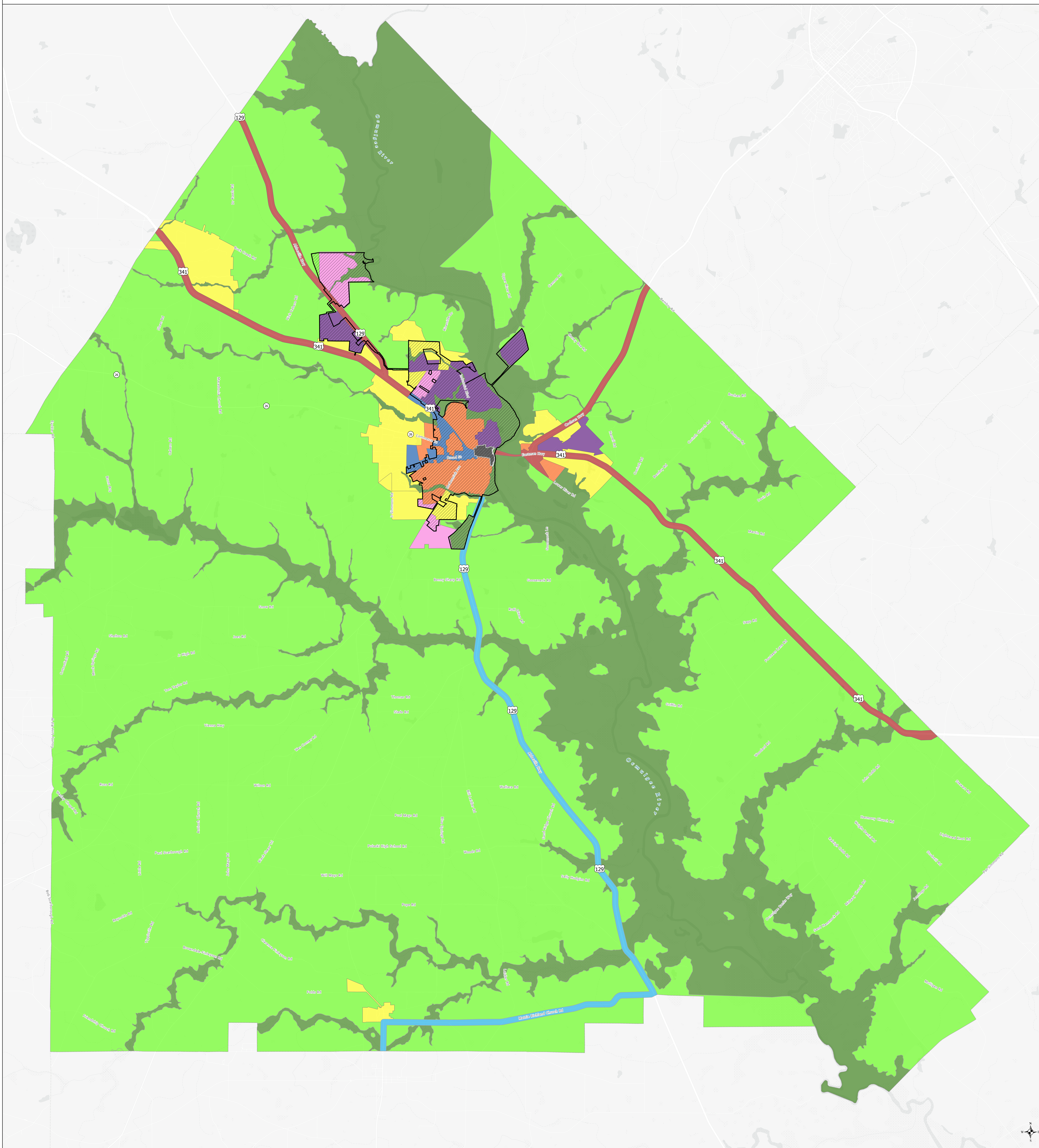
Hawkinsville and Pulaski County are blessed with a luscious agrarian landscape with plentiful land available for future growth and development. However, the steering committee recognizes that any future growth must be sustainable, centering on the natural and historical resources that define the community. With the values expressed in the vision statement in mind, the steering committee developed character areas in the 2022 plan update to help plan for sustainable, optimum future growth. These character areas are consistent across the city and county to create a more cohesive visual language for land use and development. The steering committee identified development patterns, primary land uses, objective and implementations for each character area.

The 2027 plan update uses the same character areas as the 2022 update, with the geographic bounds of each area revised to match development trends and community priorities. The character area maps for Pulaski County and the City of Hawkinsville are included on Pages 29 and 30. As part of the 2027 plan update, the Middle Georgia Regional Commission has also worked with Hawkinsville and Pulaski County to produce an online map that can be used to reference specific parcels.

Beyond the importance of the character area maps, the following narrative sections provide supplemental planning recommendations to guide patterns of growth and development throughout the community. The character areas that are discussed within this chapter of the comprehensive plan include:

Conservation and Greenspace | Agricultural
Scenic Byway Corridor | Rural Residential
Developing Suburban Residential | Major Highway Corridor
In-Town Corridor | Traditional Neighborhood
Light Industrial | Downtown

Pulaski County Character Area Map



Legend

Character Areas

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

City of Hawkinsville Boundaries

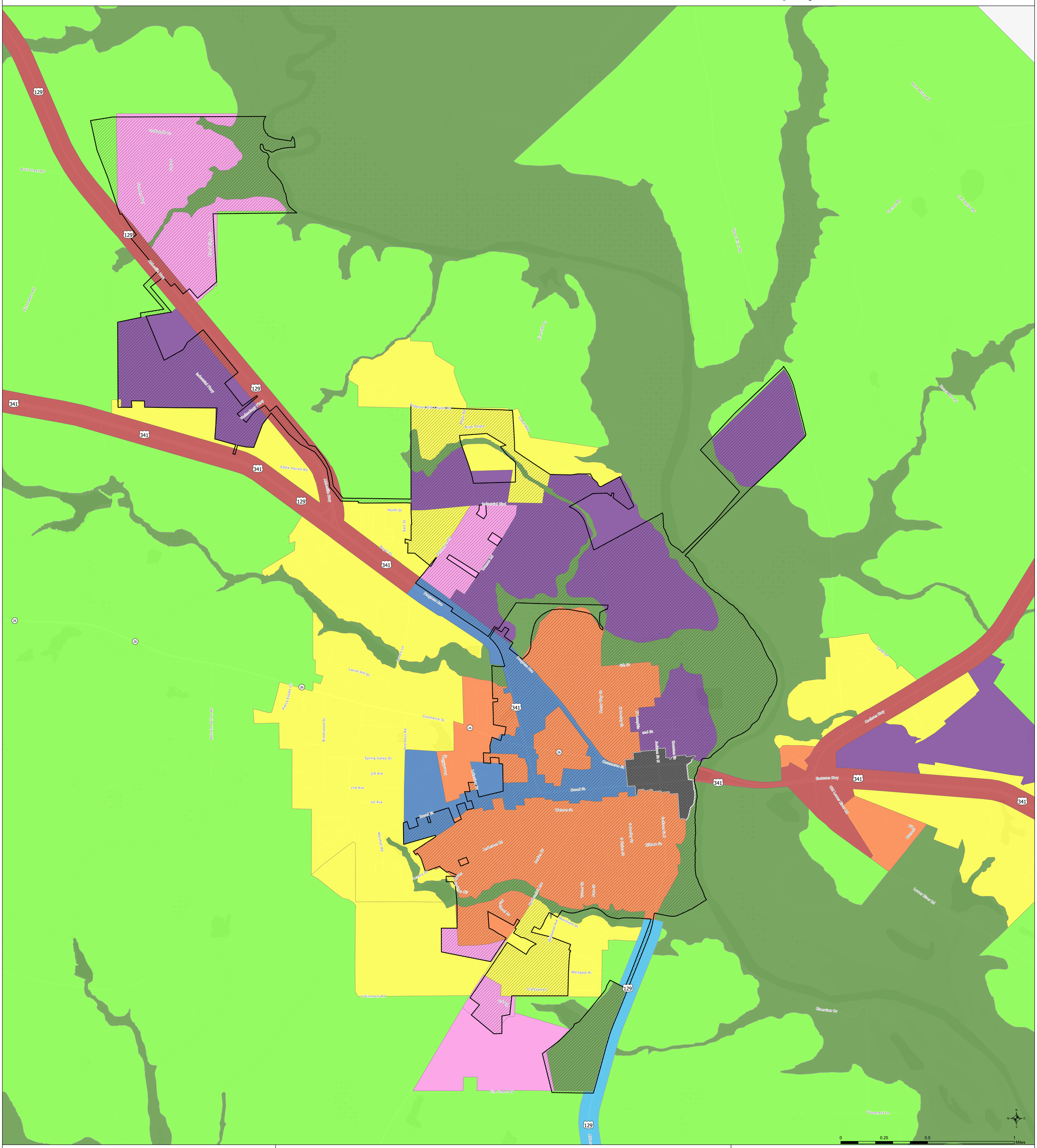
Hawkinsville
PULASKI COUNTY

This map was created in September, 2026 by the Middle Georgia Regional Commission (MGRC). The information and geographic features represented on this map were compiled from a variety of digital and spatial data sources. The primary data sources include the following: Pulaski County, City of Hawkinsville, MGRC and Esri. The intended use of this map is for general planning and reference purposes.

mgrc
Middle Georgia Regional Commission

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Hawkinsville Character Area Map



Hawkinsville
PULASKI COUNTY

Legend

Character Areas

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

City of Hawkinsville Boundaries

This map was created in September, 2026 by the Middle Georgia Regional Commission (MGRC). The information and geographic features represented on this map were compiled from a variety of digital and spatial data sources. The primary data sources include the following: Pulaski County, City of Hawkinsville, MGRC and Esri. The intended use of this map is for general planning and reference purposes.

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Conservation and Greenspace

The Conservation and Greenspace Character Area describes public or private land that should remain as open space for preservation or recreational use. This character area primarily covers undeveloped, environmentally sensitive land unsuitable for future development due to its proximity to natural resources. The Ocmulgee Wildlife Management Area (WMA) in northern Pulaski County is included in this category, as are the floodplains bordering the county's many rivers and streams. Any land reserved for recreational use in perpetuity is also included here, including Mile Branch Park and the Harness Training Center in southern Hawkinsville. Development within this character area should be minimized, limited to outdoor recreation services or the creation of natural, unpaved trails along the Ocmulgee River.

Suggested Development Patterns

- Preserve environmentally sensitive areas by setting them aside as public parks or trails.
- Very large minimum lot size requirements to limit development density and protect rural character.
- Use infrastructure availability to steer development away from environmentally sensitive resources.
- Protect open space in a linear pattern following the river corridor.
- Protect water quality with appropriate stream buffers and the prohibition of uses prone to pollution.
- Provide opportunities for recreational use.

Suggested Implementation Measures

- Continue to implement the Ocmulgee Blueway initiative.
- Promote passive-use recreational opportunities within the county.
- Promote the use of conservation easements.
- Use Best Management Practices (BMPs) for erosion and sedimentation control to help protect water quality.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
A-1: Agriculture	A-G: General Agriculture
	P/I: Public and Institutional
	P/R/C: Park/Recreation/Conservation

Agricultural

The Agricultural Character Area is the most abundant by land area, covering most of the buildable land outside Hawkinsville city limits. This character area includes all farmland and forested land that is either designated for agricultural production or is not designated for preservation. Pulaski County farmland produces bountiful harvests of peanuts, pecans, corn, soybeans, and wheat, while providing an ideal grazing environment for raising livestock. A network of paved and unpaved local roads connects agricultural producers to the rest of the county. Development within this character area should facilitate the goal of maintaining a strong and diverse agricultural economy in Pulaski County, including the growth and integration of agribusiness. Residential development along agricultural land should be very sparse – many homes within this character area are attached to family farms, living and working around the property.

Suggested Development Patterns

- Very large minimum lot size requirements to limit development density and protect rural character.
- Protect and preserve agricultural and forestry areas using conservation easements.
- Limit infrastructure development outside of agricultural purposes to steer development away from prime farmland.

Suggested Implementation Measures

- Utilize conservation easements and other agriculture and forestry preservation incentives to guide development and protect agricultural character.
- Enforce buffers between existing agricultural lands and new residential development.
- Minimize rezoning approvals.
- Work to promote agriculture and related businesses to keep the industry viable, including the items identified in the Joint Comprehensive Plan.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
A-1: Agriculture	A-G: General Agriculture
	A-I: Intensive Agriculture
	R: Residential (*limited*)

Scenic Byway Corridor

The Scenic Byway Corridor Character Area covers the route of the state-designated Enduring Farmlands Scenic Byway. The 65-mile byway starts in downtown Hawkinsville, highlighting the peaceful rural character and pastoral landscapes of Pulaski County as it travels south along US-129 and GA-112. The scenic byway is emblematic of the community's agricultural heritage, and its development patterns mirror the Agricultural Character Area. As this character area includes state right-of-way, there may be more stringent regulations on the placement of new signs and incompatible development. Development along the scenic byway should be minimized to center the beauty of the existing landscape and the rural environment.

Suggested Development Patterns

- Very large minimum lot size requirements to limit development density and protect rural character.
- Protect and preserve agricultural and forestry areas using conservation easements.
- Limit infrastructure development outside of agricultural purposes to steer development away from prime farmland.
- Establish guidelines on development within the right-of-way to protect characteristics with scenic value.
- Enact guidelines for new development that enhance the scenic value of the corridor, addressing landscaping and architectural design consistency.
- Manage access and traffic flow using directional signage, particularly for developments off the scenic byway.

Suggested Implementation Measures

- Utilize conservation easements and other agriculture and forestry preservation incentives to guide development and protect agricultural character.
- Enforce buffers between existing agricultural lands and new residential development.
- Minimize rezoning approvals.
- Work to promote agriculture and related businesses to keep the industry viable, including the items identified in the Joint Comprehensive Plan.
- Utilize a scenic corridor overlay district to limit development activities.
- Restrict the number and size of signs and billboards along the scenic byway.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
A-1: Agriculture	A-G: General Agriculture
	A-I: Intensive Agriculture
	R: Residential (*limited*)

Rural Residential

The Rural Residential Character Area is the least dense of the residential character areas. This character area is primarily found within unincorporated Pulaski County or on the outskirts of the City of Hawkinsville, adjacent to major highway corridors. The Finleyson community in southern Pulaski County is also considered to be a rural residential area. This character area is defined by large lot sizes with significant open spaces and a high level of building separation. Some properties may have land set aside for conservation easements, and light agricultural uses are somewhat common. While a small corner store may be appropriate in parts of this character area with less access to amenities, the rural natural environment should be centered. For undeveloped land with this character area, the community indicated a desire to combine this rural feel with quality housing across new development, particularly in the unincorporated county. Homes within the Rural Residential Character Area are unlikely to have municipal water and sewer, as low density limits the provision of these services.

Suggested Development Patterns

- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Enlist significant site features (i.e., scenic views, farmland, wetlands) as amenities that shape the identity and character of new development.
- Encourage compatible architecture styles that maintain rural character.
- Preserve rural character, viewsheds, and other natural features/resources.
- Protect water quality with appropriate soil erosion and sedimentation controls.
- Encourage compatible architecture styles that maintain and reflect the regional rural character and should not include "franchise" or "corporate" architecture.

Suggested Implementation Measures

- Use Best Management Practices (BMPs) for erosion and sedimentation control to protect water quality.
- Promote the use of conservation subdivisions.
- Actively enforce zoning and land development regulations.
- Enforce buffers of agricultural and forested land between existing rural residential lands and new residential development.
- Monitor for blight and redevelop declining areas of the community.
- Restrictions on the number and size of signs and billboards.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
A-1: Agriculture	A-G: General Agriculture
R-1: Single Family	R: Residential

Developing Suburban Residential

The Developing Suburban Residential Character Area has seen the most growth between the 2022 and 2027 plan updates, owing to an influx of new housing development. Municipal services and infrastructure are generally available in this character area, which often takes the form of designated, bounded "subdivision" developments. The Southern Hills subdivision, designed around the attached golf course as a destination, fits this character area, as does the Bruin Crossing subdivision and similar developments at the far southern end of Hawkinsville city limits. Development here has followed the pattern of a typical suburban residential subdivision, with municipal services and infrastructure made available. To integrate development within the core footprint of Hawkinsville, currently undeveloped land identified for this character area is concentrated in the southern extent of city limits, in and around Bruin Crossing. The community expects that demand for this type of development will remain given both the need for affordable housing and the increasing desire to live in Hawkinsville. As such, some open areas that may be conducive to this type of future development are included.

To reduce conformity and preserve rural character, moderate-density suburban residential development should be interspersed around harmonious character areas with an adequate agricultural or forested buffer. This is particularly relevant off of Progress Avenue, where burgeoning suburban development provides a "gradient" of density between the Hawkinsville Industrial Park and increasingly rural areas heading north along US-341.

Suggested Development Patterns

- Promote moderate density, traditionally styled residential subdivisions.
- Encourage connectivity through neighborhood street design, access to adjacent properties and subdivisions, and connectivity to retail and commercial services.
- Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.

Suggested Implementation Measures

- Active zoning and land development enforcement.
- Wherever possible, connect to a regional network of greenspace and trails.
- Incentives to developers for consistency with preferred development patterns.
- Promote street design that fosters traffic calming, such as narrower residential streets, on-street parking, and bicycle-pedestrian facilities.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
R-1: Single Family	R: Residential
B-1: Business (*limited*)	

Major Highway Corridor

This Character Area consists of developed or undeveloped land on both sides of the high-volume roadways and highways that serve as entrances or access points to the community. Unincorporated Pulaski County is well-connected by major thoroughfares, including US-129, GA-247, and US-341 in northwestern and eastern parts of the county. Currently, these roads have very modest development and are often buffered by trees on each side. This helps to maintain a mostly rural feel. However, the roads are typically flanked by a scattering of rural residential housing and a variety of small businesses (especially gas stations and convenience stores) in the areas closer to Hawkinsville. These areas are prime candidates for future strip development if not otherwise managed. A key priority for the steering committee within this Character Area is to maintain a "gateway" to Hawkinsville – passers-by should be able to notice once they are in the threshold of the city. Achieving this will require concentrating development in this Character Area along key nodes. The Hartford community, whose traditional neighborhoods are broken up by the intersection of US-341 and Cochran Highway, can be a focal point for redevelopment.

Suggested Development Patterns

- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Cluster development at nodes along corridors, separated by areas of open space.
- Use rural cluster or conservation subdivision design that incorporates significant amounts of open space.
- Maintain natural vegetation buffer, setting back any new development behind the buffer.
- Manage access to keep traffic flowing, using directional signage to developments.

Suggested Implementation Measures

- Conservation easements and other agriculture/forestry preservation incentives to guide development and protect farmland and forestland.
- Forest buffers between agricultural lands and new residential development.
- Encourage landscaped, raised medians to provide vehicular safety, aesthetics, and a pedestrian crossing refuge.
- Work to promote agriculture and agriculture-related businesses to keep the agriculture industry viable.
- Use bicycle and pedestrian accommodations where appropriate.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
n/a	R: Residential
	MU: Mixed Use

In-Town Corridor

The In-Town Corridor picks up from the major highway corridors as one enters the City of Hawkinsville, including parts of Progress Avenue, Commerce Street (GA-26), and Broad Street. These roads could be described as gateway corridors to Hawkinsville and are likely to see future development pressures. These high-volume roadways currently have significant amounts of development and include stretches of strip development, especially along Broad Street. While exact development patterns differ throughout the area, most businesses have large parking lots located between the structure and roadway, leading to large setbacks. As a result, these areas feel less walkable than the downtown core, despite also having a well-developed sidewalk infrastructure. Heavy truck traffic also remains a challenge, especially on Commerce Street, which is otherwise the most walkable street around the downtown area. Working with GDOT to redirect heavy truck traffic, where possible, is a goal for the City; however, the need to cross the Ocmulgee River will ultimately require some truck access through the city.

Suggested Development Patterns

- Focus on appearance with appropriate signage and landscaping.
- Retrofit or mask existing strip development or other unsightly features as necessary.
- Infill development on vacant sites closer in toward the center of the community.
- New developments that contain a mix of residential and commercial uses.
- Reduce setback requirements and encourage parking on the side and rear of new buildings.

Suggested Implementation Measures

- Continue capital improvements schedule for sidewalk and streetscape enhancements.
- Encourage commercial infill development.
- Encourage redevelopment of older existing structures.
- Promote walkability between the corridor and surrounding neighborhoods.
- Redevelop older strip commercial centers to consolidate strip development..
- Integrate on-site stormwater mitigation or landscaped tree islands into parking lots.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
R-2: Single Family	R: Residential
R-3: Single Family and Two-Family	MU: Mixed Use
R-4: Multi-Family	P/I: Public/Institutional
B-1: Business	
B-2: Business	

Traditional Neighborhood

Traditional neighborhoods in Hawkinsville developed naturally alongside growth spreading out from downtown. These long-standing neighborhoods characteristically have small lot sizes and setbacks, leading to high connectivity and accessibility to downtown. Traditional neighborhoods typically have a grid-like street design, with a mixture of housing styles and residential densities. Within Hawkinsville, this character area is bounded by Town Creek to the north, Mile Branch Stream to the south, and Hawkinsville High School to the west. Some traditional residential development is also present across the river in the Hartford community. Though traditional neighborhoods are intended to remain predominantly residential in perpetuity, some traditional neighborhoods are prime redevelopment areas due to historic blight and disinvestment. The City of Hawkinsville's Revitalization Area primarily includes the traditional neighborhoods south of downtown, which has been the target area of its recent grant-funded infrastructure improvements.

Suggested Development Patterns

- Promote compatible infill development on vacant or under-utilized properties.
- Well-designed development that blends into existing neighborhoods.
- Retrofitting established residential areas to improve pedestrian and bicycle access and connectivity with nearby commercial areas.
- Reinforce neighborhood stability by encouraging homeownership and maintenance or upgrade of existing properties.
- Appropriately scaled retail establishments serving neighborhood residents.
- Neighborhood commercial centers on appropriate infill sites to serve area residents.
- Maintenance of existing tree cover and landscaping.

Suggested Implementation Measures

- Encourage commercial infill development.
- Encourage redevelopment of older existing structures.
- Monitor for blight and redevelop declining areas of the community.
- Pursue funding assistance to aid with housing rehabilitation efforts.
- Seek funding assistance for sidewalk and streetscape enhancements.
- Continue implementation of Revitalization Area Strategy.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
R-2: Single Family	R: Residential
R-3: Single Family and Two-Family	MU: Mixed Use
R-4: Multi-Family	P/I: Public/Institutional
B-2: Business	

Light Industrial

The Light Industrial Character Area includes land oriented towards commercial and industrial uses. The core of this character area within Hawkinsville is the old industrial district, located north of downtown, primarily occupied by agribusiness firms for crop processing and production. The two industrial parks within Hawkinsville are also included within this character area, as the land has been allocated for current and future light and moderate-intensity industry. Several of Pulaski County's largest employers, including Taylor Regional Hospital, Hollingsworth and Vose, and Cherokee Brick are based within this character area. While each of these facilities is markedly different, there are similarities in the development patterns. The goal of this Character Area is to allow opportunities to expand industry and facilities while preserving surrounding natural features. In unincorporated Pulaski County, the only industrial area is the Pulaski County Airport facility, as well as the currently undeveloped parcels identified for future acquisition to expand the airport. These sites should continue maintaining proper distance from residential development, utilizing abundant industrial site availability.

Suggested Development Patterns

- Provide adequate buffers to separate from adjacent uses, especially residential ones.
- Site plans, building design, and landscaping should be sensitive to surrounding natural features; including landscaping of parking lots.
- Encourage screening of disruptive commercial activities from the residential viewshed, incorporating landscape to soften parking lots, loading decks, or other common industrial uses.

Suggested Implementation Measures

- Focus on appearance with appropriate signage and landscaping
- Pursue compatible, supporting uses to locate in adjacent areas.
- Provide adequate infrastructure to support large-scale users.
- Prevent adverse impacts to natural resources and surrounding population; protect air and water quality.
- Aggressively pursue economic development opportunities, including GRAD certification at industrial park sites.
- Incorporate signage and lighting guidelines to enhance the quality of development.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
B-1: Business	P/I: Public/Institutional
B-2: Business	
I: Industrial	
P: Professional	

Downtown

The Downtown Core Character Area consists of Hawkinsville's traditional central business district and the most immediately surrounding commercial areas. The bounds of the downtown area are contiguous with the city's Opportunity Zone designation, as approved by the Downtown Development Authority. The downtown area is to be maintained as the focal point of the community - it is an attractive, mixed-use, pedestrian-friendly place where people choose to gather for shopping, dining, socializing, and entertainment. Continued revitalization of the Downtown Core is a chief priority for the City of Hawkinsville and is key to driving future economic growth. This should primarily be accomplished by encouraging redevelopment of vacant spaces and new infill development, wherever possible. This focus on an attractive and friendly downtown area will hopefully drive renewed investment in the community. The suggested implementation measures are consistent with the long-term goals of the Hawkinsville RSVP Downtown Strategic Plan.

Suggested Development Patterns

- A mix of retail, services, restaurants, and offices to serve residents' day-to-day needs.
- Residential development should reinforce the traditional town center concept through a combination of rehabilitation of historic buildings and new infill development.
- Pedestrian-friendly with strong, walkable connectivity between different uses, as well as connectivity to surrounding neighborhoods.
- Protect historic properties and encourage rehabilitation with appropriate incentives.
- New development should be of scale and an architectural design to fit well into the historic fabric of the area.
- Utilize shared parking arrangements that reduce overall parking needs.

Suggested Implementation Measures

- Seek funding assistance for sidewalk and streetscape enhancements.
- Encourage "grayfield redevelopment" of existing underutilized commercial facilities with mixed-use, walkable development.
- Promote compatible architectural design for infill structures and when changes are made to existing buildings.
  Encourage the creation of upper floor residential uses in downtown commercial buildings.

Recommended Zoning Classifications

Hawkinsville	Pulaski County
R-4: Multi Family	*n/a*
B-2: Business	
P: Professional	



Hawkinsville

PULASKI COUNTY

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Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
Economic Development					
1. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign		✓			Ongoing as an activity of economic development staff and Chamber of Commerce.
2. Engage with young adults about remaining in or returning to the community		✓			Ongoing as an activity of economic development staff and Archway Workforce Steering Committee.
3. Evaluate opportunity for a small spec building (approx. 10,000 square feet)	✓				Pivoted to developing a 100,000 sq. ft. pad-ready site at industrial park to meet this need.
4. Develop and market tourism opportunities.		✓			Ongoing effort.
5. Coordinate with local farmers to build a network for agritourism		✓			Ongoing effort. Action item moved to Agriculture section in 2027 plan update.
6. Promote Taylor Regional Hospital in surrounding communities as a quality healthcare destination.				✓	Orienting TRH as an economic development vehicle is not a priority. Action item moved to Public Safety and Health section in 2027 plan update.
7. Strengthen partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.		✓			Ongoing effort
Housing					
1. Develop resources for first-time homebuyers		✓			Resources are developed, but outreach and educational opportunities are needed to get information where it is needed.
2. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock		✓			Ongoing effort.
3. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations		✓			Ongoing effort.

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
4. Provide educational opportunities for landlords to learn how to maintain rental properties and follow local regulations		✓			Increased code enforcement has achieved some intended outcomes, but this item is ongoing and will be conducted jointly with Item 3.
Natural and Cultural Resources					
1. Preservation of Lumpkin Street School		✓			Ongoing effort. Action item to be moved to Hawkinsville CWP, as site is within city limits and is privately-held.
2. Undertake improvements to Mile Branch Park, including an amphitheater and new picnic tables and benches.		✓			Some improvements have been made already. Ampitheater is part of 2026 Plan Update work program.
3. Renovate or construct new senior center to address deficiencies of current facility (bathrooms, building layout, deteriorating structure).		✓			Underway as part of 2023 CDBG award. Action item moved to Public Safety and Health section in 2027 plan update.
4. Develop programming and a facility for a future Boys and Girls Club in Hawkinsville.				✓	No longer a priority.
Land Use					
1. Evaluate the current land use and potential for change		✓			Ongoing effort
Infrastructure					
1. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority		✓			Consolidation is not yet a priority, but a feasibility study will be part of the 2026 plan update.
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.		✓			Additional lighting has been installed, fencing is in design phase and is anticipated for 2027-8.
2. Market the availability of public transit options		✓			Ongoing effort
Public Safety and Health					
1. Pursue funding opportunities to hire more full-time firefighters		✓			Ongoing effort
2. Explore funding for three new fire department substations		✓			Ongoing effort
3. Replace aging fire engines and pumpers from county fleet.		✓			Ongoing effort. FEMA grant was awarded in 2026.

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
4. Add a new ambulance stationed within the county.	✓				County has acquired two new ambulances since previous planning cycle; focusing resources on new substations.
5. Provide additional office space in back of fire department HQ		✓			Ongoing effort
6. Construct a new animal shelter		✓			Currently in the design phase, to be completed in next planning cycle.
7. Establish combined 911 service with Bleckley County				✓	No longer a priority.
Broadband					
1. Pursue Georgia Broadband Ready Designation	✓				Hawkinsville-Pulaski County is a Broadband Ready community.
2. Support grant applications and other plans by Ocmulgee EMC for broadband service east of the river.	✓				Broadband east of the river has been installed, but Pulaski Co. will continue to support EMC grant applications.

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
Economic Development					
1. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2027-2031	$50,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget	**ED-1**
2. Engage with young adults about remaining in or returning to the community	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	Budget	**ED-3, H-1, H-4**
3. Enhance partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	**ED-3**
4. Aggressively market Hawkinsville's industrial park to prospective businesses.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, HPC Development Authority	Budget	**ED-2**
Housing					
1. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2027-2031	$1,500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs	Grants	**H-1**
2. Develop a digital hub providing educational resources on local regulations, property upkeep, and steps to homeownership.	2027-2028	Staff Time	City of Hawkinsville, Pulaski County, MGRC	Budget	**H-3**
3. Hold an annual housing fair to distribute educational resources to new and prospective homebuyers and property owners.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Nonprofit Housing Organizations	Budget	**H-3**
4. Develop or incorporate into a land bank covering Pulaski County to provide flexible avenues for land acquisition.	2027-2030	Staff Time	City of Hawkinsville, Pulaski County	Budget	**H-2**
Natural and Cultural Resources					
1. Complete Mile Branch Park redevelopment	2027-2028	$250,000	Pulaski County	Grants	**NCR-2**
2. Expand recreational offerings in and around the Ocmulgee Riverfront.	2027-2031	$500,000	City of Hawkinsville, Pulaski County	SPLOST, Grants	**NCR-1, NCR-2**
3. Develop a connectivity plan of action for the Ocmulgee River Trail, including necessary acquisitions and potential funding.	2027-2031	$1,000,000	City of Hawkinsville, Pulaski County	Budget, SPLOST, Grants	**NCR-1**
Infrastructure					
1. Study the feasibility of consolidating the Hartford Water Authority with Hawkinsville Water System.	2027-2029	Staff Time	City of Hawkinsville, Pulaski County, Hartford Water Authority	Budget, Grants	**I-3**
Public Safety and Health					
1. Establish an online directory of health resources.	2027-2031	Staff Time	Pulaski County, City of Hawkinsille, Pulaski County Health Department, Pulaski County Family Connection	Budget	**PSH-3**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
2. Establish a community wellness program	2027-2031	Staff Time	Pulaski County, City of Hawkinsille, Pulaski County Health Department	Budget	**PSH-3**
3. Pursue funding as needed to upgrade emergency response equipment.	2027-2031	$500,000	Pulaski County, MGRC	Grants	**PSH-2**
4. Evaluate current police and fire substation capacity and response times.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**PSH-1**
5. Develop a routine replacement schedule for county vehicles.	2027-2029	Staff Time	City of Hawkinsville, Pulaski County	Budget	**PSH-2**
6. Explore potential leasing opportunities for expanded healthcare opportunities.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Pulaski County Health Department, HPC Development Authority	Budget	**PSH-3**
7. Complete Pulaski County Senior Center improvements.	2027-2028	$1,500,000	Pulaski County	Grants	**I-1**
8. Acquire additional generators for emergency response at critical facilities.	2027-2031	$200,000	City of Hawkinsville, Pulaski County, MGRC, GEMA	Grants	**PSH-2**
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.	2027-2028	$30,000	City of Hawkinsville, Pulaski County, GDOT	Georgia Department of Transportation, Federal Aviation Administration	**T-2**
2. Ensure future road improvements/resurfacing include proper safety measures to accommodate everyone.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**T-3**
3. Market the availability of public transit options	2027-2031	$25,000	City of Hawkinsville, Pulaski County	Budget	**T-1**
4. When possible, pave remaining dirt roads on public right-of-way within unincorporated Pulaski County.	2027-2031	$200,000	Pulaski County	Budget, SPLOST	**T-3**
5. Study the feasibility of expanding weekend, evening, and out-of-county service for Pulaski County Transit.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**T-1**
6. Study the feasibility of an 1,000-foot runway expansion at the Pulaski County Airport site.	2027-2029	Staff Time	City of Hawkinsville, Pulaski County	Budget	**T-2**
Broadband					
1. Support grant applications from EMCs and internet service providers to reach remaining unserved or underserved sites.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**B-1, B-2**
Agriculture					
1. Coordinate with local farmers and State of Georgia to build a network for agritourism	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Department of Agriculture	Budget	**A-1**
2. Conduct outreach from the county government at growers meetings	2027-2031	Staff Time	Pulaski County, Cooperative Extension	Budget	**A-2, A-3**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
3. Connect local agricultural producers to local grocers and restaurants	2027-2031	Staff Time	Pulaski County, Cooperative Extension, Chamber of Commerce	Budget	**A-2**
4. Provide regular information on financial resources for farms and small agribusinesses	2027-2031	Staff Time	Pulaski County, Cooperative Extension, Chamber of Commerce	Budget	**A-2, A-3**
Land Use					
1. Continue to evaluate the current land use and potential for change	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**LU: All Character Areas**

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
Economic Development					
1. Attract micro-industry to Hawkinsville. (e.g., craft brewery and local artisans)		✓			Still a priority for DDA in this planning cycle.
2. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign		✓			Ongoing as an activity of economic development staff and Chamber of Commerce.
3. Engage with young adults about remaining in or returning to the community		✓			Ongoing as an activity of economic development staff and Archway Workforce Steering Committee.
4. Implement RSVP Scope of Work to support downtown revitalization	✓				RSVP Steering Committee has achieved all short-term and medium-term goals, per the Scope of Work outline.
5. Redesign Commerce Street to improve access to businesses	✓				First phase of redesign is complete, second phase to let in 2031 with $4.5 million GDOT grant.
6. Enact new downtown zoning overlay to permit loft apartments and residential living spaces in downtown Hawkinsville.	✓				Completed. There are ~10 loft units currently in downtown, with more to be developed.
7. Market Rural Zone and Opportunity Zone designations to property owners to encourage new downtown investment.		✓			Opportunity Zone lasts through 2030, Rural Zone designation has lapsed.
8. Evaluate opportunity for a small spec building (approx. 10,000 square feet)	✓				Pivoted to developing a 100,000 sq. ft. pad-ready site at industrial park to meet this need.
9. Develop and market tourism opportunities.		✓			Ongoing effort. Moved to Natural and Cultural Resources section of plan update.
10. Increase diversity of programming at the Hawkinsville Opera House				✓	The City of Hawkinsville is not involved with scheduling programming -- this is the jurisdiction of the Hawkinsville-Pulaski County Arts Council.
11. Coordinate Opera House events with downtown merchants and restaurants to provide mutually beneficial operating hours.		✓			Increasing options for evening and weekend activities downtown is still a DDA priority for this planning cycle.

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
12. Strengthen partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.		✓			Ongoing effort
Housing					
1. Establish a formal Neighborhood Watch or similar program to promote community involvement and citizen participation				✓	A formal Neighborhood Watch program is not a priority, though PCSO supports community-led policing efforts.
2. Develop resources for first-time homebuyers		✓			Resources are developed, but outreach and educational opportunities are needed to get information where it is needed.
3. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock		✓			Ongoing effort.
4. Provide educational opportunities for homeowners to learn how to maintain their property and code enforcement regulations		✓			Ongoing effort.
5. Provide educational opportunities for landlords to learn how to maintain rental properties and follow local regulations		✓			Increased code enforcement has achieved some intended outcomes, but this item is ongoing and will be conducted jointly with Item 4.
6. Pursue GICH Alumni certification			✓		Lower priority; still a long-term goal, but would require additional staff time and reforming the community housing team.
Natural and Cultural Resources					
1. Funding for Opera House and marketing		✓			Ongoing effort. City of Hawkinsville has applied for grant funding for Opera House improvements in 2026.
2. Riverwalk projects (parks, playground facilities, upgraded boat dock facilities, natural trail expansion)		✓			Some work completed on riverfront projects, but still a top priority for this plan.
3. Maintain and make improvements to all city-owned parks		✓			Ongoing effort.

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
4. Construct skateboard park	✓				Completed as part of Veterans Memorial Park improvements.
5. Develop programming and a facility for a future Boys and Girls Club in Hawkinsville.				✓	No longer a priority.
Land Use					
1. Evaluate the current land use and potential for change		✓			Ongoing effort
Infrastructure					
1. Construct a new water tower		✓			Funding acquired, design phase underway.
2. Construct a new City Hall	✓				Completed in 2023.
3. Pursue consolidation of Hawkinsville Water System with Hartford Water Authority		✓			Consolidation is not yet a priority, but a feasibility study will be part of the 2026 plan update.
4. Update water services in Downtown Hawkinsville and northeast portions of the city. Streets include North Lumpkin, MLK Blvd, North Dooley Street, 6th Street.	✓				Completed as part of CDBG projects.
5. Replacegalvanized water and terracotta sewer pipes in historic Hawkinsville neighborhoods.		✓			Ongoing effort. Key focus of 2025 and 2026 CDBG projects.
6. Replace sewer infrastructure in residential neighborhoods north of Commerce Street.	✓				Completed as part of CDBG projects.
7. Enhance drainage infrastructure in residential neighborhoods, north of Commerce Street.	✓				Completed as part of CDBG projects.
8. Implement a stormwater fee and undertake drainage improvements in neighborhoods that do not qualify for grant funding.				✓	No longer a priority due to water/sewer rate increase and GEFA loans supporting non-grant-eligible neighborhoods.
9. Update sewer services in Downtown Hawkinsville and Northeast portions of the City. Streets include North Lumpkin, MLK Blvd, North Dooley Street, 6th Street.	✓				CDBG project completed in 2021.
10. Implement public education campaign to eliminate F.O.G. in the city sewer system.		✓			Ongoing effort
11. Target Community Development Block Grant applications in the areas south of downtown and expand the City's Revitalization Area Strategy accordingly.		✓			Ongoing effort, RAS application completed in 2026, and CDBG grant for Phase 1 of S. Union Street Improvements was awarded.

Activity	Status				
	Complete	Underway	Postponed	Canceled	Notes/Reason Postponed or Dropped
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.		✓			Additional lighting has been installed, fencing is in design phase and is anticipated for 2027-8.
2. Apply for grant funding to maintain and/or improve streetscapes and sidewalks		✓			Ongoing effort. TSPLOST passed in 2025.
3. Ensure future road improvements/resurfacing include proper bicycle and pedestrian safety measures to accommodate everyone				✓	City does not have sufficient bicycle traffic or interest to justify bike lanes, but road improvements are mindful of pedestrian safety and traffic concerns.
4. Market the availability of public transit options		✓			Ongoing effort
5. Enact a golf cart ordinance	✓				Enacted in 2022.
6. Construct/upgrade downtown parking that includes paving, landscaping, and lighting in areas around the City Hall and Opera House (Jackson St., Commerce St., Lumpkin St., and Broad St.)		✓			Parking and lighting improvements are ongoing.
Broadband					
1. Pursue Georgia Broadband Ready Designation	✓				Hawkinsville-Pulaski County is a Broadband Ready community.

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
Economic Development					
1. Attract micro-industry to Hawkinsville. (e.g., craft brewery and local artisans)	2027-2031	Staff Time	City of Hawkinsville, Downtown Development Authority	Small Business Development Center, Georgia Department of Community Affairs	**ED-1, ED-3**
2. Host regular events to encourage citizens to buy locally; engage in "Shop Local" campaign	2027-2031	$50,000	City of Hawkinsville, Pulaski County, Chamber of Commerce	Budget	**ED-1**
3. Engage with young adults about remaining in or returning to the community	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, United Pulaski, UGA Archway Partnership	Budget	**ED-3, H-1, H-4**
4. Market State Opportunity Zone designation to encourage new downtown investment.	2027-2030	Staff Time	City of Hawkinsville, Downtown Development Authority	Budget	**ED-1**
5. Enhance partnerships between school system, technical college, and private employers to ensure students are adequately trained in health programs and general trades.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, UGA Archway Partnership	Budget	**ED-3**
6. Complete GRAD certification for the Hawkinsville North Industrial Park.	2027	$35,000	City of Hawkinsville, HPC Development Authority, DCA,	Grant	**ED-2**
7. Aggressively market Hawkinsville's industrial park to prospective businesses.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, HPC Development Authority	Budget	**ED-2**
Housing					
1. Pursue funding opportunities that aid housing rehabilitation in efforts to guard against the degradation of existing housing stock	2027-2031	$1,500,000	City of Hawkinsville, Pulaski County, MGRC, Georgia Department of Community Affairs	Grants	**H-1**
2. Develop a digital hub providing educational resources on local regulations, property upkeep, and steps to homeownership.	2027-2028	Staff Time	City of Hawkinsville, Pulaski County, MGRC	Budget	**H-3**
3. Hold an annual housing fair to distribute educational resources to new and prospective homebuyers and property owners.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Nonprofit Housing Organizations	Budget	**H-3**
4. Reform Hawkinsville Housing Team with key stakeholders in anticipation of future projects and GICH alumni certification.	2028-2031	Staff Time	City of Hawkinsville	Budget	**H-1, H-2, H-3**
5. Develop or incorporate into a land bank covering Pulaski County to provide flexible avenues for land acquisition.	2027-2030	Staff Time	City of Hawkinsville, Pulaski County	Budget	**H-2**
6. Expand code enforcement operation with proactive enforcement.	2027-2031	$150,000	City of Hawkinsville	Budget, SPLOST	**H-2**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
7. Incentivize loft development and other downtown housing in tandem with commercial redevelopment.	2027-2031	Staff Time	City of Hawkinsville, Downtown Development Authority	Budget	**H-1**
Natural and Cultural Resources					
1. Seek opportunity for reuse of the Lumpkin Street school.	2027-2031	$1,500,000	City of Hawkinsville, Archway Partnership	Budget, Grants	**NCR-3**
2. Expand recreational offerings in and around the Ocmulgee Riverfront.	2027-2031	$500,000	City of Hawkinsville, Pulaski County	SPLOST, Grants	**NCR-1, NCR-2**
3. Develop a connectivity plan of action for the Ocmulgee River Trail, including necessary acquisitions and potential funding.	2027-2031	$1,000,000	City of Hawkinsville, Pulaski County	Budget, SPLOST, Grants	**NCR-1**
4. Rehabilitate the Hawkinsville Opera House.	2027-2031	$500,000	City of Hawkinsville, Hawkinsville-Pulaski County Arts Council	SPLOST, Grants	**NCR-3**
Infrastructure					
1. Complete construction of Hawkinsville North Water Tower.	2027-2029	$4,500,000	City of Hawkinsville, Southeast Crescent Regional Commission, GEFA, OneGeorgia	Budget, Grants	**I-1**
2. Study the feasibility of consolidating the Hartford Water Authority with Hawkinsville Water System.	2027-2029	Staff Time	City of Hawkinsville, Pulaski County, Hartford Water Authority	Budget, Grants	**I-3**
3. Develop capital improvements schedule for 2027-2031.	2027	$50,000	City of Hawkinsville, Still Waters Engineering	Budget	**I-1**
4. Replace terracotta water and sewer pipes in historic Hawkinsville neighborhoods.	2027-2031	$5,000,000	City of Hawkinsville	Budget, Grants, SPLOST	**I-2**
5. Replace aged sewer infrastructure in residential neighborhoods south of Commerce Street, including the areas along and intersecting South Union Street, South Dooley Street and South Warren Street.	2027-2029	$2,500,000	City of Hawkinsville	Grants, SPLOST	**I-2**
6. Implement public education campaign to eliminate F.O.G. in the city sewer system.	2027-2031	Staff Time	City of Hawkinsville	Budget	**I-4**
Public Safety and Health					
1. Establish an online directory of health resources.	2027-2031	Staff Time	Pulaski County, City of Hawkinsille, Pulaski County Health Department, Pulaski County Family Connection	Budget	**PSH-3**
2. Establish a community wellness program	2027-2031	Staff Time	Pulaski County, City of Hawkinsille, Pulaski County Health Department	Budget	**PSH-3**
3. Evaluate current police and fire substation capacity and response times.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**PSH-1**

Activity	Timeframe	Cost Estimate	Responsible Parties	Funding Source	Needs Addressed
4. Explore potential leasing opportunities for expanded healthcare opportunities.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Pulaski County Health Department, HPC Development Authority	Budget	**PSH-3**
5. Acquire additional generators for emergency response at critical facilities.	2027-2031	$200,000	City of Hawkinsville, Pulaski County, MGRC, GEMA	Grants	**PSH-2**
Transportation					
1. Install fencing to prevent trespassing on landing strip at Hawkinsville-Pulaski County Airport.	2027-2028	$30,000	City of Hawkinsville, Pulaski County, GDOT	Georgia Department of Transportation, Federal Aviation Administration	**T-2**
2. Apply for grant funding to maintain and/or improve streetscapes and sidewalks	2027-2031	$1,000,000	City of Hawkinsville, Downtown Development Authority	Budget, Georgia Department of Transportation	**T-3**
3. Ensure future road improvements/resurfacing include proper safety measures to accommodate everyone.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**T-3**
4. Complete installation of additional speed signage to curb excessive speeds at key intersections.	2027-2028	$35,000	City of Hawkinsville	SPLOST	**T-3**
58. Study the feasibility of an 1,000-foot runway expansion at the Pulaski County Airport site.	2027-2029	Staff Time	City of Hawkinsville, Pulaski County	Budget	**T-2**
Broadband					
1. Support grant applications from EMCs and internet service providers to reach remaining unserved or underserved sites.	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**B-1, B-2**
Agriculture					
1. Coordinate with local farmers and State of Georgia to build a network for agritourism	2027-2031	Staff Time	City of Hawkinsville, Pulaski County, Department of Agriculture	Budget	**A-1**
2. Install a mural in downtown Hawkinsville to highlight the area's agricultural history	2027-2031	Staff Time	City of Hawkinsville	Budget	**A-1**
Land Use					
1. Continue to evaluate the current land use and potential for change	2027-2031	Staff Time	City of Hawkinsville, Pulaski County	Budget	**LU: All Character Areas**

Hawkinsville
PULASKI COUNTY

APPENDICES

A – Public Survey……56
B – Steering Committee Documentation…..67
C – Public Hearing Documentation……..74
D – Adoption Resolution……82

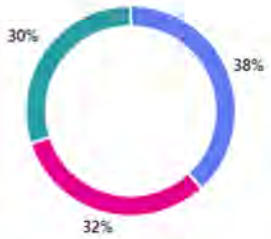
Responses Overview

Active

Responses	Average Time	Duration
110	17:37	260 Days

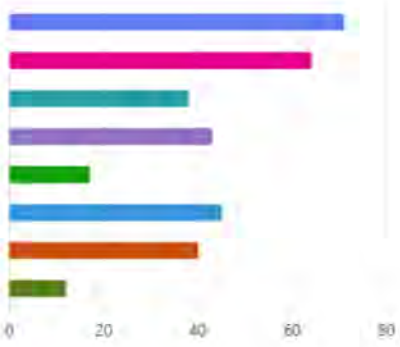
1. Which of the following best describes you?

I live and work in Pulaski County.	42
I live in Pulaski County, but work elsewhere.	35
I live in Pulaski County, but either work from home or am not currently employed.	33



2. What are the top three economic development needs for Pulaski County?

Continued downtown revitalization	71
Attraction of new stores and restaurants	64
Assistance for small businesses	38
Marketing of existing business, recreational, and tourism activities	43
Attraction of new office or professional services	17
Attraction of light manufacturing businesses	45
Attraction of medium or heavy manufacturing businesses	40
Other	12

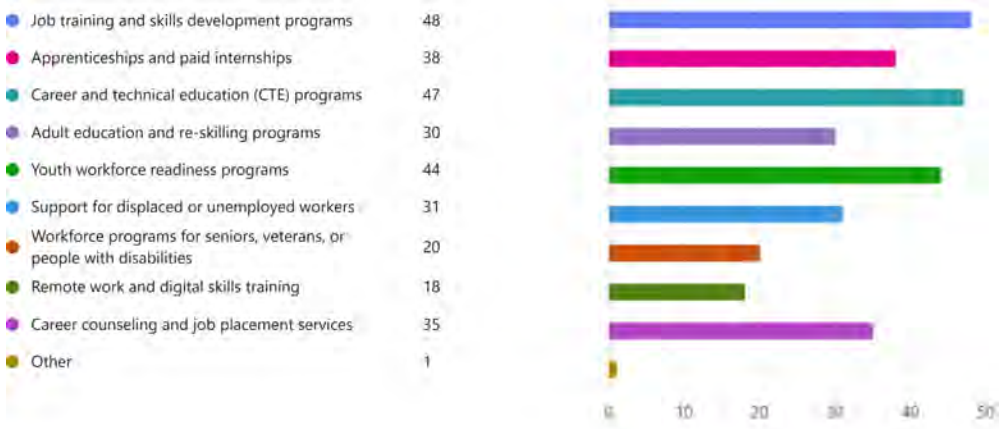


3. Please rank the following barriers to employment based on how much you perceive them as impacting your community, with the top cho ice being the greatest barrier:

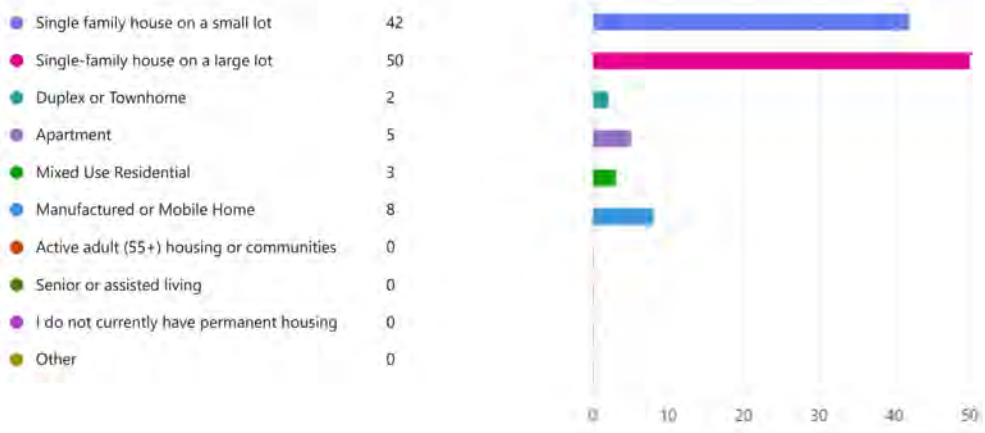
1	Lack of job opportunities
2	Insufficient wages
3	Childcare availability or affordability
4	Housing costs near employment centers
5	Limited access to job training or education
6	Transportation challenges



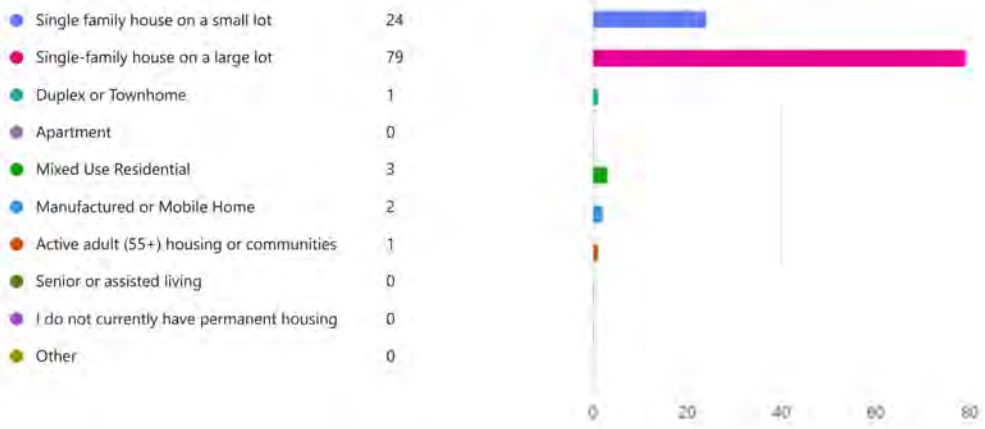
4. What types of workforce development opportunities would most benefit residents of Pulaski County?



5. Which of the following types of housing do you currently live in?



6. Which of the following types of housing would you prefer to be living in today (regardless of affordability)?



7. Which statement best describes how you feel about the cost of your housing (including mortgage/rent, utilities, insurance, and property t axes)?

My housing costs feel very manageable for my household.	41
My housing costs are manageable, but sometimes feel like a stretch.	42
My housing costs are difficult to afford and often strain my household budget.	17
My housing costs are very difficult to afford and create serious financial stress.	6
I do not currently pay for my housing.	4



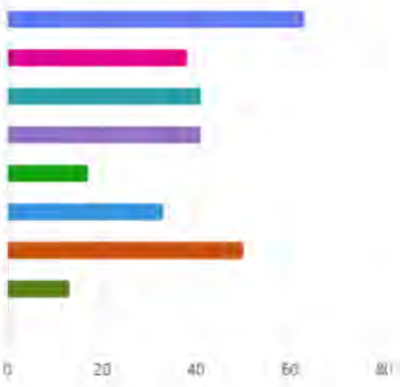
8. When you think about your community, which of the following, if any, are housing issues?

Housing stock in disrepair	31
Lack of affordable homes for first time homeowners	67
Lack of affordable rental housing	62
High number of vacant homes	15
Lack of senior-friendly housing	29
Lack of variation in housing types	27



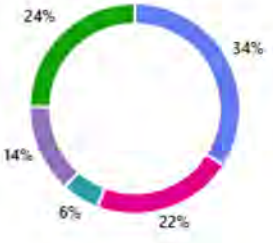
9. Which natural resource preservation efforts should Pulaski County and the City of Hawkinsville prioritize in the future?

Protecting water quality (rivers, lakes, groundwater)	63
Preserving open space and natural areas	38
Expanding and maintaining parks and greenways	41
Protecting wildlife habitats and biodiversity	41
Reducing pollution and environmental impacts	17
Promoting sustainable land use and development	33
Preserving prime working farmlands	50
Improving resilience to flooding, heat, or other environmental risks	13
Other	0

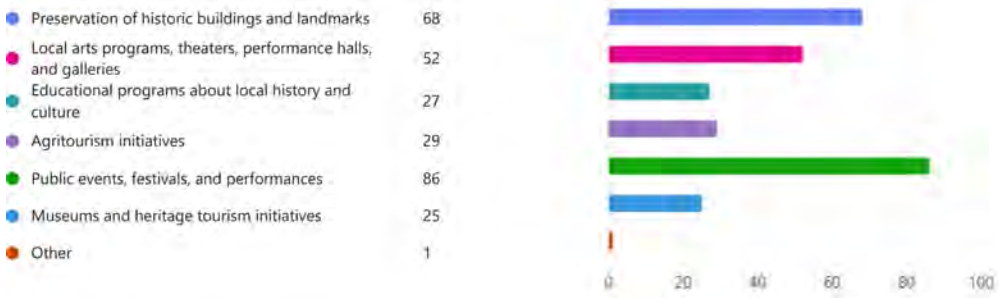


10. Which water-related challenges do you feel need the most attention in Pulaski County?

Ensuring safe and clean drinking water	94
Protecting waterways for fishing and recreation	60
Reducing impacts from flooding	16
Conserving water and promoting efficient water use	38
Protecting groundwater resources	68



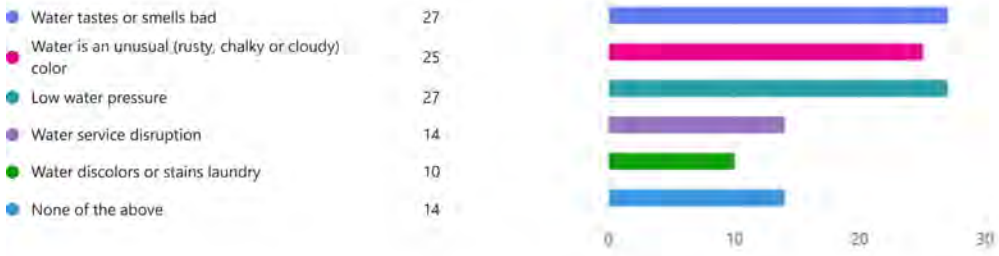
11. Which cultural resources or programs should Pulaski County and the City of Hawkinsville consider supporting or expanding?



12. Are you currently a municipal utility customer?



13. In the past year, have you or your family experienced any of the following issues related to your water service?



14. In the past year, have you or your family experienced any of the following issues related to your sewer service?



15. Do you have any problems with drainage, or water accumulating in your yard when it rains a lot?



16. If you've had any issues related to your water, sewer, or drainage service, please describe your issues in detail here. Let us know how ofte n these issues occur and what we can do to help.

28
Responses

Latest Responses
"None"
"Early in the morning water smells bad and looks dirty. We do not drink the water."
"Flooding"
...

14 respondents (56%) answered Water for this question. Update

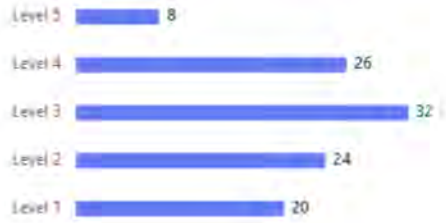


17. Do you experience any of the following challenges with your broadband internet services?



18. How would you rate the quality of the roads in and around your home or neighborhood?

2.80
Average Rating



19. In the past year, have you or your family experienced any of the following issues related to the roads in and around your neighborhood?



20. If you've had any issues related to the roads in Pulaski County, please describe your issues in detail here. Let us know what we can do to help.

53
Responses

Latest Responses
"None"
"Streets are being repaired slowly. We need sidewalks on my street. The streets ar... "
...

31 respondents (61%) answered road for this question.

Update



21. Do you have quick, easy sidewalk access from your neighborhood or place of residence?

Yes, I have a sidewalk right in front of my home.	20
Yes - my neighborhood doesn't have sidewalks, but it connects to a larger road that does.	22
No	68



22. In the past year, have you used Pulaski County Transit at least once?

Yes	1
No, I prefer to use my own personal transportation	98
No, but I would have if I knew this program was offered	11



23. Would any of the following increase your usage of Pulaski County Transit?

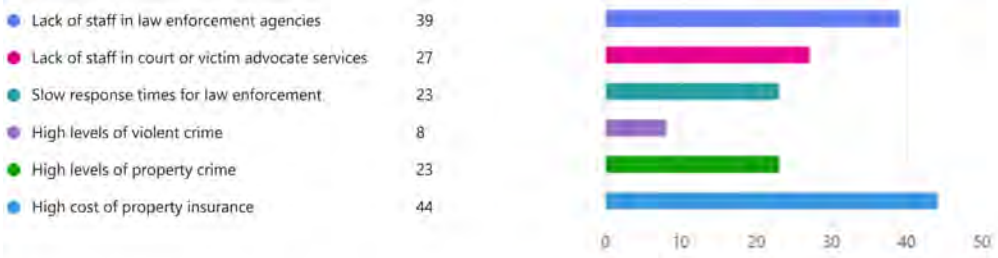
Lower cost per ride	2
Extended hours of service (starting earlier or later in the day)	2
Weekend service	5
More frequent out-of-town shopping opportunities	5
More flexible appointment scheduling	1
Additional information about transit services	3
None of the above	4



24. How would you rate the quality and availability of existing public safety and health services within Hawkinsville and Pulaski County?



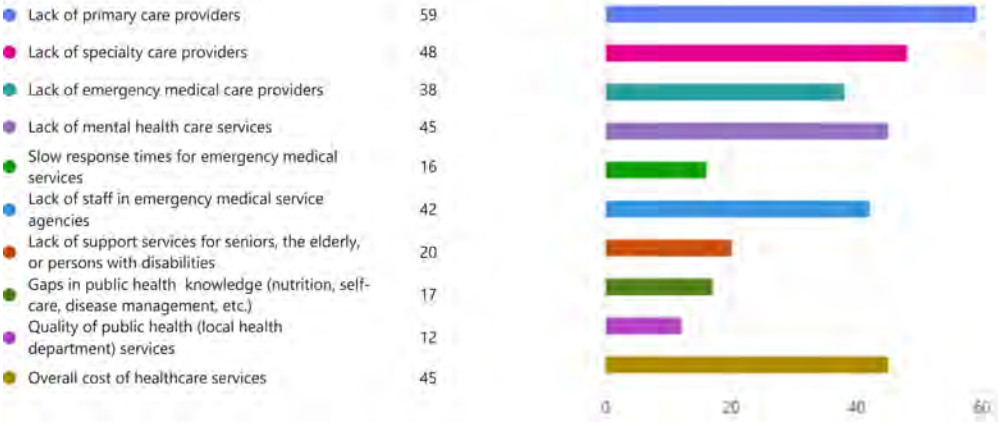
25. Which of the following options represent the most significant challenges to law enforcement within Pulaski County and Hawkinsville?



26. Which of the following options represent the most significant challenges to fire protection within Pulaski County and Hawkinsville?



27. Which of the following options represent the most significant challenges to public health within Pulaski County and Hawkinsville?



28. If you would like to expand more on any of your concerns with public safety or health, please feel free to do so here:

23
Responses

Latest Responses
"None"
"I have not had to use the fire department or the sheriff department. The need to ..."

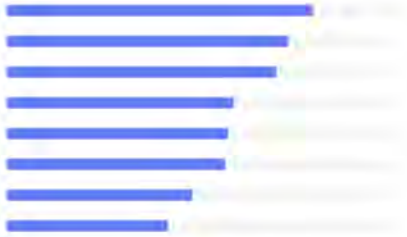
16 respondents (76%) answered hospital for this question.

Update



29. If you were moving to a new location in Pulaski County, what characteristics would you look for?

1	Streetlights in neighborhoods
2	Sidewalks within neighborhoods
3	Clear separation between the neighborhood and commercial/industrial development
4	Availability of public utilities
5	Sidewalks and paths connecting you to other neighborhoods
6	Retail amenities within walking or bicycling distance of neighborhoods
7	Proximity to parks and recreational opportunities
8	A mix of housing types (e.g. single-family residential, townhomes, duplexes, etc.) in a neighborhood



30. When planning for future commercial and retail development, what type of development should we invest the MOST in?

Revitalized commercial spaces in downtown Hawkinsville	61
New walkable, mixed-use centers with commercial and residential development close to one another	11
New "strip" commercial development and plazas, with lots of businesses close to one another	18
Redevelopment of existing commercial structures outside of downtown for new uses	20



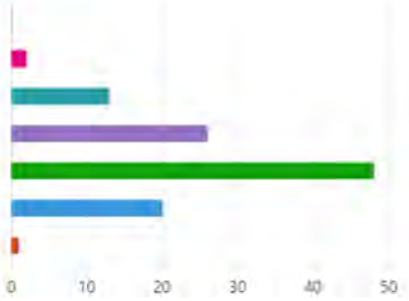
31. What types of development would you like to see more of in Pulaski County in the next 5-10 years?

Restaurants	67
Retail Shops	57
Parks and recreational facilities	57
Open green spaces or conservation areas	43
Healthcare facilities	66
Stand-alone, single-family homes	24
Mixed-use development	23
Senior housing	26
Commercial office space	6
Townhomes	17
Industrial development	47
Multi-family homes and apartments	12



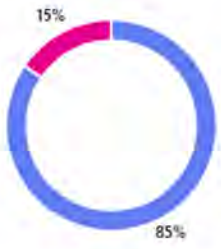
32. What is your age?

Under 18	0
18-24	2
25-34	13
35-44	26
45-64	48
65-84	20
85 and Over	1



33. Which of the following best describes your race?

White or Caucasian	93
Black or African American	17
Asian or Pacific Islander	0
American Indian or Alaska Native	0
Multiracial or Some Other Race	0



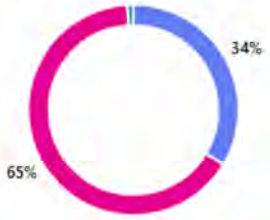
34. Are you ethnically Hispanic or Latino?

Yes, Hispanic or Latino	2
No, Not Hispanic or Latino	108



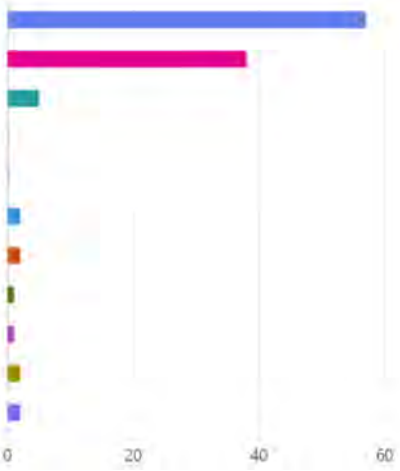
35. What is your gender?

Male	37
Female	72
Other/Prefer Not to Answer	1



36. Which of the following best describes where you live?

Hawkinsville - inside city limits	57
Hawkinsville - outside city limits	38
Hartford community	5
Browndale community	0
Buck Creek community	0
Finleyson community	2
Midway community	2
Mock Springs community	1
Southern Hills community	1
Other Unincorporated Pulaski County	2
Outside of Pulaski County	2



Hawkinsville
PULASKI COUNTY

SAVE THE DATE

ALL DAY EVENTS!

JULY 30

JULY 31

HAWKINSVILLE-PULASKI COUNTY COMPREHENSIVE PLANNING RETREAT

PULASKI COUNTY ANNEX BUILDING:
45 S LUMPKIN ST, HAWKINSVILLE, GA 31036

RSVP : 478-751-6160 | GBOIKE@MG-RC.ORG

Pulaski County and City of Hawkinsville

Joint Comprehensive Planning Retreat

***Day 1* - Thursday, July 30, 2026, 9:00 a.m**

Pulaski County Annex

Agenda

9:00 a.m. **Plan Overview** **Greg Boike, MGRC**
- Overview of Comprehensive Plan
- Timeline
- Visioning Exercise

9:30 a.m. **Housing** **Aidan Leahy, MGRC**
- Housing Challenges
- Hosing Needs and Opportunities
- Housing Goals

10:30 a.m. **Economic Development** **Aidan Leahy, MGRC**
- Areas of Growth for Hawkinsville and Pulaski County
- Challenges to Economic Development
- Opportunities for Economic Development
- Economic Development Goals

11:30 a.m. **Agriculture** **Greg Boike, MGRC**
-Agricultural Needs and Opportunities

12:00 p.m. **Lunch**

1:00 p.m. **Land Use** **Greg Boike, MGRC**
- Establishing Character Areas
- Goals for Land Use

2:30 p.m. **Cultural and Natural Resources** **Courtney Dowell, MGRC**
- Needs and Opportunities group exercise
- Exercise to Align Needs and Opportunities with Goals for this element

3:30 p.m. **Broadband** **Greg Boike, MGRC**
- DCA and FCC Broadband Coverage Standards
- Community Concerns (Needs) for Broadband Connectivity
- Opportunities for Expansion of Broadband within the Community
- Goals for Broadband Access

4:00 p.m. **Adjourn**

Pulaski County and City of Hawkinsville

Joint Comprehensive Planning Retreat
***Day 2* – Friday, July 31, 2026, 9:00 a.m**
Pulaski County Annex

Agenda

9:00 a.m. **Pre-Disaster Mitigation Plan (PDMP) Stakeholder Session** **MGRC**

10:30 a.m. **Public Safety** **Courtney Dowell, MGRC**
- Challenges and Opportunities related to public safety, and related services
- Goals for Public Safety

11:30 a.m. **Lunch**

12:30 p.m**.** **Public Infrastructure** **Aidan Leahy, MGRC**
- Mapping of Needed Infrastructure: water, sewer, and stormwater drainage
- Needs and Opportunities
- Goals for Public Infrastructure and Capital Improvements

2:00 p.m. **Transportation Stakeholder Session** **Aidan Leahy, MGRC**
- Overview of Pulaski County TSPLOST Items
- Transportation Challenges and Opportunities
- Public Transportation, Existing Roads, Alternative Transportation, Road Safety
- Exercise to Develop Goals for Transportation

3:00 p.m. **Adjourn**

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLANNING RETREAT

SIGN IN

July 30, 2026, 9:00 a.m. | Pulaski County Annex

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Cal Young	478-230-4185	CYoung@pulaski.co.com

Pulaski County
Pre-Disaster Mitigation Plan Update

PUBLIC HEARING SIGN IN SHEET
July 30, 2026 | 5:00 PM | Pulaski County Annex Building

Name/Title	Email Address	Signature
Danny Goss	dgoss@pulaski.co.com	
Laurie Obert Thorn County Administrator	laurie@pulaskico.com	
Jenna Smashburn [redacted]	jsmashburn@pulaskico.com	

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLANNING RETREAT

SIGN IN
July 31, 2026, 9:00 a.m. | Pulaski County Annex

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Hawkinsville
PULASKI COUNTY







TOWN HALL

2026 COMPREHENSIVE PLAN KICKOFF

MONDAY, MARCH 9, 2026 | 5:00 PM

Hawkinsville City Hall

56 Broad Street, Hawkinsville, GA 31036

Pulaski County and City of Hawkinsville invite you to participate in developing the community's vision for the future at an interactive kickoff meeting.

To read the current plan, visit the website below or scan the QR Code:

https://www.middlegeorgiarc.org/comprehensive-plans/

AFFIDAVIT OF PUBLISHER

STATE OF GEORGIA
COUNTY OF PULASKI

Personally appeared before me, the undersigned officer, duly authorized to administer oath in said State and County, Charlie C. Southerland, who, having been duly sworn, deposes and says on oath that he is the publisher of the *Hawkinsville Dispatch & News*, that, as such, he is authorized to make this Affidavit, and that the attached advertisement

COMP PLAN PUBLIC HEARING
CITY OF HAWKINSVILLE

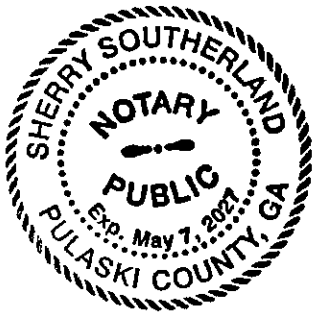
was published on **FEBRUARY 17, 2026**

in the ***Hawkinsville Dispatch & News***, a local newspaper of general circulation and the official legal organ of Pulaski County, Georgia.

This 17TH day of FEBRUARY, 2026.

Charlie C. Southerland, Publisher
Hawkinsville Dispatch & News

Sworn to and subscribed
Before me this 17TH day
of FEBRUARY, 2026.



Sherry Southerland

Sherry Southerland, Notary Public

Ginkgo Tree



by Loran Smith
loransmith@SPORTS.UGA.EDU

With a voice as smooth and comforting as a glass of iced tea — sweet, of course — Loran Smith has been talking to us for decades. He's given us updates from the sideline at Sanford Stadium, he's provided context, depth and nuance during pregame and postgame shows, and through it all he's been a storyteller and interviewer with grace and charm.

The tree of the month for February is the ginkgo biloba, which is about the oldest plant species on the earth. Although it has consistently taken a beating from mankind, it has always come back for more.

Granted, what I know about ginkgo trees is based on the offerings of the internet and certain published sources. The conclusion is that I don't really know a lot but enjoy what I have learned.

I remember hearing about the ginkgo when I arrived in Athens and that there were several on north campus. At that time, I had no idea how to spell ginkgo but the more I learned about "the oldest tree on earth," the more intrigued I became.

The ginkgo, known for its extensive and fibrous network of roots, according to my cursory research, "can develop a deep taproot initially, which transitions to a widespread network of lateral roots as they mature." This was the reason that some of the ginkgos in downtown Athens had to be removed. Sidewalks and ginkgo trees are not compatible.

There is another negative regarding the ginkgo and that has to do with the female ginkgo. The female tree produces a plum-shaped compound, butyric acid, which gives off a foul and pungent smell. The male trees do not produce those seeds.

If you have an interest in adding a ginkgo to your landscaping, you first need to determine its gender. Otherwise, you might be the scourge of your neighborhood.

I don't know that I have ever entered the sphere of a female ginkgo, but those who have say that it is not a pleasant experience. They also say that if that should ever come about, I would likely lose my affection for this beautiful tree, the ultimate survivor.

Our neighbors down the street, Rob and Carol Winthrop, have what might be the biggest ginkgo in Athens. When its leaves turn in the fall, it offers the most attractive yellow hues you will find. This plant life masterpiece gets my vote as the prettiest gingko in the Classic City. Its expansive, overflowing limbs provide an umbrella like canopy of enormous shade much of the year. And then when the leaves turn in October, it becomes downright magnificent.

The gingko is, perhaps, the only tree that has its own biography. It was written by Peter Crane, dean of the Yale School of the Environment.

Some facts gleaned from my research make you appreciate the resilience and longevity of this tree, which is native to China. The ginkgo co-existed with the dinosaurs. If you think about that you aren't so startled when you learn that researchers say that the ginkgo first appeared over 290 million years ago.

national disasters in Japan involving the gingko tree that underscore its stunning resilience. Roughly 80 years ago when the atomic bomb drop took place at Hiroshima, there were 170 ginkgo trees that survived the blast.

That small group of trees became a symbol of peace and goodwill. Visitors to the city are attracted to these historic trees, and the city has, over the years, sent ginkgo' to many places as a reminder of peace and its universal importance.

They are still standing today, and the city hosts international visitors who marvel at the gingko's remarkable resilience. The other epoch-making event, which was almost as shocking as the atomic bomb, was the Great Kantō Earthquake. In 1923, this catastrophic earthquake hit just south of Tokyo, killing at least 105,000 people although some estimates set the figure at over 150,000.

Again, the hearty gingko trees in the area survived and ultimately flourished. Locals noticed that while all the other trees died, the gingkos began to grow again. Researchers said that the bark and outer rings of the trees were scorched, "but the living cells within had clung to life."

Gingkos are found in several parts of Georgia, and there are many in Athens. When the leaves turn this fall, go find some of the most prominent ones and enjoy one of the most beautiful scenes we experience each year.

Public Hearing Notice

A public hearing will be held on March 9, 2026, at 5:00 pm at Hawkinsville City Hall, 56 Broad Street, Hawkinsville, GA 31036. The purpose of this hearing is to brief the community on the process to be used to develop the Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville, opportunities for public participation, and to obtain input on the planning process. This public hearing will also brief the community on amendments(s) to the Hawkinsville Community Work Program (CWP) under the 2022 Joint Comprehensive Plan for Pulaski County and the City of Hawkinsville and to receive comments on amendments from residents.

All community members are invited to attend the public hearing. For additional information, please contact Aidan Leahy, Community Development Specialist, Middle Georgia Regional Commission, at (478) 722-6961 or aleahy@mg-rc.org.

The City of Hawkinsville is committed to providing all persons with equal access to its services, programs, activities, education and employment regardless of race, color, national origin, religion, sex, familial status, disability or age. Persons with special needs relating to handicapped accessibility or foreign language should contact Sara Myers, City Manager at (478) 892-3240 prior to March 6, 2026, at Hawkinsville City Hall, 56 Broad Street, Hawkinsville, GA 31036 between the hours of 8:00 am and 5:00 pm, Monday through Friday, except holidays. Persons with hearing disabilities may contact the Georgia Relay Service at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.

EQUAL HOUSING OPPORTUNITY

Hawkinsville-Pulaski County Joint Comprehensive Plan Kickoff
Amendment to the 2022 Joint Comprehensive Plan

Public Hearing – Hawkinsville City Hall
March 9, 2026 @ 5:00 pm

Agenda

1. Welcome — MGRC
2. Description of Proposed CDBG Project — MGRC
   - Project Scope and Location
   - Project Cost and Schedule
   - Activities Used to Benefit Low to Moderate-Income Persons
3. Recommended Amendment(s) to Community Work Program — MGRC
4. Introduction to Comprehensive Planning — MGRC
5. Next Steps — MGRC
6. Questions or Public Comments — Public
7. Adjourn

PULASKI COUNTY and the CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN KICKOFF

Public Hearing Sign-In Sheet
March 9, 2026, 5:00 p.m. | Hawkinsville City Hall

Name	Phone	Email
Bernice Banks	478-636-2335	
Patti Casazza	201-919-6341	pcasazza@gmail.com
David Larkin	973-222-4343	
~~Tate~~ Mashburn	478 230 9523	
Lanel Griffin	(478)230-1160	
Sara Myers		
Jenna Mashburn	478-636-2242	
Jamie McDonald	2293264210	
Jessica Davies	478-867-2026	
Lynn Johnson		
Chris Bryant	478-244-7532	Chris@heritagehawkinsville.com

NOTICE: The Joint Comprehensive Plan (draft) is available for public review and comment

Michelle Grembowski November 2, 2026 City & County News

The Joint Comprehensive Plan (draft) is available for public review and comment. The final public hearing for this plan will be November 9, 2026.

Read the **Joint Comprehensive Plan (draft)**.

SHARE THIS POST

Hi My Name Is Tim, And . . .

Guest article by Tim Powell, son of Billy Powell

Editors Note: I wanted to ... chairman of the Georgia Bankers Association.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

A big welcome to both ...this is Maddox Country, but we are delighted to serve members of Callaway Land.

What ever your politics, we think you will vote for the fine food at The Grill.

Mr. and Mrs. Jack Dupree

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Housewifes . . . Let this GE mobile maid be your wage-earner.

- no scraping
- no pre-rinse
- lift-top rack
- sanitizes dishes

was one task I was struggling with assigning; rest room ... Deputy George Tharpe.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

The yard of Dr. and Mrs. A.S. Batts of McCormick Street has been named the Garden of the Month by the Town and Country Garden Club. The program seeks to select a yard each month to recognize for outstanding work at beautification.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

A two page advertisement from Jessup Motor Company introduces the new 1977 Ford models including:

Thunderbird $5,434
Pinto
Granada Ghia 4-Door

Heaven, the last will be first, and the first will be last.

The new officers for the Hawkinsville High School chapter of Future Business Leaders of America were installed in a ceremony held in the Sky Room of Planters Bank.

Those officers include Maria Cruz, Bradley Belflower, Cindy Norsworthy, Todd Barker, Melinda Swick, Jean Rhodes, and Glen Ceniza.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~

LaRae Gatlin is now a majorette of the Sound of the South band at Troy State University in Troy, Alabama.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Obituaries this week include Benjamin D. Logan, 68; and Ruth V. Ferrell Williams.

30 Years Ago

Oct. 2, 1996

Obituaries this week include Verna Dean Stewart, 81; Darthia K. Hulett, 67; Jewell M. "Nanny Jewell" Hand, 71; Dorothy McGlamory Warren, 80; and John Collins Hutto, 66.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Twenty-six family members enjoyed a luncheon Saturday at the Steak House in honor of Avarilla Barfield, 89 of Ideal, her sister Ladelle Fowler, 93 of Hawkinsville, and a niece, Virginia Brownlowe of Atlanta. Mrs. Fowler and Mrs. Barfield share the same birthday on September 27. Mrs. Brownlowe's birthday is September 29.

~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Happy 6th birthday Terry Harris Jr. on October 2, 1996.

Love Mom, Dad, and family.

20 Years Ago

Oct. 11, 2006

Come celebrate with us and be a part of ComSouth's Customer Appreciation Day on Thursday, Oct. 19. It's just our way of saying we love having you as a customer!

It's all free . . . boiled peanuts, soft drinks, music, and magic for the kids. Also there will be a drawing for a 27" flat screen television, caller ID phones, caller ID boxes, t-shirts and more!

~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Obituaries this week include Genie Holman

OBITUARY

Beatrice Brannen

Beatrice Brannen, age 80, of Hawkinsville, died Tuesday, September 1, 2026, at Brightmoor Hospice in Macon.

Born in Hawkinsville, she was the daughter of the late Elmer B. Burnette and Ruth Rucker Burnette. A 1964 graduate of Hawkinsville High School, she worked at Robins Air Force Base for several years before devoting her life to her three children as a homemaker. In later years, she worked as a substitute teacher at Hawkinsville High School. She loved collecting carnival glass and was a huge Elvis fan but above all, she loved spending time with her grandchildren. Mrs. Brannen was a member of County Line Baptist Church.

She is survived by her children, Roger Brannen (Maria) of Monroe, Lisa Cowher (Larry) of Dry Branch and Rodney Brannen (Melissa) of Unadilla; her grandchildren, Ryan Brannen (Tori), Tyler Brannen (Amber), Rebecca Carver (Austin) and Kyle Brannen; her great grandchildren, Rhett Brannen, Darci Brannen, Tate Brannen, Caroline Brannen and Millie Brannen; her step-grandchildren, Joe Ben Cowher, Morgan Hendrix (Brooks), Jenna Scott and Thomas Scott.

Mrs. Brannen is also survived by several nieces and nephews, including Pam "Dee Dee" Ansley who is the daughter of her late brother, Pam's husband, Michael and their son, Wyatt.

In addition to her parents, she was preceded in death by her husband, Kenneth Brannen and her brother, Elmer B. Burnette, Jr.

Graveside services were held at 11 a.m. Wednesday, September 9 in Browndale Cemetery with Rev. Mark Grinsted officiating.

Memorial gifts may be made to Brightmoor Hospice, 115 Arkwright Landing, Macon, Georgia 31210 or to Lewy Body Dementia Association, 912 Killian Hill Road SW, Suite 105, Lilburn, Georgia 30047.

The family would like to thank the staff of Arlington Senior Living and the staff of Brightmoor Hospice for their loving and compassionate care given to Mrs. Brannen.

Friends may sign the online register book at www.brannen-nesmith.com.

Brannen - NeSmith Funeral Home of Unadilla had charge of arrangements.

Public Hearing Notice

Pulaski County and the City of Hawkinsville Joint Comprehensive Plan Update

The final public hearing for the 2027 Hawkinsville-Pulaski County Joint Comprehensive Plan update will be held on Monday, November 9, 2026, at 5:00 p.m., at Hawkinsville City Hall, 56 Broad Street, Hawkinsville, GA 31036.

The purpose of this hearing is to brief the community on the contents of the draft joint comprehensive plan; provide an opportunity for residents to make final suggestions, additions, or revisions; and notify the community of when the plan will be submitted to the Middle Georgia Regional Commission and Georgia Department of Community Affairs for review. Comments will be received at the above public hearing or may be submitted in writing prior to 5:00 p.m. on Friday, November 6, 2026, to the Middle Georgia Regional Commission, 3661 Eisenhower Parkway, Suite MB102, Macon, GA 31206.

All community members are invited to attend the public hearing. For additional information please contact Aidan Leahy, Community Development Specialist, Middle Georgia Regional Commission, at (478) 751-6160 or aleahy@mg-rc.org.

Persons with special needs relating to handicapped accessibility or foreign language should contact Sara Myers, City Manager prior to Friday, November 6, 2026 at Hawkinsville City Hall, 56 Broad Street, Hawkinsville, GA 31036 between the hours of 8:00 am and 5:00 pm, Monday through Friday, except holidays. Persons with hearing disabilities can contact us at our TDD number 1-800-255-0056 or (Voice) 1-800-255-0135.

EQUAL HOUSING OPPORTUNITY

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN

PUBLIC HEARING AGENDA
November 9, 2026, 5:00 p.m. | Hawkinsville City Hall

1.	Welcome & Introductions	MGRC
2.	Comprehensive Planning Overview	MGRC
3.	Status to Date	MGRC
4.	Discussion of Draft Plan	MGRC
5.	Next Steps	MGRC
6.	Comments and Suggestions	Public
7.	Adjournment	MRGC

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

Greg Boike	gboike@mg-rc.org
Aidan Leahy	aleahy@mg-rc.org
Courtney Dowell	cdowell@mg-rc.org

PULASKI COUNTY AND THE CITY OF HAWKINSVILLE
JOINT COMPREHENSIVE PLAN PUBLIC HEARING

PUBLIC HEARING SIGN IN
November 9, 2026, 5:00 p.m. | Hawkinsville City Hall, 56 Broad St

Name	Phone	Email
Sara Myers	478-892-3240	sara@hawkinsvillega.net
Jessica Davis	478-892-3240	jessica@hawkinsvillega.net
Darrell Brown	478-609-2775	constructionbrowndave1@ydsa.com
Bernice Banks	478-636-2335	Bernice@hawkinsvillega.Net