

Town of Brooks Comprehensive Plan

2022 Update



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Brain Davis

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INTRODUCTION



TOWN OF BROOKS

MARKET HALL

**PRODUCE · LOCAL HONEY · EGGS
CRAFTS · BAKED GOODS**

This is an exciting time for the Town of Brooks. We're a great place to be in the Atlanta region - our residents love living here, with public surveys showing excellent community ratings. Broadly speaking, a comprehensive plan is a way to guide investment, development and the allocation of services within a jurisdiction. But cities, towns and counties are complicated places, and they make decisions about the future every day, in response to new opportunities or unexpected problems. A Comprehensive Plan like The Town of Brooks' Comprehensive Plan is one tool for helping to guide these decisions, with three distinctive features:

- It is long-range, looking ahead 5, 10, or 25 years
- It is comprehensive, looking across many different facets of what a Town does
- It is deliberative, looking within to understand the needs and desires of the Town

Most of the work of shaping the Town of Brooks' future will be done by the residents, businesses, and nonprofits. The Town of Brooks' government has a key role to play through these implementation tools:

- Regulations
- Capital spending
- Programs

The success of the goals of the Town of Brooks depends on being able to tap into the many voices of the town and weave their ideas, viewpoints, and thoughts into a common vision. Outreach and engagement were critical to reach a broad consensus of the diverse people who live and work in the town.

To meet the goal of an inclusive process meant creating multiple venues and opportunities for involvement. The planning team developed communication tools to ensure meaningful community involvement that would form the backbone of the plan.

A Steering Committee was convened to oversee the process and guide the development of the plan. Steering Committee Members were appointed by Town Manager Maurice Ungaro, and included Mayor Daniel Langford, Kay Brumbelow, Brian Davis, Shane Blalock, and Lizee Harris.

A Public Input page and survey was created to inform residents about the comprehensive plan update process and to solicit their feedback on key issues. Paper copies of the survey were available at Town Hall and local businesses. Together, 234 people participated in the survey. In addition to the site and survey, a virtual public meeting was held. These were advertised on the Town of Brooks website and social media pages.

These inputs assisted the Steering Committee and the Planning Team in creating goals for Town of Brooks. These goals recognize that the Town of Brooks is a forward-looking community, engaged in shaping its own future.

BROOKS TODAY

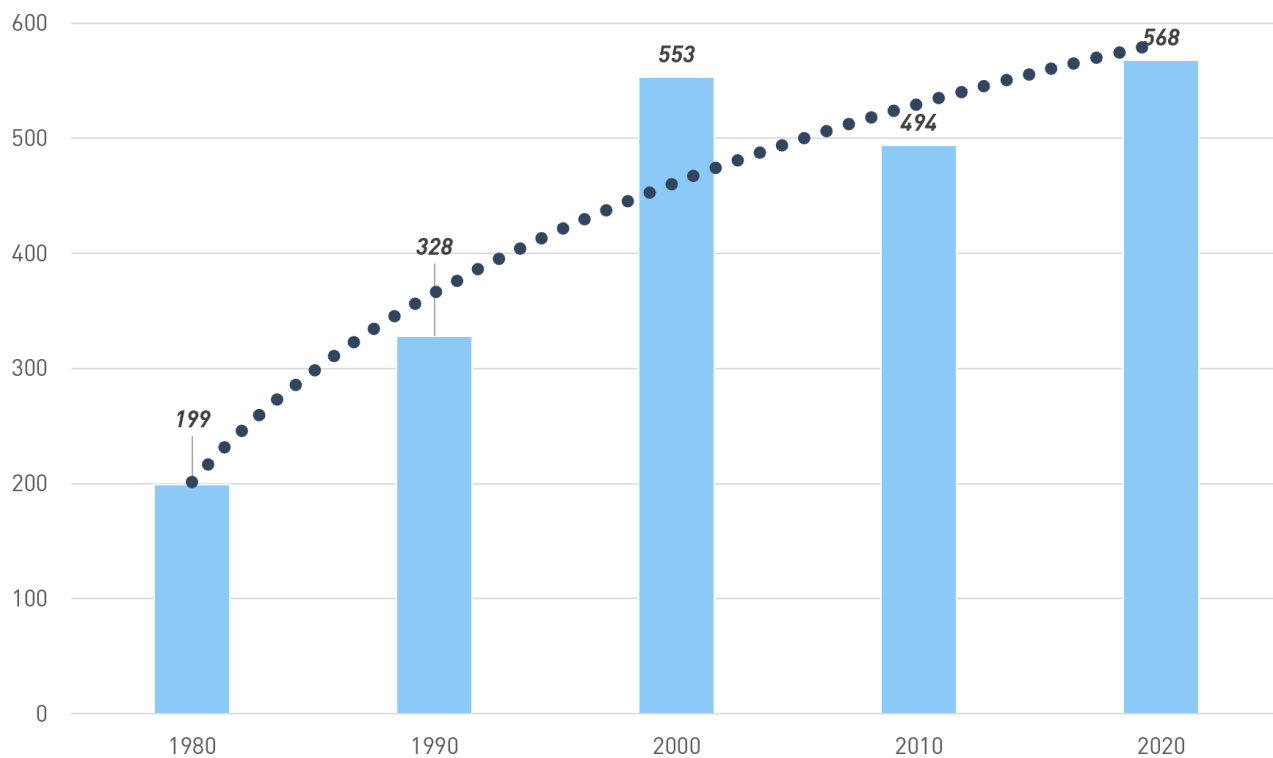


Who We Are

The Town of Brooks is one of metro Atlanta’s smallest incorporated communities. Located in Southern Fayette County, Brooks is a rural crossroad community centered on 85 Connector. Fayetteville, the county seat of Fayette County, is 13 miles to the north, and Griffin is 15 miles to the southeast.

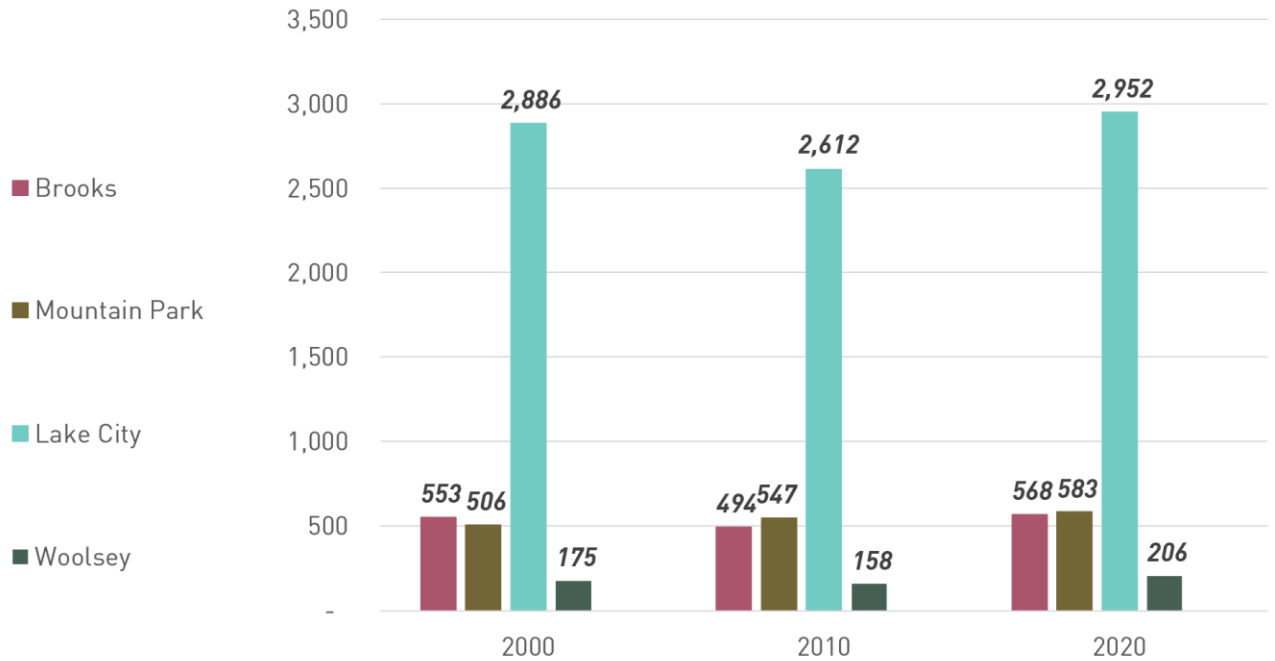
With a small population, the Town of Brooks has had a varied population over the last 15 years. Currently the US Census estimates the population of Brooks to be 568 people, which is a slight increase from its 2010 population of 494.

POPULATION CHANGE



Data Source: US Census Bureau, Decennial Census

POPULATION COMPARISON



Data Source: US Census Bureau, Decennial Census

RACIAL+ETHNIC COMPOSITION

Racial Composition: Brooks, 2010

■ White ■ Black ■ Asian ■ Other ■ Hispanic



Racial Composition: Brooks, 2020

■ White ■ Black ■ Asian ■ Other ■ Hispanic



2020 Decennial Census has not yet released full race data, so some race categories (two or more races, American Indian/Alaska Native, Native Hawaiian/Pacific Islander) are not captured on this slide.

The proportion of non-Hispanic Brooks residents identifying as races other than White, Black, Asian, has increased significantly over the last decade, from 5 to 37.

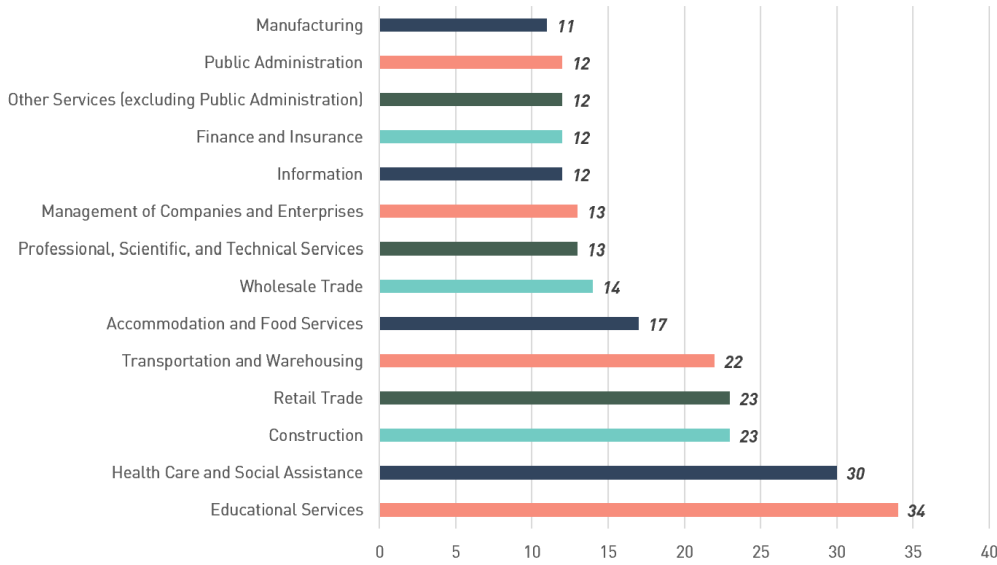
The proportion of Brooks residents identifying as Hispanic or Latinx has decreased to 2.5% from 3.8%.

Data Source: U.S. Census Bureau, Decennial Census

The Economy of Brooks

The Town of Brooks has employees in eight different job sectors: Educational Services, Construction, Manufacturing, Public Administration, Real Estate and Rental and Leasing, Administration & Support, Waste Management and Remediation, Wholesale Trade, and Other Services (excluding Public Administration). The jobs held by Brooks residents are much more diverse than those within the town. Educational Services, is the most common industry among Brooks residents, followed by Health Care and Social Assistance.

RESIDENT AREA CHARACTERISTICS



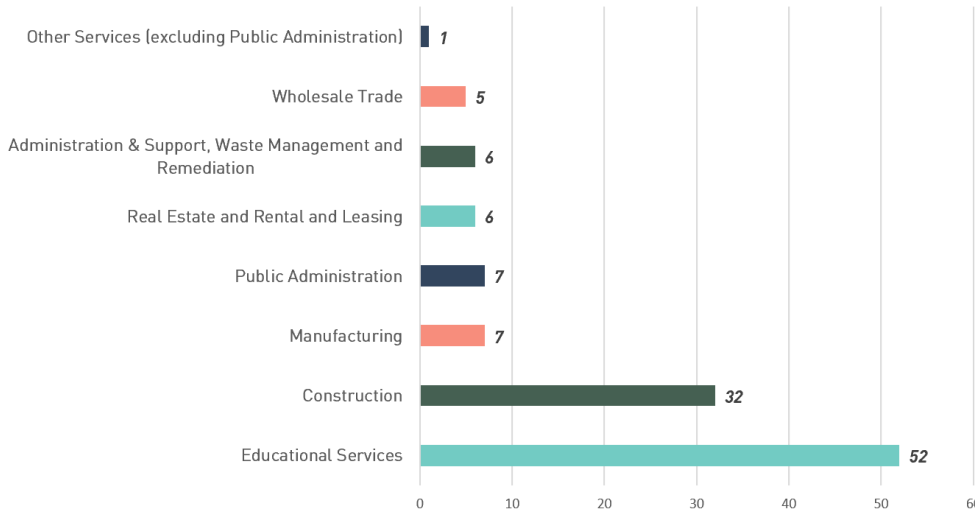
What industries do Brooks residents work in?

The top two [sectors](#) residents of Brooks work in are Education and Health Care.

Note: This depicts only the top 14 industries employing residents of Brooks. It is not a full list of industries that Brooks residents work in.

Data Source: LEHD Origin Destination Employment Statistics, 2019

WORKPLACE AREA CHARACTERISTICS



What jobs exist within Brooks?

Education and Construction provide the most jobs in the Town of Brooks.

Note: In 2019, these were the only sectors employing workers in Brooks, GA.

Data Source: LEHD Origin Destination Employment Statistics, 2018

Housing

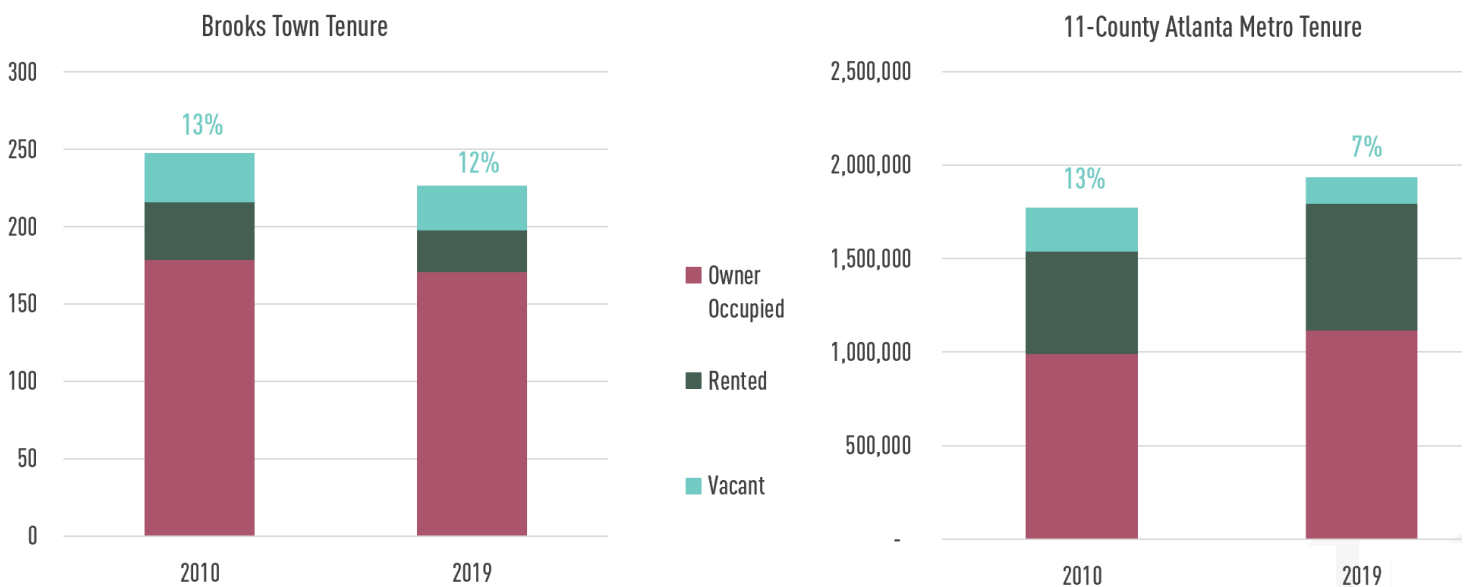
Housing within the Town of Brooks is all single-family. Currently there is about a 12% vacancy rate and about 12% of the homes are rental properties. There are approximately 226 homes in Brooks.

Transportation

The Town of Brooks is situated along the Highway 85 Connector. This road serves as the Main Street through the town. All other streets are local streets serving individual residential areas and are dedicated streets maintained by town. The 2017 Special Purpose Local Option Sales Tax vote, allowed the town to expand its capital projects with some key repaving projects and intersection upgrades, however large capital projects are limited in the future.

Fayette County’s Comprehensive Transportation Plan identifies the abandoned Norfolk Southern rail line as a rail-to-trail project. Therefore, the town should actively monitor these plans, encourage citizen participation, and assist the County in executing the project.

HOUSING TENURE

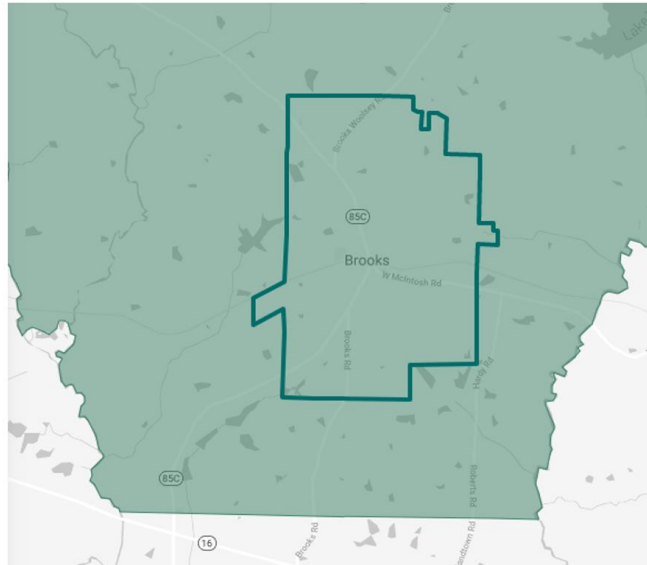


Data Source: American Community Survey, 2010 and 2019

METRO ATL HOUSING STRATEGY

Brooks

100% SUBMARKET 10
Higher-priced rural areas [Learn more](#)



CITY SNAPSHOT

Median Home Sale Price (2018)	\$320,000
Change in Median Home Sale Price (2013-18)	+22.10%
Home Sale Price Per Sq Ft (2018)	\$124.09 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-18)	+32.30%
Median Building Area of Home Sales (2018)	2,417 sq ft

Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2018. Explore this data further in the [DATA EXPLORER](#)

Data Source: metroatlhousing.org

TRAFFIC FLOWS

Commute to Brooks town:

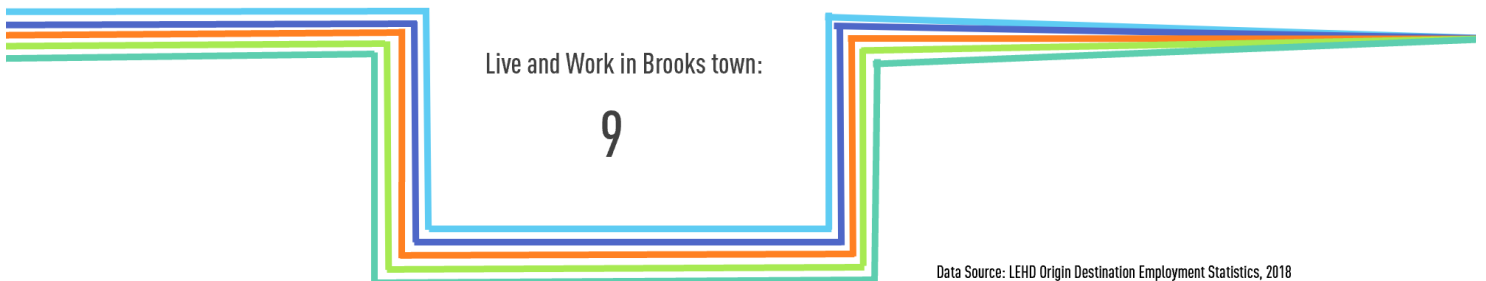
107

Commute out of Brooks town:

263

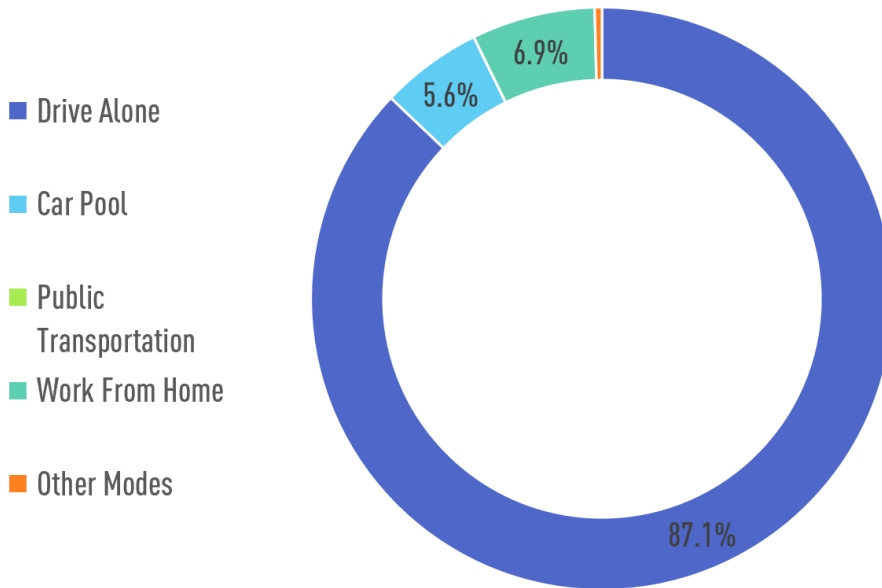
Live and Work in Brooks town:

9



Data Source: LEHD Origin Destination Employment Statistics, 2018

MODE OF TRANSPORTATION

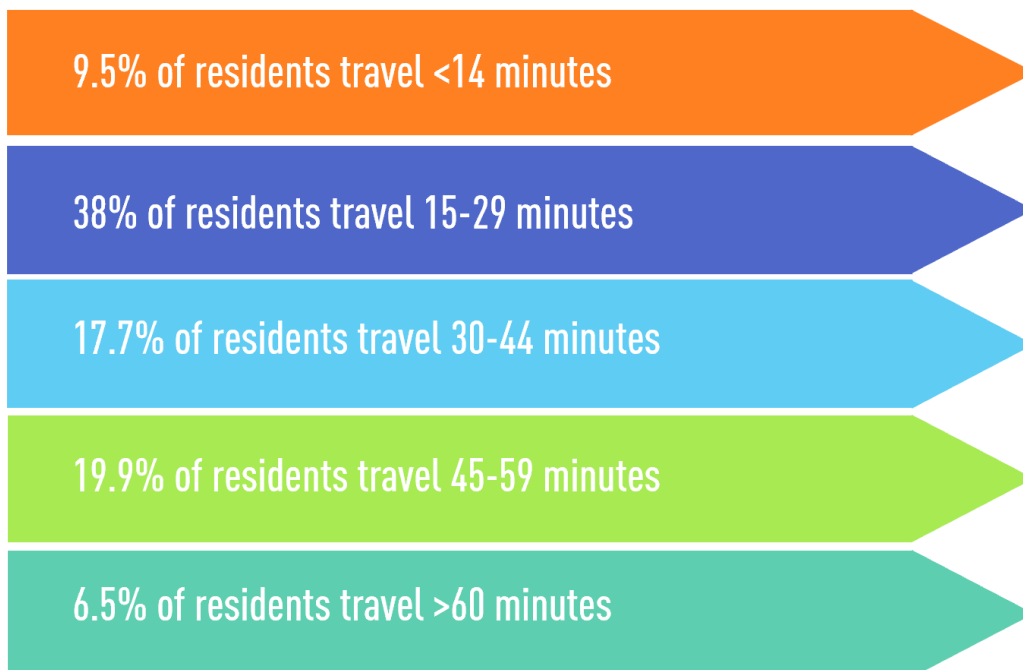


Over 90% of residents use a car to get to work each day. The vast majority of those drive alone, while about 6% carpool. 7% of residents work from home (in 2019).

Note: This data does not reflect the influence of the pandemic on transportation.

Data Source: American Community Survey 2018

COMMUTE TIME



Data Source: American Community Survey, 2019

WHAT WE HEARD



What We Heard

A Public Input page was created to provide information about the comprehensive planning process, project updates, and to host a survey. The survey contained questions about assets and challenges, what residents would like to see, transportation and housing needs, natural resources, and culturally and historically significant sites.

A paper-based version of the survey was also made available at several locations throughout the town. Altogether, the survey was completed by 234 individuals. The survey was open through February and March and was advertised on Brooks social media pages. A complete record of the responses can be found in the appendix.

On February 1st, 2022, the Town of Brooks and the Atlanta Regional Commission hosted a Virtual Public Meeting to provide information about the planning process and to hear residents' thoughts about what they would like to see over the next five years.

Strongest Assets in Brooks

Great residents, small town, safe

17 days ago [↩ Reply](#) [⊕ 13 Agree](#)

Neighbors, community support, small town feel.

17 days ago [↩ Reply](#) [⊕ 4 Agree](#)

Green space. Lack of congestion. Low commercialization.

8 days ago [↩ Reply](#) [⊕ 1 Agree](#)

Biggest Challenge Facing Brooks

Bad Internet, we need 1-2 small coffee shops or restaurants downtown to bring a sense community for younger generations to gather, consider walking and or bike trails possibly on the abandon tracks. This would hopefully be safer for the bikers and allow a safe place for exercise. Yes, I support this and my property borders the tracks.

10 days ago [↩ Reply](#) [⊕ 1 Agree](#)

Bad internet, Poor phone service, growth

19 days ago [↩ Reply](#) [⊕ 6 Agree](#)

Traffic, increased density, speeding

10 days ago [↩ Reply](#) [⊕ 2 Agree](#)

Assets, Challenges, & Goals



Needs and Opportunities

Through community feedback and data analysis, the following needs were identified within the Town of Brooks;

- How to manage growth while protecting the unique atmosphere that drew the people who call the Town of Brooks home
- With limited financial resources, opportunities for capital projects are limited
- More broadband coverage

The following opportunities were identified:

- Attract businesses downtown, such as a coffee shop and corner store
- Improve septic system capacity downtown
- Rail trail
- More events for the community to get together such as food truck days, and annual Brooks festival, a summer festival
- Use the Georgia State Road Race as a catalyst to demonstrate the benefits of cycling to the town

Community Goals

The Town of Brooks is a diverse and forward-looking community engaged in shaping its own future. The people of Brooks are working to capitalize on the qualities and values that have made it a successful community. These goals below seek to address those issues identified and provide a basis for investments and decision making.

- Create systems to assure the maintenance and enhancement of the town
 - Work with Fayette County on providing trail connections around town
 - Work with ARC to identify areas for sidewalk construction
- Improve the intrinsic value of the town through community spaces
 - Create awareness about Brooks with historic markers or plaques
 - Promote awareness of historic tax credits for opportunities for reinvestment
- Encourage any new development to align with and support the town's rural past
 - Town council or a to-be-formed zoning committee could conduct periodic reviews of the zoning ordinance
- Explore opportunities to strengthen citizen involvement in the government
 - Continue to promote the Town website and promote social media channels
 - Create committees to tackle Town issues such as historic preservation and planning and zoning committees

Future Land Use



Land Use

The Town of Brooks is characterized by a town center and surrounding agriculture and rural residential uses. The minimum lot size within the Main Street Character Area is one acre. In the Agricultural-Residential Area, the minimum lot size is five acres. Currently, about 1/3 of the Town's lots are smaller than five acres. Currently there is no sewer service within the town nor plans to develop a sewer system beyond the double septic tank system serving much of downtown.

As a first step in creating an appropriate development atmosphere, the town has developed "Character Areas." These "Character Areas" are intended to ensure compatible and unified development within specified areas of the City. The Future Development Map is broken into the following Character Areas:

- Main Street
- Agricultural-Residential

Main Street.

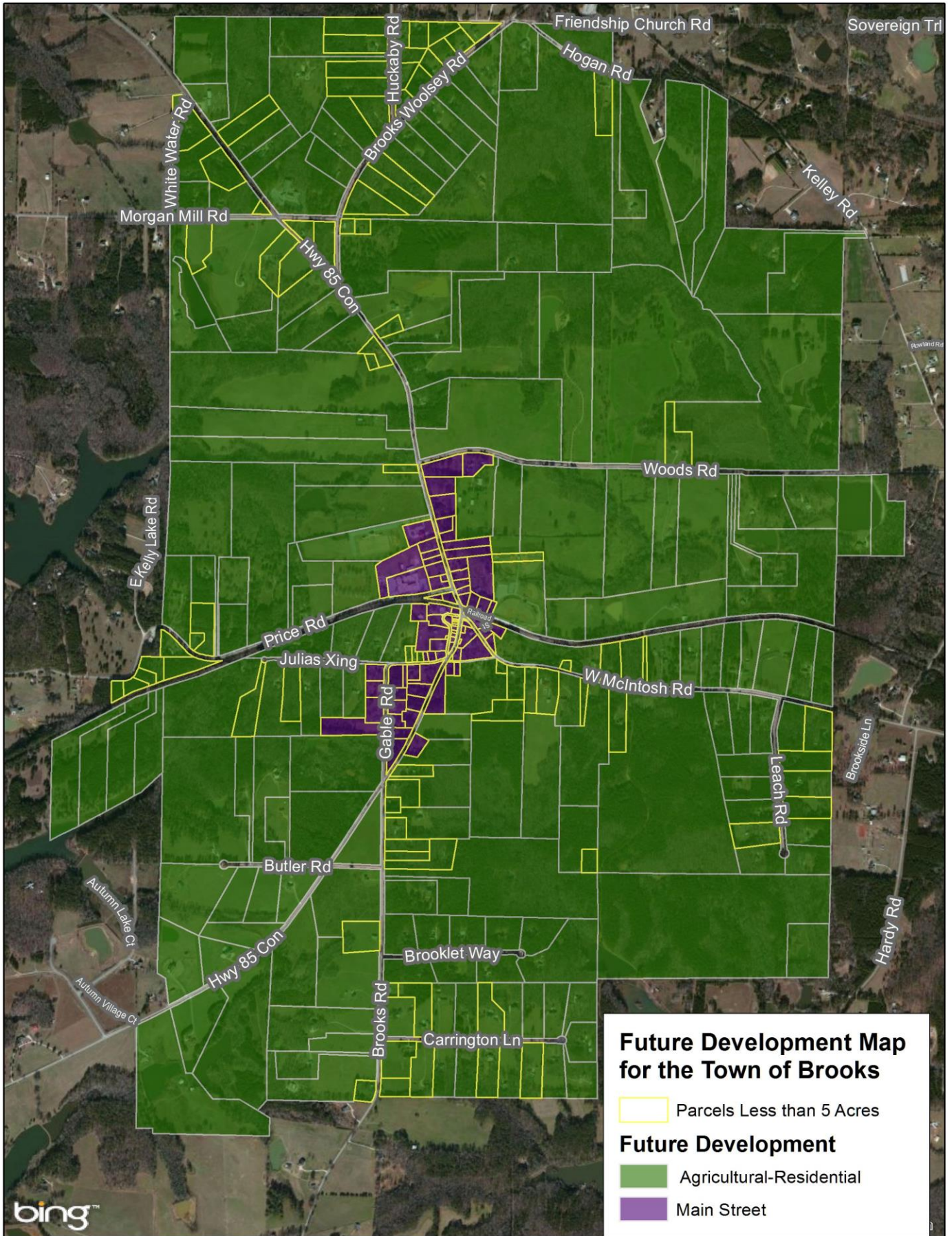
Main Street is comprised of historic properties, commercial uses, single family homes and institutional uses essential to the fabric of the community. Preservation of those historic properties that remain is important to Brooks' sense of place. Any new development or redevelopment should complement the historic nature and scale of Brooks' Main Street.

Agricultural Residential

The Agricultural-Residential character area is comprised of properties on large lots, which start at five acres. Common open space and site amenities are not typical in Brooks, as residents appear to favor a less structured environment.



A historic photograph of what is now the Main Street Character Area



PLAN IMPLEMENTATION



Plan Implementation

A key component of the Comprehensive Plan is to identify projects that the Town of Brooks will undertake to implement the goals of the plan. The following pages lists projects the town will undertake in the next five years as well as longer term projects that may not yet be fully developed.



The Main Street Character Area

BROOKS COMPREHENSIVE PLAN AMENDMENT SHORT TERM WORK PROGRAM UPDATE FY 2022 to FY 2027						
Goal: Improve Public Infrastructure						
Plan Element: Community Facilities						
Project Description	Initiation Year	Completion Year	Estimated Costs	Funding Sources	Responsibility	
Develop walking, biking and horse trail along Norfolk Southern Railway	FY 2009	FY 2028	Cost Unknown	Town of Brooks, State Grants & Federal Transportation Funds	Town of Brooks	
Develop multipurpose fields.	FY2011	FY2024	\$20,000	Town of Brooks; Brooks Area Recreation (BAR); Grants	Town of Brooks & BAR	
Easement, parking and property improvement – Hardy Hall.						
Storm Water infrastructure improvements – Hwy 85 Conn near Price Rd.	FY2021	FY2023	\$40,000	Town of Brooks & Grants	Town of Brooks	
	FY2022	FY2023	\$37,000	Town of Brooks Stormwater Fund	Town of Brooks	

Potential Projects for Implementation

Create systems to assure the maintenance and enhancement of the town

Work with Fayette County on providing trail connections around the town

Work with ARC to identify areas for sidewalk construction and new sidewalks for future funding opportunities

Improve the intrinsic value of the town through community spaces

Create awareness about Brooks with a historic markers or historic plaques

Promote awareness of historic tax credits for the opportunities for reinvestment

Encourage any new development to align with and support the town's rural past

The council, or a yet to be formed zoning committee, could conduct periodic reviews of the zoning ordinance every few years.

Explore opportunities to strengthen citizen involvement in the government.

Continue to promote Town Website and promote Social Media Channels

Create committees to tackle town issues such as planning and zoning or historic preservation

Address capital improvement projects

Capital projects can address the town's stormwater, septic and water systems

