

DATE: July 5, 2022

TO: Mayor Daniel Langford, Town of Brooks
ATTN TO: Maurice Ungaro, Town Manager, Town of Brooks
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2022 Town of Brooks Comprehensive Plan Update

Description: A regional review of the draft 2022 Town of Brooks Comprehensive Plan Update.

Submitting Local Government: Town of Brooks

Action Under Consideration: Approval

Date Opened: July 5, 2022

Deadline for Comments: July 26, 2022

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
COWETA COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
FAYETTE COUNTY
SPALDING COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF PEACHTREE CITY
CITY OF SENOIA

Attached is information concerning this review.

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If ARC staff do not receive comments from you on or before **July 26, 2022**, we will assume that your agency has no comments and will close the review. Comments via e-mail are strongly encouraged. **The ARC review website is located at**

<https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>



TOWN OF BROOKS

P.O. Box 96

961 HIGHWAY 85 CONNECTOR

BROOKS, GEORGIA 30205

Daniel C. Langford, Jr., Mayor
Scott Israel, Mayor Pro Tem
Ted Britt, Councilman
Kay Brumbelow, Councilwoman
Brian Davis, Councilman
Todd A. Speer, Councilman

June 28, 2022

Atlanta Regional Commission
229 Peachtree St NE, Ste. 100
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

The Town of Brooks has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta 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 Maurice Ungaro at mungaro@brooksga.com.

Sincerely,

Mayor Daniel Langford
Town of Brooks

Enclosures

Town of Brooks Comprehensive Plan

2022 Update



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Steering Committee Members

Mayor Daniel C. Langford Jr.

Kay Brumbelow

Brain Davis

Shane Blalock*

Lieze Harris*

*Economic development practitioner representative

Town of Brooks City Staff

Maurice Ungaro, Town Manager

Atlanta Regional Commission Staff

Rachel Will

Andrew Smith

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 and businesses. 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 Lize 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 forms of participation 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 the Town of Brooks. These goals recognize that the Town of Brooks is a forward-looking community, engaged in shaping its own future.

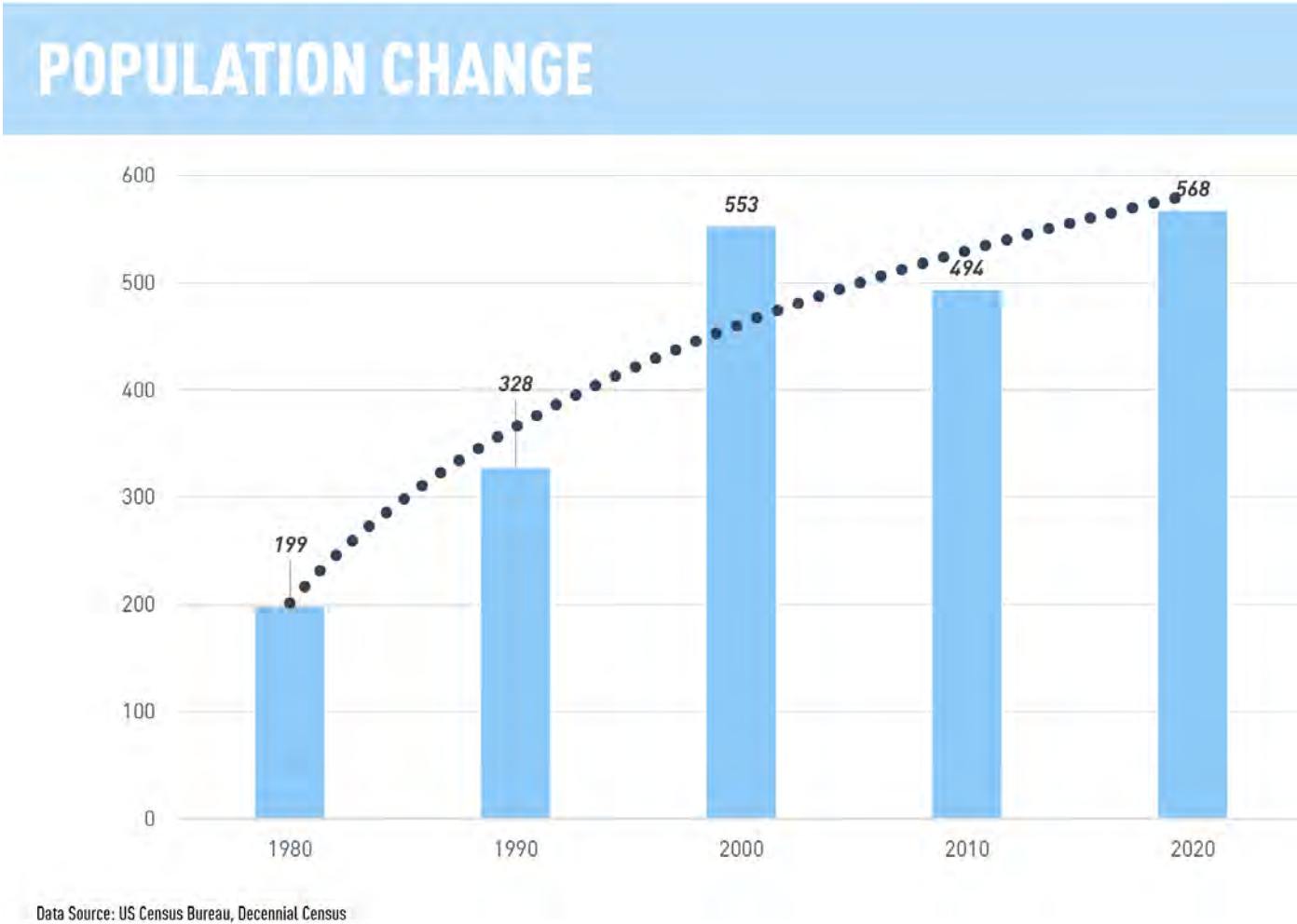
BROOKS TODAY



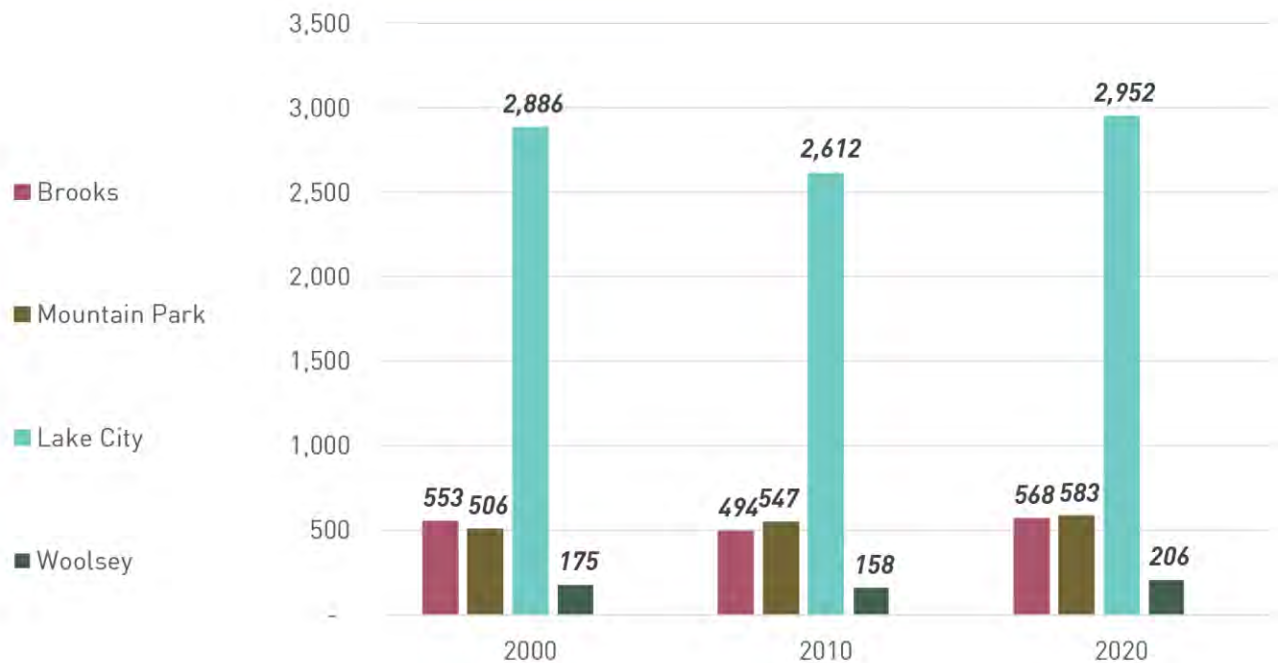
Who We Are

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 COMPARISON

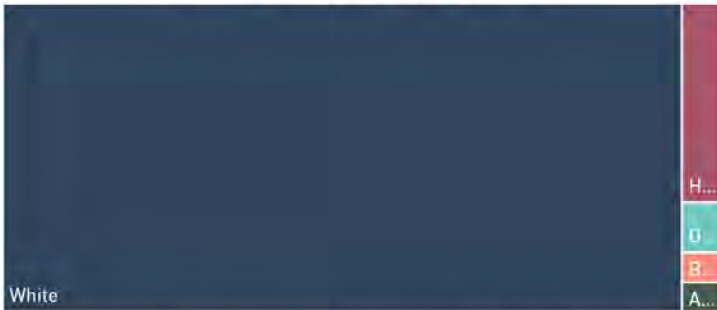


Data Source: US Census Bureau, Decennial Census

RACIAL+ETHNIC COMPOSITION

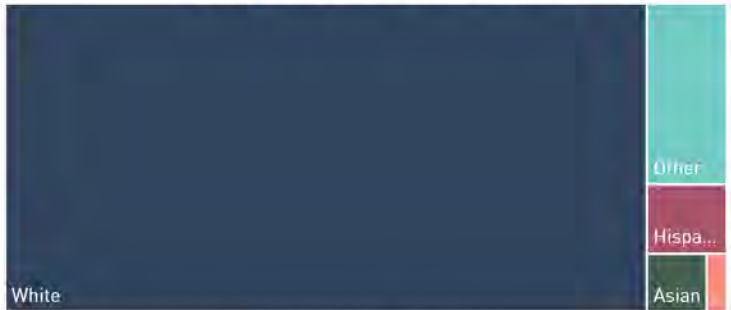
Racial Composition: Brooks, 2010

■ 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



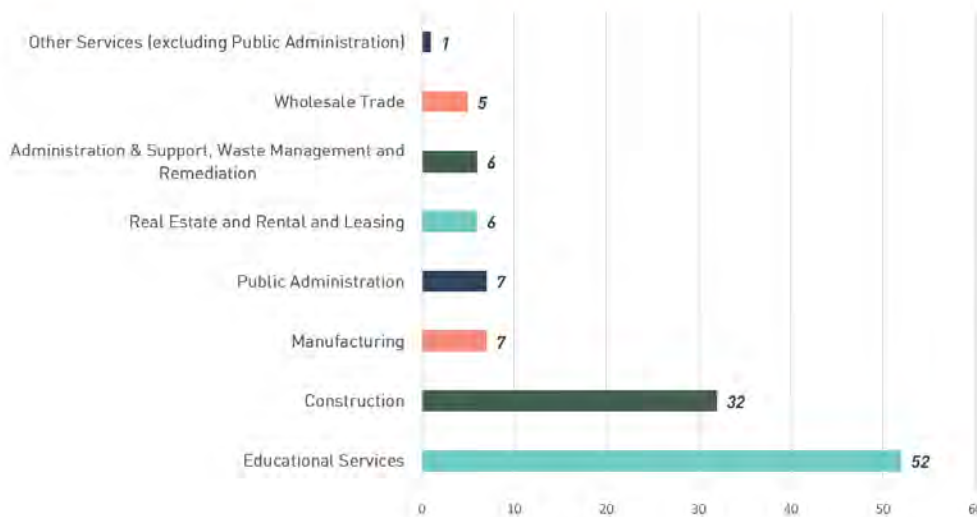
What industries do Brooks residents work in?

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

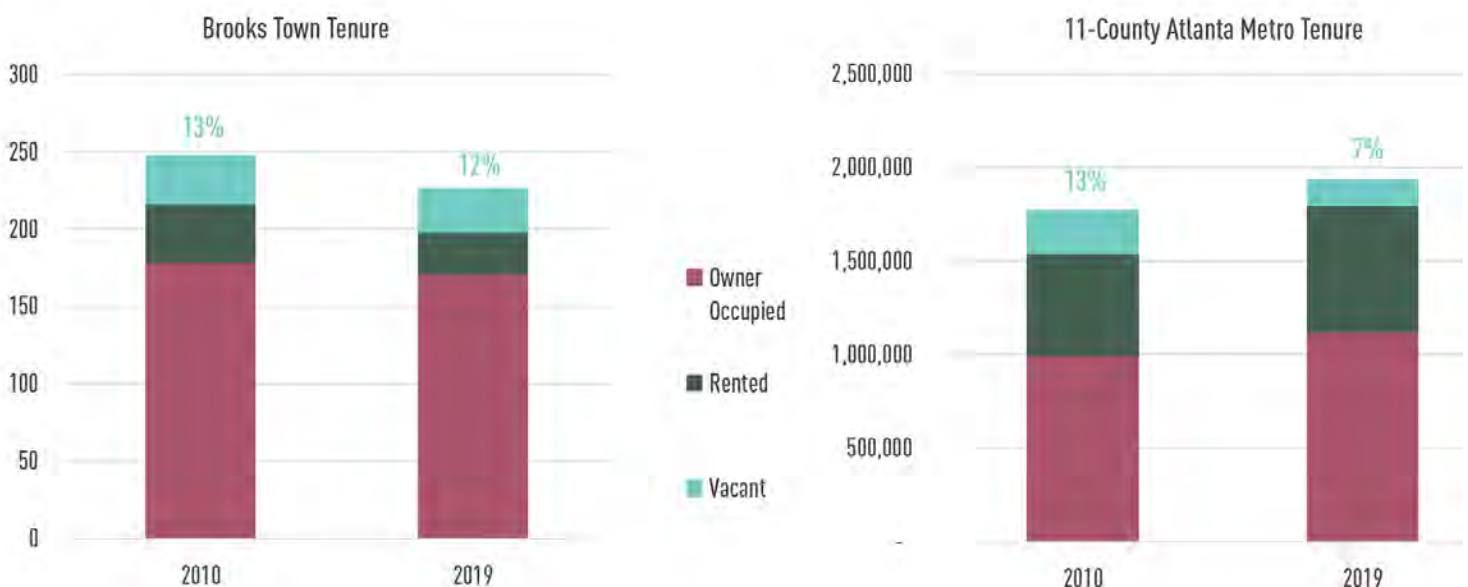
Housing within the Town of Brooks is all single-family. Currently there is about a 12% vacancy rate and about 12% of the homes are rental properties. There are approximately 226 homes in Brooks.

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



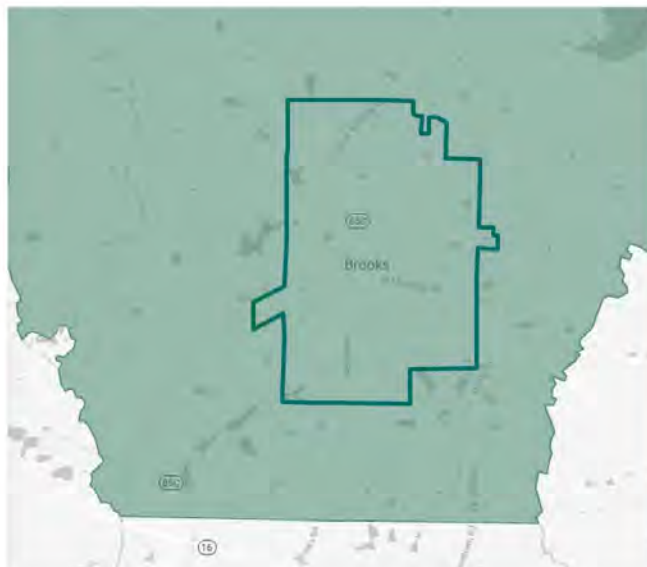
Data Source: American Community Survey, 2010 and 2019

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:

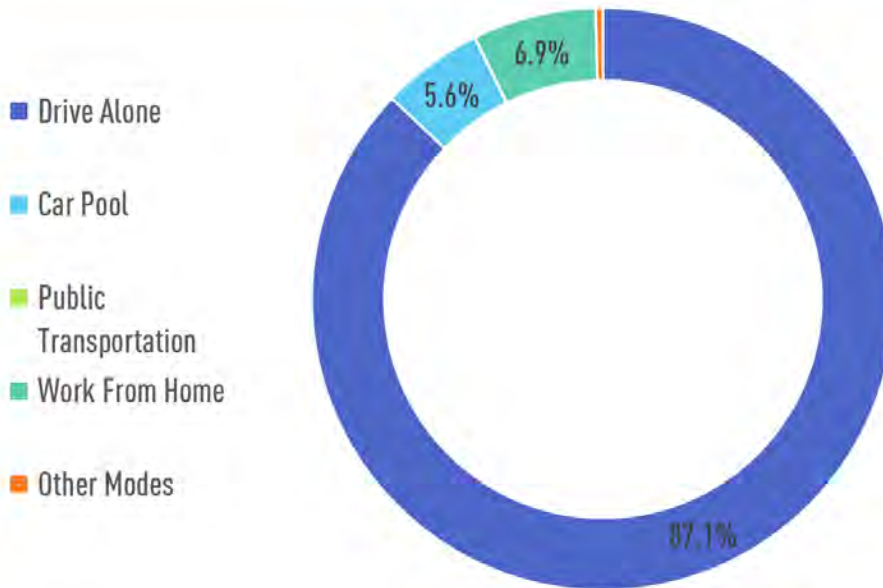
263

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, an 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. At present, 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

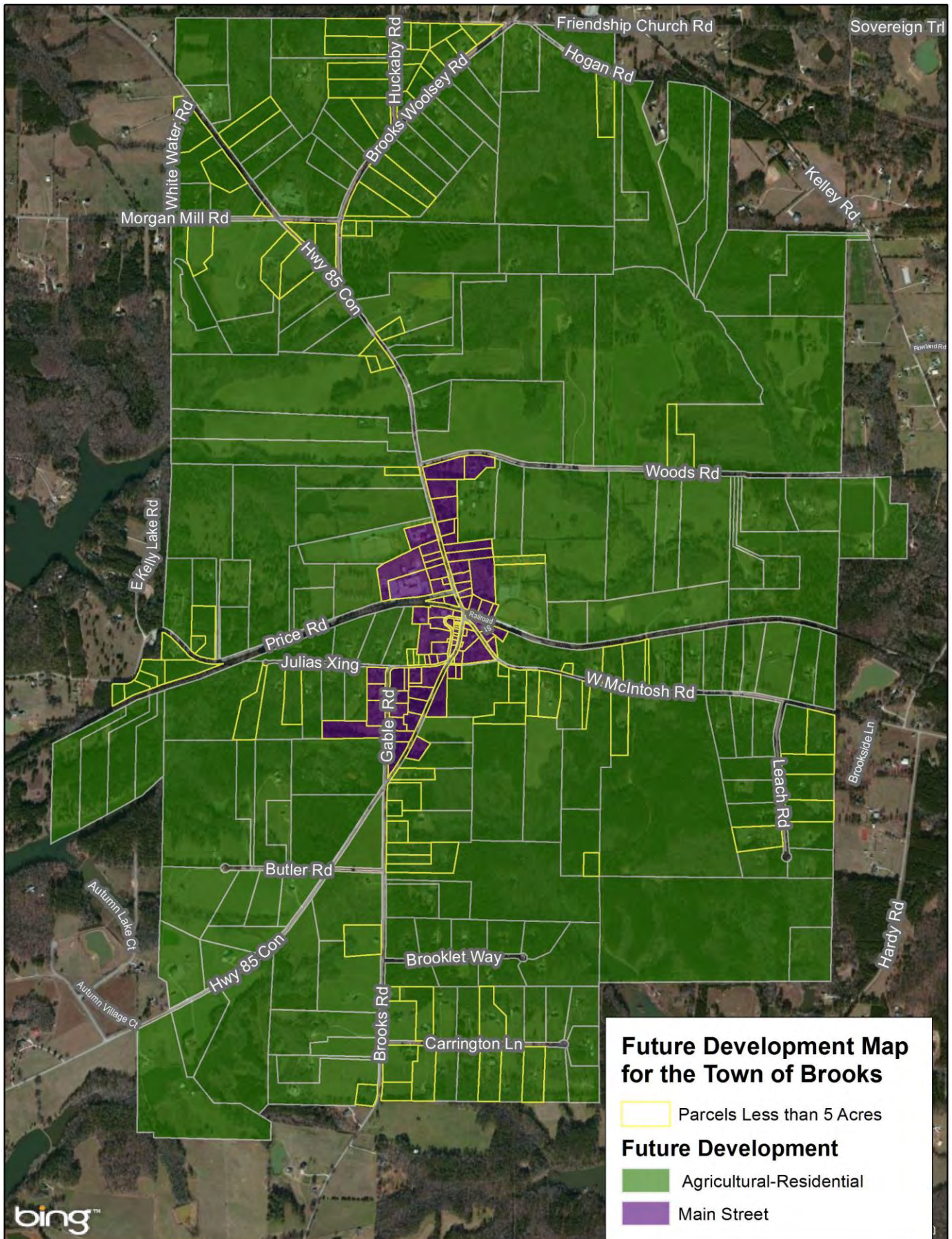
Main Street is comprised of historic properties, commercial uses, single family homes and institutional uses essential to the fabric of the community. Preservation of those historic properties that remain is important to Brooks' sense of place. Any new development or redevelopment should complement the 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 list projects the town will undertake in the next five years, the report of the accomplishments since the last plan update, and 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.				Town of Brooks; Brooks Area Recreation (BAR); Grants	Town of Brooks & BAR	
Easement, parking and property improvement – Hardy Hall.	FY2011	FY2024	\$20,000			
	FY2021	FY2023	\$40,000	Town of Brooks & Grants	Town of Brooks	
Storm Water infrastructure improvements – Hwy 85 Conn near Price Rd.						
	FY2022	FY2023	\$37,000	Town of Brooks Stormwater Fund	Town of Brooks	

BROOKS COMPREHENSIVE PLAN AMENDMENT REPORT OF ACCOMPLISHMENTS						
Goal: Improve Public Infrastructure		Plan Element: Community Facilities				
Project Description	Initiation Year	Completion Year	Estimated Costs	Funding Sources	Responsibility	Status
Expand Library	FY 2014	FY 2016	\$150,000	Town of Brooks & State Grants/Loans	Town of Brooks	Completed
Repair/Replace/Expand Sidewalk System	FY2016	FY2019	Unknown	Town of Brooks & LMIG & Other Grants	Town of Brooks	Completed
Goal: Improve and Provide Recreational Facilities						
Develop walking, biking and horse trail along Norfolk Southern Railway	FY 2009	FY 2028	Unknown	Town of Brooks, State Grants & Federal Transportation Funds	Town of Brooks	Underway
Develop multipurpose fields.	FY2011	FY2024	\$20,000	Town of Brooks; Brooks Area Recreation (BAR); Grants	BAR	Underway

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 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

Appendix contents:

A. Broadband Access

B. Public Involvement Documentation

i. Steering Committee Meeting Documentation

ii. Public Meeting Documentation

C. Community Survey Documentation

i. Advertisement

ii. Public Input Record

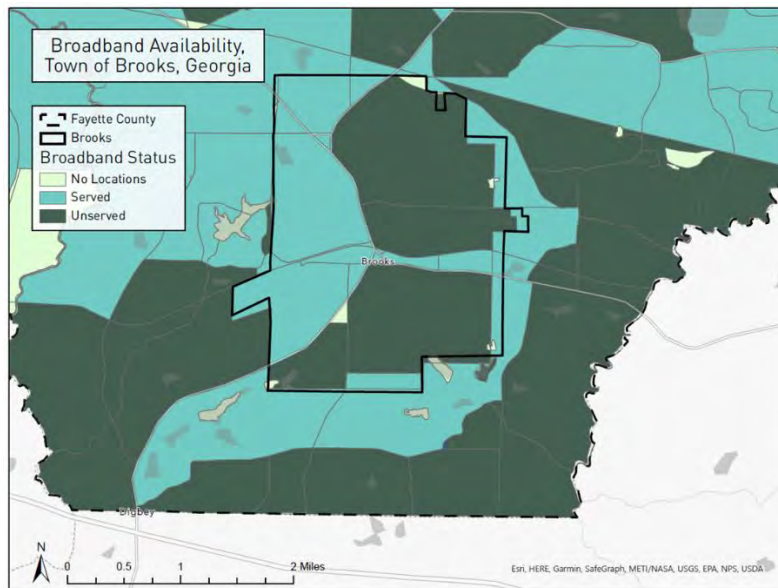
D. Public Hearing Documentation

A. Broadband Access

Broadband Access

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow-up steps must be identified based on the community's determination of whether it is served by broadband.

The following map identifies broadband service in Brooks.



Source: Georgia Broadband Center and Federal Communications Commission

As used in this section: "Broadband services" means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And "Broadband services provider" means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

B.Public Involvement Documentation

i. Steering Committee Meeting Documentation

Town of Brooks

Comprehensive Plan Update Steering Committee Meeting #1

Monday, December 6, 2021, Virtual, at 6:00 PM

Meeting Summary:

The meeting began with introductions of the steering committee, Town of Brooks staff, and ARC staff. Introductions were followed by a slide deck reviewing population, housing, transportation, income, and other relevant data for the town of Brooks. The presentation of data was followed by a set of questions to the steering committee aimed to understand the strengths and challenges in the community, specific considerations for community engagement, and a review of the needs and opportunities from the last plan update to see which items still fit, whether any needed to be updated or removed, and whether any new items need to be added. Responses are below.

What are the best assets in Brooks?

- Small town, everyone knows each other
- Local businesses
- Beautiful countryside, homes on at least five acre lots
- Neighbors know each other
- Beautiful downtown
- People are fiercely proud of being from Brooks
- A stable and thriving small town

Review of Needs:

From the last update, the needs of managing parking in the downtown area has been addressed. A ten space lot has been added downtown and more street parking and spaces are in the pipeline. Accordingly, this need can be removed from the list. The remaining needs remain. More broadband coverage is to be added to the update.

Add to needs: More broadband coverage. Thinking ahead, it was mentioned that Spaulding has a broadband initiative. Brooks Council was told they need to be looking towards leaning into Spaulding's initiative to run the cabling up the road to Brooks. This is a necessary step for more folks to move in to areas without Broadband.

Review of Opportunities:

The steering committee identified several opportunities for the town, including attracting businesses downtown, such as a coffee shop and corner store, improving septic system capacity downtown to allow for new businesses, developing a rail trail, hosting more events to get the community together, such as

food truck days, an annual Brooks festival, and a summer festival, and using the Georgia State Road Race, or other opportunities, to help demonstrate the benefits of cycling to the town.

Community engagement considerations:

The steering committee noted a distinction between residents living in the town of Brooks, and those living in the Brooks zip code. While all ideas are welcome, want to ensure that the ideas of residents are understood and prioritized. A question to distinguish residents is to be added to the survey. There are several other questions the steering committee suggested be added to the survey, including, “what is missing for you in Brooks?”, a map-based question to help identify areas where traffic speeding is a concern, and a question to understand how people feel about the existing five-acre rule.

Town of Brooks

Comprehensive Plan Update Steering Committee Meeting #2

Wednesday, January 19, 2022, Virtual, at 6:00 PM

Meeting Summary:

The meeting consisted of a review of community goals, future land use and characteristics, and the draft of the Public Input site and survey to be advertised to residents as virtual engagement.

Community goals review:

1. Create systems to ensure 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

The steering committee decided this goal and the potential steps to achieve it still fit.

2. Improve intrinsic value of the town through community spaces

- Identify opportunities to list Brooks on the National Register of Historic Places
- Create awareness about Brooks with historic markers or historic plaques
- Promote awareness of historic tax credits for opportunities for reinvestment

The steering committee decided the first bullet point is not actionable and should be removed from the update, but the other steps and main goal still apply.

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

- Update the zoning code to ensure it matches the Town's vision

The steering committee decided the main goal still applies, but the bullet point no longer applies as the zoning code has been updated. The committee suggested the addition of a new bullet point, stating that the council or possibly a yet-to-be-formed zoning committee could conduct periodic reviews of the zoning ordinance every few years.

4. 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, planning and zoning, or communications-committees

The steering committee asked that the word "continue" be added at the beginning of the first bullet point, as this goal is underway. Additionally, "communications" is to be removed from the second bullet, noting that what is most needed is a planning and zoning committee. A historic preservation committee could be relevant, but a communication committee is not needed at this time.

The committee recommended that a new point be added, to address capital improvement projects. Steps to address this should include addressing the stormwater system in town, the septic system, and the water system through capital projects.

Future Land Use review

The steering committee indicated that the future land use map is to remain the same.

Town of Brooks

Comprehensive Plan Update Steering Committee Meeting #3

Wednesday, February 23, 2022, Virtual, at 6:00 PM

Meeting Summary:

The third and final meeting consisted of a review of the major themes and findings from the public engagement process. This included results from the public meeting and the survey on assets, challenges, culturally and historically significant sites, Brooks' five-acre rule, natural and environmental resources, what residents would like to see, housing needs, top improvements to downtown. These results were discussed with regard to what should be prioritized in the community work program. The meeting concluded with a review of the changes to the plan's assets and challenges, and community goals.

Themes from the engagement process:

- Assets
 - Small town, safe, low commercialization
- Challenges
 - Growth, internet, speeding, need for a coffee shop downtown
- Quality of life
 - 93% high, 7% average, 0% low
- Culturally or historically significant sites
 - Downtown churches, cemeteries, ball field
 - The steering committee mentioned there could be future opportunities for maintenance of the ball parks and cemeteries
- Five acre rule
 - Supported by 97% of respondents
- Natural and environmental resources
 - Keep housing density low and acreage requirement, keep as much forest as possible for wildlife
- What folks would like to see
 - No changes, a non-chain coffee shop, the railroad converted to a multi-use path
- Housing need
 - Keep subdivisions out, create a volunteer home repair assistance program
 - The steering committee mentioned that local philanthropic and religious organizations might be able to help with this idea, to help partner volunteers with those in town who have housing repair needs.
- Top project downtown
 - Septic improvements, maintenance of downtown buildings, dog park
 - The steering committee said that while one building downtown is blighted, most are in good shape. Some residential structures near downtown need some upkeep. The committee also mentioned that there might be potential for a dog park between the existing ball fields.

In addition to the noted comments, the steering committee also mentioned that more community events such as food truck days, and more support for local businesses would benefit the community.

From the themes identified in the public engagement process, the steering committee decided the priorities should be to focus on small businesses, sewage, and encouraging foot traffic in order to support small businesses downtown. It was noted that sewage might have to be a long range goal

ii. Public Meeting Documentation

LIST VIEW

GRID VIEW



Town of Brooks

Published by Maurice Ungaro · Just now ·

Virtual Public Meeting
Comprehensive Plan Update
Tuesday, February 1, 2022
6:00-7:00 PM

The Town of Brooks is updating its comprehensive plan for 2022. This update shapes the Town's goals around transportation, housing, economic development, natural and cultural resources, land development, and more over the next five years. Please join us to learn more about the project and to provide your experiences as a resident and goals for the town's future, which will help shape the priorities of the plan.

Please register for the meeting at the link below:

US06WEB.ZOOM.US

Welcome! You are invited to join a meeting: Public Meeting - Town of Broo...
Welcome! You are invited to join a meeting: Public Meeting - Town of Brooks Comprehensive Plan Update. After registering, you will receive a...

See Insights

Boost unavailable

Like

Comment


Share



Write a comment...

Press Enter to post.






Town of Brooks

February 1 ·

COMPREHENSIVE PLAN
VIRTUAL PUBLIC MEETING NOTICE

Please join us at 6:00 pm for a virtual public forum for the 2022 Update to the Brooks Comprehensive Plan:


<https://us06web.zoom.us/j/7ZlIdumrjktHNYq9OyVYHUExwUom...>

 2

1 Comment 2 Shares


C. Community Survey Documentation



i. Advertisement

**Town of Brooks**
February 3 · 🌐

CALLING ALL BROOKS RESIDENTS!
Your input is wanted for our Comprehensive Plan Update. Please use this link to access the simple two-page survey, or use the QR code.

<https://publicinput.com/BrooksUpdate>



 5

3 Shares

ii. Public Input Record

Town of Brooks 2022 Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS
963	234
RESPONSES	COMMENTS
1,659	1,020
SUBSCRIBERS	
1	

What are the three (3) strongest assets in Brooks?

Great residents, small town, safe

3 months ago

[!\[\]\(4be02dac9417b9e8d32253d4bd08acc3_img.jpg\) 13 Agree](#)

Low crime, quite, land

3 months ago

[!\[\]\(b23bf7909a7eba79cc55617131da70b0_img.jpg\) 12 Agree](#)

Safe, Quite, Community

3 months ago

[!\[\]\(e35388a89532f90aeefd638a6615d1a4_img.jpg\) 11 Agree](#)

Nice quiet town with nothing but a post office, a library and two beauty parlors. I don't mind driving ten miles to a grocery store or six miles to a gas station. That is one of the reasons that many people want to live here.

3 months ago

[!\[\]\(3e6dd49cd6b892669073143eb6c7c31e_img.jpg\) 5 Agree](#)

Neighbors, community support, small town feel.

3 months ago

[!\[\]\(7b24594e8e5a6ef5bde5ccb04569499b_img.jpg\) 4 Agree](#)

5 acre rule, small town feel, common sense property management meaning your property is just that... YOUR property to do with as you please within reason. The town only intervenes when necessary.

3 months ago

[!\[\]\(2e86b0f0ed1336df313cb2ef1847d03e_img.jpg\) 4 Agree](#)

Small town, little traffic, nice people

3 months ago

[!\[\]\(8ffd2e89e62da18b2159ed4ed77a3964_img.jpg\) 4 Agree](#)

5 acre minimums, the Brooks Bubble Page, County living

2 months ago

[!\[\]\(2ab34ec25614cd110a2d3328f6ff6958_img.jpg\) 3 Agree](#)

Safe, quiet, friendly

2 months ago

[!\[\]\(6a6b836699cec09e2e6f59172281e28e_img.jpg\) 3 Agree](#)

Safe, country side of life, great neighbors

2 months ago

[!\[\]\(01aa48b375bdd4a78b87012242f2f392_img.jpg\) 3 Agree](#)

Great people, 5 acre minimum, safe

2 months ago

[!\[\]\(76642a74c616b34ed0d3ec07a28a959f_img.jpg\) 3 Agree](#)

Low crime, 5 acre minimum, proud community.

2 months ago

[!\[\]\(ce268d8149c4cabda9fd26cfccc8a886_img.jpg\) 3 Agree](#)

Small town, land, no traffic, and safe

3 months ago

[!\[\]\(6af68e6ef3ed3d617823a89562a688c2_img.jpg\) 3 Agree](#)

Land ordinance, great community and residents, being rural but close enough to surrounding small cities

3 months ago

[!\[\]\(d4e1cdc1590c218bb1b06a3198b90c47_img.jpg\) 3 Agree](#)

Small/quiet community, land ordinance for home builds, strong roots

3 months ago

[!\[\]\(e8724489f6f33a8c4eb7dd4b547d751e_img.jpg\) 3 Agree](#)

5 acre lots min, school districts, small town lifestyle

2 months ago

[!\[\]\(c336f78c85fdd25a0b3e4bb200349d3d_img.jpg\) 2 Agree](#)

5 acre minimum lots, low crime, location in Fayette county school system

2 months ago

[!\[\]\(9b800325684b184be8e88ceef387e61b_img.jpg\) 2 Agree](#)

Small town atmosphere, friendly folks & neighbors always ready to step up help & help when needed!

2 months ago

[!\[\]\(b08b6b979eee0a9a08a4a2cf23b99784_img.jpg\) 2 Agree](#)

Must have acres with your home, no big business, and great community.

2 months ago

[!\[\]\(ce7c5d6a792a8783ba1f4b0eeb0acbd0_img.jpg\) 2 Agree](#)

Safe, caring neighbors, and small town

2 months ago

[!\[\]\(c2c0fb2e55e2f29a54aed2574f151d70_img.jpg\) 2 Agree](#)

The land, 5+ acres and beautiful trees. The quiet and peaceful area, not over crowded. The community of people who live in Brooks.

2 months ago

[!\[\]\(486da8c6e7017d89bb72a0a0a030190f_img.jpg\) 2 Agree](#)

Quite, privacy, country life. That is why most people moved to Brooks for the quite, privacy and country life.

2 months ago

[!\[\]\(cae60ec0d680756f33be42947c09c0be_img.jpg\) 2 Agree](#)

Lot requirements, great residents, minimal traffic.

2 months ago

[!\[\]\(3b8bb2f625483be2543bc7366e3315ba_img.jpg\) 2 Agree](#)

Community

Safety

Privacy

2 months ago

[!\[\]\(2e3337151cf7ecfa6f31495f43bb555d_img.jpg\) 2 Agree](#)

Small town feel, land and quite

2 months ago

[!\[\]\(bbf1401558675395f1087967eeef6045_img.jpg\) 2 Agree](#)

Minimum 5 acre lots, lack of residential neighborhoods, large amount of undeveloped land that will remain undeveloped

2 months ago

[!\[\]\(6d2d3a09714da6e051abae9aed51ff82_img.jpg\) 2 Agree](#)

5 acre minimum lots

5 acre minimum lots

5 acre minimum lots

2 months ago

[!\[\]\(629323684b3c0206a42668e6e133bb48_img.jpg\) 2 Agree](#)

No subdivisions, acreage requirements, country values

2 months ago

[!\[\]\(8226523e81128c04c95f4e5c70a5993f_img.jpg\) 2 Agree](#)

Safe, 5 acre lot required for building, light traffic

2 months ago

[!\[\]\(e1528cee2b5bb35f06419fbed9f16be7_img.jpg\) 2 Agree](#)

5 acre Lot Minimum

Very Country, Very Close to Everything

Best Sun rises and Sun sets on Earth

2 months ago

[!\[\]\(dd7f15abcbadc81a1d709727c1e8ac4c_img.jpg\) 2 Agree](#)

Neighbors who've lived here forever

Non-developed downtown

Communication through the Brooks Bubble Facebook page

2 months ago

[!\[\]\(5126cfd9b4583c1fc57c6f1226025475_img.jpg\) 2 Agree](#)

Lot size restrictions, schools and related property values, quiet neighborhood

2 months ago

[!\[\]\(45de978c083f51256f6cff9c8d3203cd_img.jpg\) 2 Agree](#)

Quiet,safe, beautiful

2 months ago

[!\[\]\(045cd8d47efe9de8120dbf0d15124123_img.jpg\) 1 Agree](#)

Low crime, quite, land

2 months ago

[!\[\]\(974977f0ae7a9bd8eb2b52f26d2700fe_img.jpg\) 1 Agree](#)

Small town, land, low crime

2 months ago

[!\[\]\(79adcfa7f130e42cba08e27465c4272f_img.jpg\) 1 Agree](#)

Green space. Lack of congestion. Low commercialization.

2 months ago

[!\[\]\(aa3508a6ad0845f59aa974128e008718_img.jpg\) 1 Agree](#)

Rural/ low development, library, town events

2 months ago

[!\[\]\(0543580a0d5cc16093caeca5ef5b67ae_img.jpg\) 1 Agree](#)

Small town, good quiet place to live. Hardly any crime.

2 months ago

[!\[\]\(53888e0c2220d41848ac654799ab4586_img.jpg\) 1 Agree](#)

5 acre lots min, school districts, small town values

2 months ago

[!\[\]\(326d3c25b9fa551e42749a5d53c165a1_img.jpg\) 1 Agree](#)

Community support, quiet, peaceful

2 months ago

[!\[\]\(0f9df27ce98c4077d42a0bf0583368c5_img.jpg\) 1 Agree](#)

Quiet, supportive community, land.

2 months ago

[!\[\]\(87fcbec9187cab5ba614120aa520325f_img.jpg\) 1 Agree](#)

5 acre lots, lots of trees and clean streets

2 months ago

[!\[\]\(31270c33d7eb3fb9e07c09630aa51a0a_img.jpg\) 1 Agree](#)

Low crime, quiet, community support

2 months ago

[!\[\]\(f1eea59f2c02e81b94c62a2c6505f4a6_img.jpg\) 1 Agree](#)

Community, beauty, safety

2 months ago

[!\[\]\(bc1cf1fef09365643a0ac2d600a160ed_img.jpg\) 1 Agree](#)

Space, quiet, safety

2 months ago

[!\[\]\(37fd4101758d000804aede05a04e2840_img.jpg\) 1 Agree](#)

Country living. Small town. Safe

2 months ago

[!\[\]\(1a408182c863779970de58962955ca29_img.jpg\) 1 Agree](#)

No traffic. Country living, small

2 months ago

[!\[\]\(7722abb0db73f5b4e719d085db5711cc_img.jpg\) 1 Agree](#)

Wonderful neighbors, low crime

2 months ago

[!\[\]\(b34f5834ad18c2b94988eafbfeb84a2f_img.jpg\) 1 Agree](#)

Caring residents, nature, small town

2 months ago

[!\[\]\(7d66a62a87a4482bea21fb13eb4941e6_img.jpg\) 1 Agree](#)

Quiet, small town feel yet very convenient, strong community

2 months ago

[👍 1 Agree](#)

Safe, large land lots, community

2 months ago

[👍 1 Agree](#)

Quiet, low crime, land

2 months ago

[👍 1 Agree](#)

It's a quiet town, mostly friendly people and it's not commercialized.

2 months ago

[👍 1 Agree](#)

Safe community, small town feel and wonderful residents helping each other .

2 months ago

[👍 1 Agree](#)

Low crime, Quaint downtown, community events

2 months ago

[👍 1 Agree](#)

Quiet, safe and friendly

2 months ago

[👍 1 Agree](#)

Brook's Recreation (football, baseball)

5 Acre Lots Rule

Way out in the country, close to everything

2 months ago

[👍 1 Agree](#)

Sprawling land, low crime, quiet

2 months ago

[👍 1 Agree](#)

5 acre minimum, small town feel, beautiful setting for life.

2 months ago

[👍 1 Agree](#)

Great community, safe and small town

2 months ago

[👍 1 Agree](#)

Minimum Land requirements, people who moved here for the slow pace, little traffic

2 months ago

[👍 1 Agree](#)

Location, location ,location

2 months ago

[👍 1 Agree](#)

Great residents, BB page, safe

2 months ago

[👍 1 Agree](#)

Low crime, Brooks Bubble Page, large lots

2 months ago

[👍 1 Agree](#)

Land, small town business, quiet

2 months ago

[👍 1 Agree](#)

Quietness, community, space

2 months ago

[👍 1 Agree](#)

Community support, land, small town.

2 months ago

[👍 1 Agree](#)

Pastures, horses and large lots

2 months ago

[👍 1 Agree](#)

PLEASE " DON'T PAVE PARADISE "

2 months ago

[👍 1 Agree](#)

Small town community .

Ability to resist changing the good rules that makes this community so friendly, and not just rule changing to keep up those that have given it all away to be just like everyone else.

Neighbors that love who we are.

2 months ago

[👍 1 Agree](#)

Used to be the serenity of living in the country.

2 months ago

[👍 1 Agree](#)

Farmland, peace & quiet, large land lots allowing for #1 and #2

2 months ago

[👍 1 Agree](#)

Low crime, good schools, reasonably convenient location

2 months ago

[👍 1 Agree](#)

Safe, quiet, private.

2 months ago

[👍 1 Agree](#)

Safe, quiet, lot minimum

2 months ago

[👍 1 Agree](#)

Athletic programs for kids, rural atmosphere, low crime rate

2 months ago

[👍 1 Agree](#)

Small town, community feel, low crime

3 months ago

[👍 1 Agree](#)

Rural, 5 acre rule, quiet (except for traffic thru connector)

3 months ago

[👍 1 Agree](#)

Safe, Quiet, Land

3 months ago

[👍 1 Agree](#)

Quiet but close to amenities, 5-acre minimum, close knit community

3 months ago

[👍 1 Agree](#)

Country atmosphere with easy access to amenities

Friendly citizens

3 months ago

[👍 1 Agree](#)

convenient location but far enough away from PTC , Senoia, Griffin

eclectic residents

so much opportunity to grow, Brooks is basically a blank slate right now

3 months ago

[👍 1 Agree](#)

Small town, quiet

3 months ago [👍 1 Agree](#)

Small town, quiet, land

3 months ago [👍 1 Agree](#)

Small town, 5 acre minimum, wonderful neighbors

3 months ago [👍 1 Agree](#)

The people, land, crime rate

3 months ago [👍 1 Agree](#)

Used to be small town feel. Starting to not be that way. The neighbors have a family mentality. Everyone is family. If you need something we will get it for you. Very giving. Lots of charitable organizations here.

3 months ago [👍 1 Agree](#)

Safe , amazing neighborhoods ,beautiful

3 months ago [👍 1 Agree](#)

Small town, nothing smaller than 5 acre, low crime

3 months ago [👍 1 Agree](#)

Low density zoning

Small farms = local meat and produce

Rural but close to amenities outside of Brooks

3 months ago [👍 1 Agree](#)

Very quiet peaceful and lots of horses

3 months ago [👍 1 Agree](#)

the rural open atmosphere and friendly, family feeling

26 days ago

tight knit community

26 days ago

low crime, rural atmosphere, convenience to shopping etc. without having it under your nose

26 days ago

ballfield, football field, church bells

26 days ago

rural space, rural atmosphere, low crime

26 days ago

small town atmosphere

26 days ago

the people, the ballpark

26 days ago

small town, rural

26 days ago

location, beauty of the area, strong sense of community

26 days ago

5 acre minimum to ensure everyone has space, locations to surrounding cities, safe

2 months ago

5 acre rule, small town and family history

2 months ago

Acreage, undeveloped areas, long time residents

2 months ago

1. Small town atmosphere

2. 5 acre minimum

3. Everything else you need is within a 5 mile radius and Brooks is still considered a small town

2 months ago

Great people, amazing history, wonderful vibe.

2 months ago

It's a small town, very friendly and supportive community, close enough but far enough away from city life.

2 months ago

Sense of neighborhood camaraderie. Space or room, lack of congestion

2 months ago

Small town, very friendly and supportive community, close enough but far enough away from city resources

2 months ago

Nice people, generally quiet, and safe.

2 months ago

Residents, Rural, Baseball Fields

2 months ago

Small town, quiet,

2 months ago

It's beautiful!

People care about their neighbors and help them out.

It's safe

2 months ago

5 acre minimum for single family homes

Limited business footprint on "main street" (And, we do not need additional commercial properties.)

Recreational facilities: baseball fields, football/soccer fields, playgrounds

2 months ago

Low density housing, small rural community, access to amenities are just a few minutes away without having to live "in the city"

2 months ago

Great neighbors (community), large tracts of land that allow for minimal development giving Brooks small town vibes, no commercial businesses

2 months ago

Land, small town feel, Quite community

2 months ago

Land, small town , country setting

2 months ago

Most residents have lived here for many, many years, know each other, and would do anything to help each other out.

We still have a good bit of farm lands and undeveloped land.

Downtown hasn't been turned into some yuppy paradise.

2 months ago

5 acre rule, quite beautiful land, family history

2 months ago

People who care, no commercial road and safety

2 months ago

Small town feel (less and less so, though)

5 acre property size minimum

2 months ago

Safe, quiet, and large lots. This is why people move here and choose to live here.

2 months ago

Land, awesome people, quiet

2 months ago

1) Beautiful peaceful countryside with trees, flowers, animals- 2) cute town with nice small businesses and friendly post office,- 3) great friendly neighbors/ people

2 months ago

Large lot size. Small town. Safety

2 months ago

Quite, safe, small town

2 months ago

Charm, quiet but close to conveniences

2 months ago

Small town , safe , country feel

2 months ago

Safe, quiet, not commercialized

2 months ago

5 acre+ lots, small town, community feel

2 months ago

Safe, 5 acre minimum, and small town.

2 months ago

Safe, small community, land

2 months ago

Small town feel, everyone seems to be friendly, still convenient to PTC and Senoia.

2 months ago

1. Peaceful, country living
2. Sense of community
3. It's home.

2 months ago

Safe community, small town, 5 acre+ rural lots

2 months ago

Quiet and peaceful. Safe. Charming/beautiful!!!!

2 months ago

Peaceful and quiet. Safe. Charm/beauty.

2 months ago

5 acre minimum, 5 acre minimum, and 5 acre minimum!

2 months ago

Small town quite five acre rule

2 months ago

Small town
lack of subdivisions
required lot sizes

2 months ago

1. 5 acre minimum
2. Small town feel
3. Neighbors and community

2 months ago

1. Small town
2. Great community
3. Low crime

2 months ago

5 acre rule, community and great people

2 months ago

Large land lots, safe, quiet

2 months ago

Safety
Rural/small town living
Community

2 months ago

Community, land, safety

2 months ago

Sacre tracts allowing for farm animals. Country living quite. Perfect for kids to grown appreciating what they have

2 months ago

5 acre minimum for building, school, farms

2 months ago

Land plots
Country feel
Quite

2 months ago

Community support, 5 acre minimum, low crime

2 months ago

Land- low population (or was)
It is AWAY from commercial businesses
Quiet and slow paced (or was)

2 months ago

Country life, small town, land

2 months ago

Country life, small town, peaceful

2 months ago

Safe, low crime, land

2 months ago

5+ acres, small town feel, close proximity to shopping

2 months ago

Large lot size, limited commercial development, Post Office

2 months ago

5 acre rule, safety, quiet

2 months ago

Safe, low traffic, rural

2 months ago

Small town, 5 acre rule

2 months ago

5 acres or more. Makes good neighbors;)

Safety

Friendly and helpful community

2 months ago

Low density zoning, quiet surroundings and low crime.

2 months ago

Land, history, and small town.

2 months ago

Large tracts of land, small town without a lot of county influences, and no subdivisions

2 months ago

Large lots, neighbors, small town life

2 months ago

Small Town, safe, small town

2 months ago

Small town, great people, quiet

2 months ago

Brooks social media page, large lots, history

2 months ago

Old town look and feel, minimum 5 acres to build, friendly country people.

2 months ago

5 acre minimum per single family house

Recreational fields (baseball, football)

Minimal zoning for businesses and no multi-family dwellings

2 months ago

5+ acre lots, quiet, school districts

2 months ago

Small town, country setting, not much traffic

2 months ago

Lots of land, less people, quiet

2 months ago

Land, small town and quiet

2 months ago

5 acre lots, wildlife and safe

2 months ago

5 acre minimum

2 months ago

Safety, land requirements to build(when enforced), and small town.

2 months ago

Land lot sizes, small community, great public schools.

2 months ago

Small community

Large land lots

Safe

2 months ago

Great neighbors, land, low crime

2 months ago

Small town

2 months ago

Strong community, nice people, land

2 months ago

Neighbors, rural life, landscape

2 months ago

Small town, lots of trees, 5 ACRE LOTS mandatory!

3 months ago

What are the three (3) primary challenges facing Brooks?

Rapid growth, losing the small town feel, too many wanting Brooks to be like where they left

3 months ago

[👍 18 Agree](#)

Keeping Brooks the way it is. People are coming in and wanting places to eat and shops and such and that will change the reason they moved here.

2 months ago

[👍 9 Agree](#)

Bad internet, Poor phone service, growth

3 months ago

[👍 6 Agree](#)

People trying to turn it into PTC, with rapid growth bringing strong potential for increased crime

2 months ago

[👍 5 Agree](#)

Keeping rural feel, controlling new builds, improve internet availability

2 months ago

[👍 3 Agree](#)

1. Challenges with internet
2. Keeping it rural
3. Controlling new builds

2 months ago

[👍 2 Agree](#)

Bad internet, rapid growth, speeding

2 months ago

[👍 2 Agree](#)

People trying to change the very things we love about it.
Explosive growth rate!
Bad internet service.

2 months ago

[👍 2 Agree](#)

People working against 5 acre rule, Fayetteville moving south, Liberty Tech

2 months ago

[👍 2 Agree](#)

Rapid growth.
Bad internet (I'll take that over housing communities)
Commercial growth too close.
Over developing and taking away our rural greenery.

2 months ago

[👍 2 Agree](#)

Growth

2 months ago

[👍 2 Agree](#)

Large acres of land being subdivided to accommodate sub par housing on tiny lots.

2 months ago

[👍 2 Agree](#)

Rapid growth. Too many people.

2 months ago

[👍 2 Agree](#)

Too many people. Newcomers irritated about small town life- dogs running loose, gun shots, tractor noise, dirt bike noise.

2 months ago

[👍 2 Agree](#)

Over populated, over developed, and losing it's small town historic feeling.

2 months ago

[👍 2 Agree](#)

Over development, traffic, over development

2 months ago

[👍 2 Agree](#)

Developers campaigning to make lot sizes smaller

Developers campaigning to make lot sizes smaller

Developers campaigning to make lot sizes smaller

2 months ago

[👍 2 Agree](#)

Developers trying to make lot sizes smaller, growth, again.. making lot sizes smaller

2 months ago

[👍 2 Agree](#)

Growing too quickly, too many neighborhoods/residential developments, internet coverage

2 months ago

[👍 2 Agree](#)

Improve internet availability , keeping the area safe, keeping the small town feel

2 months ago

[👍 2 Agree](#)

Growth, seems like every large tract of land is being sold and being broken up into small tracts.

Sometimes requiring variances Only benefactors from this are the developers and builders.

2 months ago

[👍 2 Agree](#)

Growth, internet, road upkeep

2 months ago

[👍 2 Agree](#)

Traffic. Rapid growth. Keep brooks as is

2 months ago

[👍 2 Agree](#)

Growth, new residents wanting change, land variants making bankstown look like a subdivision

2 months ago

[👍 2 Agree](#)

Growing traffic, roads littered by growing traffic, too much development

2 months ago

[👍 2 Agree](#)

Traffic, increased density, speeding

2 months ago

[👍 2 Agree](#)

Rapid growth, losing that country feeling, traffic

2 months ago

[👍 2 Agree](#)

Increase in houses destroying pasture land, people moving in and expecting here to be like where they left, increase in speeding vehicles

2 months ago

[👍 2 Agree](#)

Increased traffic

People speeding

Due to growth in the area, construction traffic has increased.

2 months ago

[👍 2 Agree](#)

Tractor Trailer Truck Traffic

The 4 TTTT's

Tractor Trailer Truck Traffic

They are Dangerous and cost us in road wear

2 months ago

[👍 2 Agree](#)

Newcomers wanting to overdevelop

A select clique running the town, one in particular who doesn't even live in Brooks

Lack of fiber internet options

2 months ago

[👍 2 Agree](#)

Maintaining rural feel in the face of encroaching growth, poor internet service, lack of effective traffic/accident control

2 months ago

[👍 2 Agree](#)

High taxes and nothing benefiting the taxes that are paid. Ex- Roads not worked on. Poor internet/phone service

2 months ago

[👍 2 Agree](#)

Too much growth!!! We bought in Brooks to be in the country over 20 years ago. So much for that. Taxes are too high and increase annually when we don't even benefit from water, sewage, etc. We can't even get them out to fix our county roads, much less put tar in the cracks.

2 months ago

[👍 2 Agree](#)

Development, uptick in crime and subdivision of large lots

2 months ago

[👍 2 Agree](#)

Buildup of surrounding areas, increased traffic due to previous and internet accessibility.

3 months ago

[👍 2 Agree](#)

Speeding and aggressive drivers, especially on 85 connector and Macintosh

High-speed internet availability

Rapid growth

3 months ago

[👍 2 Agree](#)

Traffic, not enough police presence, growing too quickly

3 months ago

[👍 2 Agree](#)

Too much growth. Speeding.

2 months ago

[👍 1 Agree](#)

Rapid growth, destroying downtown with restaurants, making Brooks like PTC

2 months ago

[👍 1 Agree](#)

Bicyclists on busy roads, charter school traffic and new residents wanting to change our small town

2 months ago

[👍 1 Agree](#)

TOO MANY PEOPLE

Too much growth

Too many people wanting to change Brooks into something else

2 months ago

[👍 1 Agree](#)

Controlling new builds (do not want postage stamp lots), keeping that small town feel (I do not mind driving for gas and groceries - don't want it in Brooks) and poor internet service.

2 months ago

[👍 1 Agree](#)

Too rapid growth, balancing growth with keeping small town feel we all love

2 months ago

[👍 1 Agree](#)

Bad internet tv and phone service! Speeding! Rapid growth

2 months ago

[👍 1 Agree](#)

Keeping rural feel, controlling new builds, improve internet availability

2 months ago

[👍 1 Agree](#)

Growth, internet, keeping the small town feel

2 months ago

[👍 1 Agree](#)

Growth/Over Crowding, losing its small town, trying to make it like other places

2 months ago

[👍 1 Agree](#)

People moving to Brooks and wanting it to be just like where they came from. Be careful an HOA could be next.

2 months ago

[👍 1 Agree](#)

Traffic! Speeding! Nosey "outsiders" trying to change things!

2 months ago

[👍 1 Agree](#)

The growing population of people who are wanting to move to Brooks and change our town to mimic PTC. I love PTC for shopping and playing but love living in Brooks because of the small town community feel.

2 months ago

[👍 1 Agree](#)

To many wanting change losing small town feel to much growth

2 months ago

[👍 1 Agree](#)

through traffic
monies for needed infrastructure (culverts, fire hydrants)

2 months ago

[👍 1 Agree](#)

Higher traffic, people trying to change what Brooks is about and politics

2 months ago

[👍 1 Agree](#)

Growth, internet

2 months ago

[👍 1 Agree](#)

Builders getting greedy with building on any empty farm land Out of fayette county residents driving fast through our streets. Too many trying to change our country life

2 months ago

[👍 1 Agree](#)

1-Many newcomers want to change the pace of our small town country life. They want to make it more like the areas they left. We are close enough to the "amenities" they so desperately want that it would be easy for them to go to these places, but that isn't enough for them. They want to change the make up of our town and everything that makes it so special, which will bring more traffic, more crime, and more pollution.

2-We are allowing outsiders to influence our history. The big push all over the country is to give everyone else what they want/get rid of anything that makes someone else uncomfortable. I never thought I'd see our town kowtow to these types of demands, but the recent desecration of the Confederate Veterans Cemetery shows that we are allowing that world in. The sign removal is just another way to appease those who want to erase the history of our country. Furthermore, the fact that our mayor and town manager have told town residents that this sign will be replaced is a misuse of power. The lack of follow through has been disappointing at best and causes residents to realize that our town's leading players haven't been honest, but instead have been stalling, hoping we all will forget.

3-It is absurd that our town requires all members of the town council to reside within the downtown city limits, however, hires someone from a different town entirely to be our town manager. How do we expect someone residing in a different area to adequately fight for and represent the wants and needs of our town? Obviously this person will not want to maintain the quality of life we have here in Brooks, otherwise he would reside here instead. He will continue to work to change our town and make it like the one he chooses to reside in.

2 months ago

[👍 1 Agree](#)

Rapid growth losing Small Town feel and people wanting to change it like it was from where they came from

2 months ago

[👍 1 Agree](#)

Too much building!! New residents wanting to turn it into a city, people wanting to modernize the town

2 months ago

[👍 1 Agree](#)

Rapid growth, too many wanting to make our small town like surrounding cities, crime coming in

2 months ago

[👍 1 Agree](#)

Rapid growth, gentrification, people moving away from what they hated and trying to turn Brooks into where they came from.

2 months ago

[👍 1 Agree](#)

Traffic, growth

2 months ago [👍 1 Agree](#)

Traffic flow and speed concerns on McIntosh as well as the Connector,
Controlling retail growth and building codes for appearance of new and existing structures.

2 months ago

[👍 1 Agree](#)

Bad internet, losing small town feel, too much growth

2 months ago

[👍 1 Agree](#)

Rapid growth, internet, driving to fast

2 months ago

[👍 1 Agree](#)

Traffic, bicyclists, too many houses being built.

2 months ago

[👍 1 Agree](#)

Too many new subdivisions, too many people wanting to change Brooks, keeping our small town feel

2 months ago

[👍 1 Agree](#)

Would like natural gas access since we have a pipeline running through/close to Brooks.

2 months ago

[👍 1 Agree](#)

Resident growth, internet, keeping Brooks rural

2 months ago

[👍 1 Agree](#)

Rapid growth, losing the small town feel, too many wanting Brooks to be like where they left

2 months ago

[👍 1 Agree](#)

Speeders. Spotty internet — very good in some places; terrible in other places. Growth has brought diversity of opinions (commercialization vs. rural; independence vs. reliance on public services; older vs. younger; etc.). This diversity requires compromise and cooperation, which sometimes is lacking.

2 months ago

[👍 1 Agree](#)

Speeding traffic, large neighborhood developments coming, street lights

2 months ago

[👍 1 Agree](#)

Speeders, nonresident traffic, high taxes with little return to community

2 months ago

[👍 1 Agree](#)

Terrible internet... we moved here because the small town we came from grew so fast. It is now too crowded, loud, traffic is awful, crime went up. It used to be just like the town of Brooks. I would hate to see that happen here. It's fine driving to the next town over to get what we need.

2 months ago

[👍 1 Agree](#)

Building, roads

2 months ago

[👍 1 Agree](#)

Speeders, charter school traffic, high taxes with little to no return on investment

2 months ago

[👍 1 Agree](#)

Hwy 85 Connector & Hwy 85 intersection needs light, downtown has no handicap ramp to shops and needs a small diner

2 months ago

[👍 1 Agree](#)

Overgrowth, pass through traffic, commercialization

2 months ago

[👍 1 Agree](#)

Businesses moving in and making it more city like, more crime, need more police

2 months ago

[👍 1 Agree](#)

Development changing the rural feel, new residents that want to change rural atmosphere, and traffic

2 months ago

[👍 1 Agree](#)

Rapid growth without a plan to limit it appropriately, people using Brooks as a cut thru and speeding down our roads (even the dirt ones), fear of losing the rural feel

2 months ago

[👍 1 Agree](#)

Fast drivers, traffic, growing to fast.

2 months ago

[👍 1 Agree](#)

Lack of internet, traffic

2 months ago

[👍 1 Agree](#)

Bike riders, 18 wheelers,

2 months ago

[👍 1 Agree](#)

Speeding on Huckaby road

Growth

2 months ago

[👍 1 Agree](#)

Internet, phone reception, limited companies to choose from for internet

2 months ago

[👍 1 Agree](#)

Limited internet options, growth, increasing traffic

2 months ago

[👍 1 Agree](#)

Change because of growth, greed by individuals, improving cellular service

2 months ago

[👍 1 Agree](#)

Poor internet, traffic cutting through local roads, balancing progress with maintaining and respecting the past

2 months ago

[👍 1 Agree](#)

People wanting to turn Brooks into Senoia.

2 months ago

[👍 1 Agree](#)

Bicycles on curvy roads

Speeding

Slow internet

2 months ago

[👍 1 Agree](#)

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.

2 months ago

[👍 1 Agree](#)

Bad internet, town in 2 counties, different school districts

2 months ago

[👍 1 Agree](#)

Need sidewalks connecting all of downtown , ability to walk to post office without almost getting ran over

3 months ago

[👍 1 Agree](#)

no sewer system, and the nasty leach field makes the ball park a mess!
not a lot of communication from town council, but maybe there's not a lot going on
need more business in the downtown area to look like a real town, on Main Street

3 months ago

[👍 1 Agree](#)

Only one small shop and no coffee shop or restaurant, no sewer system to allow for needed businesses the town and it's community wants, no walking trails or dog park for community gather space.

3 months ago

[👍 1 Agree](#)

Internet!!

3 months ago

[👍 1 Agree](#)

Growth, traffic, poor internet

3 months ago

[👍 1 Agree](#)

Over development. Infrastructure. Pass through with speeders.

3 months ago

[👍 1 Agree](#)

Horrible internet, growth , 85 pass through traffic

3 months ago

[👍 1 Agree](#)

Poor Internet, growth phone service

3 months ago

[👍 1 Agree](#)

Traffic, growth, poor internet

3 months ago

[👍 1 Agree](#)

General traffic concerns, amount of tractor trailers coming through town, septic

3 months ago

[👍 1 Agree](#)

Traffic and not enough police also bikers on 85 connector gotta go

3 months ago

[👍 1 Agree](#)

Traffic and speeding

3 months ago

[👍 1 Agree](#)

staying a small town

26 days ago

no internet

26 days ago

traffic, congestion, speed limits

26 days ago

growth, density, county apathy

26 days ago

speeding, the Brooks bubble FB page, large trucks/traffic

26 days ago

traffic, speeding

26 days ago

overbuilding, speeding, parking

26 days ago

residents, general lack of interest in town, traffic

26 days ago

rapidly being built up, exorbitant property tax increases and charter school traffic

2 months ago

Traffic, bicycles on the roads and new residents wanting to change our small town

2 months ago

Hipster crowd wanting to bring in shops, shops, and more shops

Desire of younger crowd to "modernize" and have everything super "convenient" for themselves

Overdevelopment

2 months ago

Growing too fast

New people wanting to change the town and make a Senoia out of it. Move to Senoia if thats what you want.

Losing the Brooks Elementary School was the biggest setback this town has faced in many years. With the growth we are having now, it it obvious it should have never been closed!!!

2 months ago

Not enough places to go to, the small town feel of it is fading away. There's also some really urban people moving into places such as Huckaby and really making the feel of it not homey.

2 months ago

Internet challenges, growth, little enforcement on speeders especially on the Connector

2 months ago

NO disagree button on comments....

2 months ago

FedEx Ground, people transiting through Brooks to driving like they are doing a qualifying lap at Daytona (Lowry, Grant, Brooks-Woolsey, 85C), people wanting to change Brooks into something it is not (people moved here for quiet/space/feel) and if they want cart paths and a decaf soy latte downtown, probably should head about 12 miles west, general sprawl from adjacent areas, good idea "fairies" on "growth".

2 months ago

Slow internet, how to handle growth.

2 months ago

Not developing all the land.

Helping old residents accept new residents.

2 months ago

Traffic problems: Speeding. And, Liberty Tech could stagger drop off and pick up times by grade and utilize the 2 vehicle access points on opposite sides of the campus that Brooks Elementary successfully used to reduce the standstill traffic on 85 connector, Price Road, etc.

Pressure to over populate with homes on small lots--keep 5 acre minimums. Senoia, Fayetteville, Peachtree City and Griffin are all options for those that do not want to own at 5 acres.

Pressure to increase the business footprint -- plenty of vacant and available commercial property in Senoia, Peachtree City, Fayetteville and Griffin for those that would like to shop or open a business.

Failure to recognize that "progress" is not usually nor necessarily beneficial. If you move here, we welcome you. If you regret leaving there to move here, we encourage you to move back there instead of trying to change here to what you had there.

2 months ago

Access to reliable fiber-optic internet outside of Town of Brooks city limits, aggressive drivers on many local roads, growth is too rapid.

2 months ago

Wanting restaurants , rapid growth

2 months ago

Development

Commercialization

Desire to change the make up of Brooks

2 months ago

Semi traffic on the Connector

2 months ago

Not willing to change

2 months ago

Traffic on the Connector. I live on the Connector and people speed through here like it's a race. I'm no fuddy duddy, but when I try to get my mail in a 25mph zone. I feel like it could be the last time I might be alive. People don't give a crap how fast they are going and could care less about anybody other than themselves. Put some speed humps in and make them slow down. I'll sit out in the front yard with a beer and watch with a smile on my face. Do something about it! That's what I pay taxes for! Yeah I know...I didn't have to go there.

2 months ago

Rapid growth, new construction builds/land subdivisions, growing potential for crime

2 months ago

Internet options

2 months ago

Traffic flow issues created by charter school drop off and pick up (staggered times would be helpful)

2 months ago

Unreliable Wi-Fi, water pressure, keeping lot size to 5 acres

2 months ago

Preserving the town, development, making everyone happy

2 months ago

Population. I moved from a small town that started getting highly populated too fast. Need more places to eat and a better internet

2 months ago

Terrible wifi service, roads need work, and lack of amenities.

2 months ago

Growth in a positive way and internet service

2 months ago

Traffic, notice more as communities around us build too many homes. The challenge is how do you grow and still keep the small town feel and community.

2 months ago

Controlling new construction, internet availability and downtown parking.

2 months ago

Controlling new construction, internet service availability, parking in downtown.

2 months ago

Control the outcome of future crime spike by having town police. Town funds of the annual budget should be allocated properly to fix current problems instead of adding unnecessary accessories like water fountains, bike racks, benches. Not enough land in the Town of Brooks to keep the 5 acre track rule, therefore if the Town is insistent on keeping the minimum, they will need to annex in more land from unincorporated Fayette County to create more tax revenue as well.

2 months ago

Encroaching development, access to 85 N off Connector and rising star, Internet access bandwidth being low in widespread areas

2 months ago

High taxes without much services (police), speeders, charter school traffic

2 months ago

Bad internet, big trucks coming thru are town and traffic caused by poor planning in regards to the charter school.

2 months ago

No growth opportunities (downtown area)

Poor internet service

Someone buying the triangle land and being able to keep their construction fence up for a year with no construction going on. It's sketch!

2 months ago

Nowhere to grab a bite, limited prior to preschool childcare, resistant to productive growth.

2 months ago

Uncontrolled growth, traffic,

2 months ago

Bad internet, mega rich residents moving in, no coffee shop/bakery in town.

2 months ago

Terrible internet, too few town amenities, it would be great too have a coffee shop to meet other residents, no phone service

2 months ago

Poor internet

Poor road conditions (the county does not keep up maintenance on dirt roads)

The county is ridiculous with rules and regulations for building in Fayette County

2 months ago

Poor internet, lack of activities, traffic

2 months ago

Growth (its coming regardless), improving downtown, traffic control

2 months ago

Bad internet, speeding traffic on Rising Star and Connector, local restaurant in downtown

2 months ago

Lack of businesses to support local government, long commutes, poor Internet/data

2 months ago

Need more activities going on downtown, park of some sort, traffic , lots of semi coming thru connector

3 months ago

Internet, public park, small businesses

3 months ago

Through traffic and speeding especially on Rising Star and the Connector, lack of local eateries, internet

3 months ago

Traffic, internet and lack of communication

3 months ago

Growth, poor Internet, no restaurant

3 months ago

Water, through traffic and poor internet

3 months ago

Water, internet and through traffic.

3 months ago

Everyone who moves here wants to change everything about it, growth,

3 months ago

No restaurants, no walking paths,

3 months ago

Poor internet, poor cable tv, no restaurants

3 months ago

Quality of life is defined as the standard of health, comfort, and happiness experienced by an individual or group. How would you rank the quality of life that you experience in Brooks?

92%	High	171 ✓
8%	Average	14 ✓
0%	Low	0 ✓

185 Respondents

High

2 months ago

Preservation of existing buildings, old town feel. Put some more speed bumps on 85C... :) Cost effective.

2 months ago

It is generally quiet and serene.

2 months ago

It's quite.

2 months ago

High

2 months ago

Our current quality of life is high. Overall, we remain largely undeveloped, which is the appeal of our small town. However, those desiring to change it into a town more like Senoia, will be the ruin of this town and its attributes. Inviting in coffee shops, restaurants, bike/walking trails, dog parks, etc. will bring in all of the traffic, pollution, crime, vandalism, etc that you find in other over populated areas.

2 months ago

Two years ago it would have been rated as High! It is past time to cap the growth! And time to discard any notion of developing commercial Properties here; like restaurants or grocery stores. Unless, a small mom and pop diner is in the works- just don't!

2 months ago

High

2 months ago

A better park with nice playground is needed.

2 months ago

The quality of life in Brooks is high. The only thing that impacts our comfort here is the poor internet.

2 months ago

The growth needs to slow down! It is destroying what everyone lives about Brooks.

2 months ago

Brooks does not need to change. Brooks is the country, and does not need to lose that and become like PTC, Senoia, or any other town.

3 months ago

Would be better if the sewer system could be connected so more businesses could come in and provide the much needed services the community needs and continuously asks for. We also need more growth to be able to support those businesses with enough foot traffic and sales to allow them to even be able to sustain long term. Having walking trails, biking trails, horse trails, and or areas like a dog park where neighbors can enjoy and spend time together as well, outside of their large farm lands. There is so much potential here, and a huge community here that wants and needs more businesses, but they are too afraid to speak up bc of the constant negativity from a select few on Facebook.

3 months ago

Brooks is a diamond, defined by it's people and lifestyle.

3 months ago

Which culturally or historically significant buildings or sites do you feel are most important to the community?

Preserve downtown. Reduce pass through traffic especially large commercial vehicles. Continue community involvement

3 months ago

[👍 17 Agree](#)

Cemeteries, churches, ball field, downtown buildings
Need better up keep

3 months ago

[👍 10 Agree](#)

The Christian Church is the staple of our downtown.

3 months ago

[👍 6 Agree](#)

Ball field pavilion & play area needs overhaul and better up keep

3 months ago

[👍 5 Agree](#)

Preserve the downtown. Preserve the ability to walk, ride horses etc through the town without racing traffic. Churches

3 months ago

[👍 3 Agree](#)

Downtown Churches
Ball park
Downtown buildings need to be kept up.

3 months ago

[👍 3 Agree](#)

Slow down the growth, do NOT allow lots to be divided below 5 acres

2 months ago

[👍 2 Agree](#)

I think keeping the library is the most important, the town hall could be used more like a town hall. No one of any authority should ever under any circumstances touch our precious post office.

2 months ago

[👍 2 Agree](#)

Protect the old fire station
Protect the old library
Protecting the town buildings from being painted overwhelming colors, such as the blue on Creative Home Store
I'd love to see an old train car on the tracks running through downtown as a way to honor the railroad's history in our town. However, please do not work to turn the railroad tracks into any type of walking, biking trail. This will bring increased traffic and crime to our area.

2 months ago

[👍 2 Agree](#)

Downtown buildings and ball field

2 months ago

[👍 2 Agree](#)

The old churches

2 months ago

[👍 2 Agree](#)

I think the culture of Brooks is country living, farmland and peaceful community. There needs to be less development as it's taking away from the culture of the town.

2 months ago

[👍 2 Agree](#)

I'd like to see the ball fields, pavilion and play area get some updates. Especially the softball area

2 months ago

[👍 2 Agree](#)

The Confederate Cemetery. Folks need to realize that history cannot be changed by trying to bury it. We learn from history and hopefully make better choices.

3 months ago

[👍 2 Agree](#)

Cemetery, downtown building, historic homes

3 months ago

[👍 2 Agree](#)

Preserving downtown buildings

3 months ago

[👍 2 Agree](#)

Downtown

3 months ago

[👍 2 Agree](#)

Cemeteries, churches, old fire station

3 months ago

[👍 2 Agree](#)

Churches and cemetery

3 months ago

[👍 2 Agree](#)

churches, downtown buildings, need updated playground for children

3 months ago

[👍 2 Agree](#)

I feel downtown needs to be preserved, not expanded; however, developing the unused railroad tracks into a walking/biking path would serve to bring the community together

2 months ago

[👍 1 Agree](#)

The Confederate Veterans Cemetery and the churches are our most historically significant sites and buildings. The cemetery has already been altered by removing the sign giving soldiers the recognition they deserve because it could offend some people. Hopefully our churches aren't next. It is the town council's job to preserve our history, not dress it up and change it as they see fit.

2 months ago

[👍 1 Agree](#)

All of downtown...churches, cemeteries,buildings, homes

2 months ago

[👍 1 Agree](#)

The connector has too much traffic at times.. continue to have community events

2 months ago

[👍 1 Agree](#)

Preserve downtown! Also churches, baseball and football fields

2 months ago

[👍 1 Agree](#)

Keep the old barn on Hardy rd. I love seeing it! Old Landmarks cute quaint downtown, large well kept land flowers and trees needs to be preserved

2 months ago

[👍 1 Agree](#)

Confederate Cemetery, downtown buildings , NoThru trucks need to be addressed .

2 months ago

[👍 1 Agree](#)

Ballfields, church downtown, market

2 months ago

[👍 1 Agree](#)

The town has no business spending tax payer money for improvements

2 months ago

[👍 1 Agree](#)

Sports fields. Downtown area. The Christian church is just LOVELY!!!

2 months ago

[👍 1 Agree](#)

Preserve all of the downtown buildings but don't add more buildings.

2 months ago

[👍 1 Agree](#)

All of them

2 months ago

[👍 1 Agree](#)

downtown preservation

2 months ago

[👍 1 Agree](#)

Churches, downtown

2 months ago

[👍 1 Agree](#)

Leave all of brooks alone. Nothing needs to change.

2 months ago

[👍 1 Agree](#)

Our Confederate Veterans Cemetery is by far the most historically significant site in our area. The fact that our town manager and mayor are working to erase the significance of this site is disheartening. Please restore the sign and give these soldiers the recognition that their sacrifice deserves. The RR tracks in downtown should have some sort of RR car on them. The town could paint the exterior with scenes historically important to our area. It would be a nice way to honor those who came before us while providing a small, visually appealing sight in downtown.

2 months ago

[👍 1 Agree](#)

Preserve downtown. Reduce pass through traffic especially large commercial vehicles. Continue community involvement

2 months ago

[👍 1 Agree](#)

All of them.

2 months ago

[👍 1 Agree](#)

Christian church, downtown row offices.

2 months ago

[👍 1 Agree](#)

Cemeteries, old fire station, library

2 months ago

[👍 1 Agree](#)

All of the buildings in downtown

2 months ago

[👍 1 Agree](#)

Avoid lax appearance standards so the new and existing structures maintain the historic look that best fits the town.

2 months ago

[👍 1 Agree](#)

Preserving downtown. NO Corporate businesses. The beautiful old barns that decorate our rural landscape.

2 months ago

[👍 1 Agree](#)

Cemetery, the town buildings on the road, and the park and ballfield.

2 months ago

[👍 1 Agree](#)

Downtown, the ball fields, and the confederate cemetery.

2 months ago

[👍 1 Agree](#)

Downtown buildings

2 months ago [👍 1 Agree](#)

Keep downtown like it is with that old time feeling, keep all churches and keep all cemeteries, building to 5 or more acres. Keep large trucks from using McIntosh Rd as a short cut to Griffin.

2 months ago

[👍 1 Agree](#)

Need to preserve all the old churches, and houses and downtown buildings.

2 months ago

[👍 1 Agree](#)

Buildings that currently exist as the "downtown" of Brooks.

2 months ago

[👍 1 Agree](#)

Downtown buildings

2 months ago [👍 1 Agree](#)

Downtown as it is, baseball fields, church, keeping roads small

2 months ago

[👍 1 Agree](#)

Recreational area better maintained and improved. Historic sites maintained

2 months ago

[👍 1 Agree](#)

Keep downtown the way it is

2 months ago

[👍 1 Agree](#)

Downtown buildings, churches, cemeteries

2 months ago

[👍 1 Agree](#)

Preserve downtown. Reduce pass through traffic especially large commercial vehicles. Continue community involvement

2 months ago

[👍 1 Agree](#)

Yes preserve downtown

2 months ago

[👍 1 Agree](#)

Keep the town as s small country town and keep clean.

2 months ago

[👍 1 Agree](#)

Downtown. Could I also say land??

2 months ago

[👍 1 Agree](#)

Downtown as a whole, old barns

2 months ago

[👍 1 Agree](#)

Whitewater Baptist church cemetery is at risk. Maintenance is in desperate need for head stones. Keep downtown brooks simple.

2 months ago

[👍 1 Agree](#)

Cemeteries

2 months ago

[👍 1 Agree](#)

Downtown buildings and cemetery

2 months ago

[👍 1 Agree](#)

Preserve downtown and drastically reduce the through traffic, preserve the dirt road country living

2 months ago

[👍 1 Agree](#)

Churches, keep downtown just like it is

2 months ago

[👍 1 Agree](#)

The whole town

2 months ago

[👍 1 Agree](#)

All of downtown and historic churches.

2 months ago

[👍 1 Agree](#)

Keep downtown as historic as possible.

2 months ago

[👍 1 Agree](#)

Post office, library, Mize Accounting.

2 months ago

[👍 1 Agree](#)

Preserve downtown and some of the old structures in the area like barns and out buildings

2 months ago

[👍 1 Agree](#)

Preserve the downtown area and all historical homes

2 months ago

[👍 1 Agree](#)

The old fire station, and the grave yard beside it.

2 months ago

[👍 1 Agree](#)

Churches, cemeteries and ball fields

2 months ago

[👍 1 Agree](#)

The historical downtown area should not be altered or expanded

2 months ago

[👍 1 Agree](#)

Keep the downtown buildings. Don't tear them down.

2 months ago

[👍 1 Agree](#)

Everything downtown

2 months ago

[👍 1 Agree](#)

Confederate Cemetery is very important. I will help in any way needed!

2 months ago

[👍 1 Agree](#)

The confederate cemetery is in jeopardy, the town should fight for it to be preserved

2 months ago

[👍 1 Agree](#)

The old town cemetery!

2 months ago

[👍 1 Agree](#)

Garbage along 85, building that was hot needs to be fixed

3 months ago

[👍 1 Agree](#)

Everything needs an upkeep

3 months ago

[👍 1 Agree](#)

the entire downtown especially the corner church

26 days ago

train tracks and buildings in town should be preserved

26 days ago

all of downtown

26 days ago

churches

26 days ago

the entire downtown

26 days ago

Library, Langfords store

26 days ago

The library, the langford's old store

26 days ago

library

26 days ago

none - the old graveyards are interesting but not historically outstanding

26 days ago

Brooks Christian Church, Brooks town chapel

26 days ago

Cemeteries, downtown building and churches

2 months ago

Churches, cemeteries and old buildings

2 months ago

Confederate cemetery-town should restore sign and flags and be proud of these soldiers

Churches-young crowd wants to turn them into coffee/sandwich/ice cream shops

Entire downtown area-town should use funds to purchase empty buildings instead of dog water fountains and bike stations

2 months ago

Taking better care of the baseball park and the football field. It was not too long ago when those parks, along with the school, were the staples of this community. The towns people had their children in the school and playing sports here in Brooks. Not anymore. They are playing in other community parks. All thanks to the school being closed.

2 months ago

I love all of the old bildings because they just make it feel so homey and comfortable. I think a small coffee shop would be really nice and fun near downtown to give it aplace for teenagers to study or just a place for adults to talk to one another.

2 months ago

Preservation of existing buildings, old town feel. Put some more speed bumps on 85C... :) Cost effective.

2 months ago

I would like to limit commercial traffic through downtown
I would like to see the downtown buildings utilized maintaining their structural integrity
I would love to see downtown used more frequently for community gatherings, not just in the warm weather

2 months ago

The whole downtown area
I would love to see the downtown buildings used and still keep their general structural integrity
I would like to disallow commercial traffic in the downtown area

2 months ago

Post Office and the baseball fields

2 months ago

Downtown buildings, churches, and cemeteries.

2 months ago

"Main Street" buildings and properties

2 months ago

Preserve the land, protect cemeteries, keep the old churches

2 months ago

Cemeteries . Preserve downtown

2 months ago

Downtown area, ball fields, churches. We need Brooks Elementary back!!!!

2 months ago

Hope that we can fill all vacant buildings with a tennant.

2 months ago

Library

2 months ago

Ball fields, preserve downtown buildings

2 months ago

Not sure

2 months ago

I'm not aware of the historical sites in Brooks. I would like to know more about this I think it's important to preserve history for children

2 months ago

I'm not sure what sites are in Brooks but would like to know

2 months ago

The buildings in downtown Brooks are charming and provide a focal point for the surrounding community. Unfortunately, they don't fit today's version of commercialization, so I fear for future of the Brooks town center.

2 months ago

All of downtown, cemeteries, local barns/homes with significant roles in the town/county history.
Gather volunteers to research and write the town history who can organize fundraising/care of sites.

2 months ago

NA

2 months ago

none

2 months ago

Maintain all downtown buildings and surrounding area.

2 months ago

Downtown buildings and churches. These can only be maintained if they are held in high regard and some of them need to be updated and the ability to connect to sewer and water so that others are willing to use them.

2 months ago

Anyone else find this survey a little strange?

2 months ago

Other than town area including churches and sports areas what else is there

2 months ago

No preferences

2 months ago

Historic preservation is important. Landmark buildings should be protected and maintained. There should be a written maintenance policy for each building.

3 months ago

none seem to at risk

3 months ago

Downtown Brooks needs better signage on stores. The thrift store you can't see the sign.. the brick building not sure what it is that's falling apart, hasn't been touched yet there is a ton of bricks outside waiting to be set, the hair salon people park or face the incorrect way they feel they own the town of brooks, we need a cafe to sit and have coffee perhaps a light breakfast or lunch.

3 months ago

All of the old church's and homes

3 months ago

What are the most significant natural and environmental resources in Brooks? What role should the Town play in helping to preserve and protect these?

Keep the acreage requirements, Do not change our little town. Plenty of places close by to eat at.

3 months ago

[!\[\]\(e1e7921b6c9a904a5a0158e3b08a3960_img.jpg\) 31 Agree](#)

Keep housing density low, don't change the acreage requirement
Keep as much forest as possible for wildlife

3 months ago

[!\[\]\(d2486ff81bcc6dd24d67d65daf53adad_img.jpg\) 23 Agree](#)

Preserve land building requirements. Preserve the farm land environment. Maintain the peacefulness

3 months ago

[!\[\]\(464c8d8c37c93af1341f4240133feebe_img.jpg\) 20 Agree](#)

City should not own so much real estate in the downtown, keeping local businesses from coming in. Putman Park is never used. The old Methodist Church should be repurposed to be used daily (perhaps a coffee shop or sandwich shop) instead of it sitting empty. The Market Hall should be used for a permanent Food Hall or coffee shop. The old Fire House has plenty of office space to move Town Hall there, to allow more mom and pop shops downtown.

3 months ago

[!\[\]\(e757061e57bbcfd4b55a38a8661e6a34_img.jpg\) 7 Agree](#)

Keep acreage minimum and farm feel, no new subdivisions.

3 months ago

[!\[\]\(f84f1873897288fda44de7d279af0fcc_img.jpg\) 5 Agree](#)

There is a lot of wildlife and in order to maintain that, their habitat needs to be kept. This means that housing needs to be kept to a minimum and forest areas need to be preserved.

2 months ago

[!\[\]\(5d99eec49f0d84510a1e599f316df10d_img.jpg\) 3 Agree](#)

Keep acreage requirements

2 months ago

[!\[\]\(bafe921f31843f24af2a44d5595c4715_img.jpg\) 3 Agree](#)

Keep acreage requirements! Preserve downtown buildings.

2 months ago

[!\[\]\(4afb4fd77c3c7ff3e4d0c760d751363d_img.jpg\) 3 Agree](#)

Keep acreage requirement

3 months ago

[!\[\]\(db946716852880fd6ec5344e3b4f3fff_img.jpg\) 3 Agree](#)

Keep the subdivisions out. Minimize housing by keeping acreage requirements. Keep forests.

3 months ago

[!\[\]\(de78621635bd07211ef562c46bc1a27b_img.jpg\) 3 Agree](#)

Beautiful rural town! Leave it as is! No stores, restaurants, etc!

2 months ago

[!\[\]\(1334f54a25246419eded6cdb54fd90b6_img.jpg\) 2 Agree](#)

Definitely maintain acreage requirement. Would be nice to have coffee shop/sandwich shop near downtown/sports fields.

2 months ago

[!\[\]\(ad91ed9424c65abb0309aa82fc5178fb_img.jpg\) 2 Agree](#)

Keep housing density low, don't change the acreage requirement. Preserve the farm land environment. Maintain the peacefulness. Keep as much forest and wetlands as possible for wildlife.

2 months ago

[!\[\]\(a4e9dad4bd8da393bb2c6d8b30b411dc_img.jpg\) 2 Agree](#)

Do not change the 5 acre minimum.

2 months ago

[!\[\]\(64731b306cd724742a3c07f13f465ea8_img.jpg\) 2 Agree](#)

Just leave it like it is. Stop trying to add more houses

2 months ago

[👍 2 Agree](#)

Keep acreage requirements, the best thing about Brooks is that it has stayed a small town. Look at Senoia. Don't do that to Brooks

2 months ago

[👍 2 Agree](#)

Do not change the acreage requirements. No commercial buildings

2 months ago

[👍 2 Agree](#)

Keep land requirements the same

2 months ago

[👍 2 Agree](#)

Keep Acreage requirements, maintain small downtown

2 months ago

[👍 2 Agree](#)

Keep housing density low, don't change the acreage requirement
Keep as much forest as possible for wildlife

2 months ago

[👍 2 Agree](#)

Green space. Ideally, I'd love to keep it open, but the 5 acre minimum is a good approach to provide growth and maintain a certain, unique feel to the Brooks area.

2 months ago

[👍 2 Agree](#)

Wildlife and habitat need to be maintained by keeping 5 acre minimum with restrictions in place!

2 months ago

[👍 2 Agree](#)

Green spaces due to lot size restrictions. Small lots will destroy the habitats in Brooks and great diversity of wildlife we have.

2 months ago

[👍 2 Agree](#)

Keep the 5 acres required to live here

2 months ago

[👍 2 Agree](#)

The best way to preserve this is to limit growth by never changing 5 acre requirement

2 months ago

[👍 2 Agree](#)

Trees, land and water

2 months ago

[👍 2 Agree](#)

Keeping acreage requirements

2 months ago

[👍 2 Agree](#)

Keep the 5 acres minimum.

2 months ago

[👍 2 Agree](#)

Keep Brooks the way it is, we don't need to be like Peachtree City or Senoia

2 months ago

[👍 2 Agree](#)

Keep the 5 acres minimum

2 months ago

[👍 2 Agree](#)

I love the feel of downtown but wish we had a coffee/ sandwich shop. We also need a gas station closer.

2 months ago

[👍 2 Agree](#)

Keep the acreage requirements.

2 months ago

[👍 2 Agree](#)

Don't take the 5 acer rule away, the more of the land you develop the less it feels like country. Just leave BROOKS ALONE. Not every community needs to go for broke in development.

2 months ago

[👍 2 Agree](#)

Keep 5 acre minimum.

2 months ago

[👍 2 Agree](#)

Keep the 5 acre covenant
Whatever it takes!!!

2 months ago

[👍 2 Agree](#)

Our undeveloped land is our biggest asset. For us to continue to be known as a small, country town, the development has to slow way down.

I am happy we don't have a sewer system downtown. To me, keeping things the way they are is the perfect way to prevent developers from taking over downtown as well.

2 months ago

[👍 2 Agree](#)

Preserve and protect habitat

2 months ago

[👍 2 Agree](#)

Natural protected habitat area

2 months ago

[👍 2 Agree](#)

Undeveloped land. Don't want to see forests and pastures to disappear.

2 months ago

[👍 2 Agree](#)

Don't don't don't decrease the acreage a minimum!

2 months ago

[👍 2 Agree](#)

Keep the acreage requirements, keep the small town feel.

2 months ago

[👍 2 Agree](#)

Keep low density housing, do not over crowd

2 months ago

[👍 2 Agree](#)

Baseball fields, school, control development of land

2 months ago

[👍 2 Agree](#)

I love Brooks the way it was. Mostly country feel, and not built up with subdivisions and commerce. Those are close enough!

3 months ago

[👍 2 Agree](#)

Keep the stipulation on acreage. We need to stay a small town, and keep the country feel. We are country.

3 months ago

[👍 2 Agree](#)

Preserve LAND. Less development

3 months ago

[👍 2 Agree](#)

Fayette County, owner of ball fields, should establish clean quality of land. Drainage and odors have been a problem for years at/near the ball fields. Is it drainage or percolating problem?

3 months ago

[👍 2 Agree](#)

Keep 5 acre minimum, don't try and over build, keep small town feel

3 months ago

[👍 2 Agree](#)

Never let anyone build on less than five acres unless they are down town

3 months ago

[👍 2 Agree](#)

Undeveloped land, PERIOD.

2 months ago

[👍 1 Agree](#)

Wildlife, Undeveloped Land, Ponds, livestock

2 months ago

[👍 1 Agree](#)

Keep land restrictions

2 months ago

[👍 1 Agree](#)

Preserve the farm land and woods by keeping the 5 acre minimum

2 months ago

[👍 1 Agree](#)

Keep the acreage requirements please!!

2 months ago

[👍 1 Agree](#)

Keep acreage requirements

2 months ago

[👍 1 Agree](#)

Keep acreage requirements and keep Brooks small town feel!!

2 months ago

[👍 1 Agree](#)

Keep acreage requirements! No large subdivisions. Love the various lakes, water, and UNdeveloped land

2 months ago

[👍 1 Agree](#)

Keep acreage requirements 10+

2 months ago

[👍 1 Agree](#)

Undeveloped land.

2 months ago

[👍 1 Agree](#)

PLEASE do not change the current acreage requirements.

2 months ago

[👍 1 Agree](#)

Keep Brooks small

2 months ago

[👍 1 Agree](#)

prevent clear cut of land sold

ensure water management on all properties follows county/city guidelines

maintain or increase acreage requirements

2 months ago

[👍 1 Agree](#)

Maintain land requirements to allow for more vegetation and wildlife

2 months ago

[👍 1 Agree](#)

Our most significant natural resource is our land. As building increases, the land is becoming overdeveloped. Wildlife has less habitat to run freely and protected. Maintaining, and even increasing, the amount of acreage needed in order to build would be the best way to protect our most important natural resource.

2 months ago

[👍 1 Agree](#)

Preserve the farmlands/ 5 acre minimum

2 months ago

[👍 1 Agree](#)

We are driving all the wildlife out with this rapid growth!

2 months ago

[👍 1 Agree](#)

Keep the 5 acre minimum. Wildlife are already running out of space due to overbuilding/overcrowding

2 months ago

[👍 1 Agree](#)

Farming!! Support our farmers and their land. The forests and greenery by maintaining 5 acre limit

2 months ago

[👍 1 Agree](#)

Keep the acreage required and the road frontage requirements.

2 months ago

[👍 1 Agree](#)

Conserve our 5 acre minimum.

2 months ago

[👍 1 Agree](#)

Keep acreage requirements!!!

2 months ago

[👍 1 Agree](#)

Preserve land, reduce development

2 months ago

[👍 1 Agree](#)

Keep acreage requirements

Keep acreage requirements

Keep acreage requirements

2 months ago

[👍 1 Agree](#)

Please keep the acreage requirements. Keep our small town small.

2 months ago

[👍 1 Agree](#)

Keeping as much forest and land as possible, keeping acreage requirements, preserving farm lands, keeping residential developments small as possible

2 months ago

[👍 1 Agree](#)

Please keep the countryside as it is. I love the wildlife in Brooks.

2 months ago

[👍 1 Agree](#)

Don't change acreage requirements

2 months ago

[👍 1 Agree](#)

Keep the acreage requirements please! Preserve the rural life we love.

2 months ago

[👍 1 Agree](#)

Allow no small lot subdivisions.

2 months ago

[👍 1 Agree](#)

Keep acreage requirements

2 months ago [👍 1 Agree](#)

All the undeveloped land around Brooks should remain undeveloped.

2 months ago [👍 1 Agree](#)

Keep acreage requirements as is

2 months ago [👍 1 Agree](#)

Maintain acreage requirements, better maintain dirt roads. Instead of spending money after every rain to scrape the dirt roads try to put gravel on them.

2 months ago [👍 1 Agree](#)

5 Acre Building Rule

2 months ago [👍 1 Agree](#)

Trees, trees, trees

2 months ago [👍 1 Agree](#)

Forests. Wildlife, undeveloped land, bodies of water.

2 months ago [👍 1 Agree](#)

Wildlife

2 months ago [👍 1 Agree](#)

The undeveloped land.

2 months ago [👍 1 Agree](#)

Maintaining or increasing new acreage requirements for undeveloped land.

2 months ago [👍 1 Agree](#)

Keep land requirements to help maintain forest and wildlife

3 months ago [👍 1 Agree](#)

clean up the septic leach field and the two small kid parks that Brooks takes care of. the smaller concession stand up the seems to be in bad shape, especially the bathrooms

3 months ago [👍 1 Agree](#)

Maintain acreage minimums, petition the county for more hydrants to provide better fire protection and lower property taxes.

3 months ago [👍 1 Agree](#)

Keep acreage nothing less then 5 keeps out the riffraff , would like to see a coffee shop or small lunch breakfast place.

3 months ago [👍 1 Agree](#)

keep acreage for homes, keep forestry for wildlife

3 months ago [👍 1 Agree](#)

Land is being lost to quickly due to new builds

3 months ago [👍 1 Agree](#)

pastures and farms. Keep 5-acre minimum!!

26 days ago

keep five acre minimum requirement to preserve farmland, wildlife, and trees

26 days ago

forest and water

26 days ago

don't dig up our roads for flower plants

26 days ago

trees and water

26 days ago

Our property/land. Let us do what we want or don't want on our 5yrs

26 days ago

Brooks itself! Keep it small and rural

26 days ago

still have quite a lot of green space in city limits. It's important Brooks keep landscaping relevant to town, NOT just put plants out on unplanned landscape

26 days ago

Undeveloped land and average minimums and the lakes

2 months ago

Acreage

Undeveloped land

Creeks

Town should deny putting in sewage. This is the only reason our town hasn't been turned into Senoia.

2 months ago

Maintain the peacefull vibe in it

2 months ago

Lot sizes should remain no less than 5 acres!

It would be great, especially for the aging population to have a community garden, as many are unable to garden large gardens any longer, but enjoy doing it

Keep as much forest as possible

2 months ago

Housing density needs to remain at 5 acres, except for grandfathered land.

2 months ago

Does the Town of Brooks own property that includes a body of water, stream, etc.? Town of Brooks should support the county to preserve Starrs Mill, and work with the counties that border the Flint River to maintain bridge and wildlife areas adjacent to the river

Preserve 5 acre minimums for single family housing; no multi-family housing as this would create overpopulation and negatively impact natural and environmental resources including wildlife.

Preserve existing recreational areas.

Restrict new business development to existing main street -- use of existing space as it becomes available only. Businesses should be required to get a permit from Town of Brooks to make changes to existing spaces. And, they should be responsible for the expense of any requested upgrades (utilities, sewage, parking, fiber internet, etc.) Note: There are nearby business strips (85 connector and HWY 16; Hwy 16 and Hwy 85) that can accommodate businesses and would be convenient for the residents of Brooks.

2 months ago

Our most significant natural and environmental resources are our land (the town should keep the 5 acre minimum in place or increase this minimum), our wildlife (the county should prevent overdevelopment), and our bodies of water (the town could implement volunteer clean up days to remove the trash).

2 months ago

Keep acreage requirements

2 months ago

Please keep the acreage requirement and do not allow any new subdivisions to be built. Land, space, the rural feel, these are all the reasons why Brooks is so desirable

2 months ago

Land conservation with tax relief for large land owners to preclude forced tax sales.
Purchase of open tracks for public use.
Maintain current acreage zoning.

2 months ago

QUIET!

2 months ago

Need more large properties instead of fake 5 acre subdivisions

2 months ago

Lake Horton is a close asset to the community. Keep larger parcels of land.

2 months ago

Close down or widen Gable Rd (between West McIntosh and 85 Connector) as it's too narrow and dangerous. Cars drive too fast down the road and people walking their dogs have almost been hit. Cars constantly drive down the one way road the wrong way almost causing accidents.

3 months ago

Keep acreage requirements,

3 months ago

What would you like to see in Brooks that doesn't currently exist here?

We have lived in Brooks way over 30 years. It is a quite town, with a real country feel. Don't change this. Leave Brooks alone and leave us to out homes with quite, privacy and country living. Stop trying to change everything to look like Peachtree City. If you want to live in the city, go for it. But this is COUNTRY. Leave us to it.

2 months ago

[⬆ 38 Agree](#)

Probably going to catch heat for this one but a rule that bans bicyclist from riding on any road/street in Brooks.

3 months ago

[⬆ 37 Agree](#)

Non-chain cafe or coffee shop
Non-chain pizza shop

3 months ago

[⬆ 37 Agree](#)

I grew up here. The beauty of Brooks is that there is NOTHING here. People keep moving in and wanting this place and that for convenience and then that will change the beauty of brooks.

2 months ago

[⬆ 27 Agree](#)

The railroad maintained or converted
To multi-use paths so people could walk and ride horses. Sidewalks to walk on throughout the town.
Sewage.

3 months ago

[⬆ 27 Agree](#)

Nothing. I love it the way it is.

3 months ago

[⬆ 24 Agree](#)

Nothing...leave it alone

2 months ago

[⬆ 23 Agree](#)

Nothing, I like the way it is.

3 months ago

[⬆ 22 Agree](#)

To everyone wanting walking trails, restaurants, etc. beware this often brings outsiders into our community. With that comes crime, traffic, and a toll on existing infrastructure. Once you rip that band aid off there isn't any putting it back on!

2 months ago

[⬆ 17 Agree](#)

Restaurant, coffee shop, select retail

3 months ago

[⬆ 17 Agree](#)

Fewer houses.

2 months ago

[⬆ 15 Agree](#)

Walking Trail, Bike Trails, Horse Trails, Dog Park, Community Gathering Space.

3 months ago

[⬆ 15 Agree](#)

Nothing. Leave our small town the way it is. We have plenty of restaurants, coffee shops, retail stores, etc. in very close neighboring cities.

2 months ago

[⬆ 14 Agree](#)

No change is necessary or needed.

2 months ago

[⬆ 14 Agree](#)

Leave Brooks alone!!! You are destroying the very essence of what is most desirable about it!

2 months ago

[👍 13 Agree](#)

Nothing needs to change. Leave our town alone. We moved to the country for a reason. This is peachtree city. Keep trying to broaden the city and you're gonna bring more crime, people etc. quit building so many houses. You want walking trails go to lake Horton or peachtree city. Brooks don't need that.

2 months ago

[👍 12 Agree](#)

Do not repurpose the railroad tracks

2 months ago

[👍 12 Agree](#)

Nothing, please keep it how it is!!!

2 months ago

[👍 11 Agree](#)

No Railroad track walking tracks! Brooks likes its privacy and the tracks run through some of our backyards!

2 months ago

[👍 11 Agree](#)

Leave it alone keep it country

2 months ago

[👍 10 Agree](#)

Ice cream shop

3 months ago

[👍 10 Agree](#)

Nothing. Leave country living alone.

2 months ago

[👍 9 Agree](#)

Non-chain eatery downtown

3 months ago

[👍 8 Agree](#)

Food truck court or area and making it easier for them to service Brooks. I've Cream shop. Or leave it the way it is. More community events to get everyone together and involved.

3 months ago

[👍 8 Agree](#)

Better internet!

2 months ago

[👍 7 Agree](#)

Connect to Sewer, to allow for more small businesses to come in!

3 months ago

[👍 7 Agree](#)

We have lived in Brooks for 5 years. It is a quite town with a real country feel. Don't change Leave Brooks the way it is. A place with privacy and country living. Stop trying to change everything to look like Peachtree City. If you want to live in the city, go for it but, Brooks is COUNTRY.

2 months ago

[👍 6 Agree](#)

Nothing! Leave it alone. We moved here for a reason. Quiet, big lots, small town - country feel!

2 months ago

[👍 5 Agree](#)

Nothing

2 months ago

[👍 5 Agree](#)

Stop trying to change the reason people have lived here 20 plus years is simple we love the country and all these new comers moving in want us to change. You should have moved to peachtree city or Senoia if you want walking trails change railroad tracks. They are just fine I do not want strangers walking through my yard

2 months ago

[👍 5 Agree](#)

Nothing, don't change a thing.

2 months ago

[👍 4 Agree](#)

Leave things as they are! We came here for the small town atmosphere; beautiful, open rural land. Stop trying to "improve" things. Look at all the people trying to move here to get away from "improvements"!

2 months ago

[👍 4 Agree](#)

nothing needs to be added

2 months ago

[👍 4 Agree](#)

Small Town Diner

2 months ago

[👍 4 Agree](#)

More community events like Brooks Day

2 months ago

[👍 4 Agree](#)

I would like to see the Confederate Veterans honored the way they used to be. Please post a new sign recognizing it for what it is and quit telling us the sign was removed because it was rotten. Own the real reason and make good on your promise to post a new one.

2 months ago

[👍 3 Agree](#)

Food trucks are fine but NO eateries downtown!!! The traffic in and out is already terrible. Brooks Days type events for the community.

Speed traps popping up to stop cut dangerous through traffic.

2 months ago

[👍 3 Agree](#)

Multi use railroad tracks and a playground similar to the one in Senoia.

2 months ago

[👍 3 Agree](#)

I agree the old railroad tracks could be better used. Can it be considered a blight and acquired by the town.

2 months ago

[👍 3 Agree](#)

Coffee/Ice cream shop. Playground area such as in Senoia.

3 months ago

[👍 3 Agree](#)

Bury power lines

2 months ago

[👍 2 Agree](#)

Horse trails with parking for horse trailers would be wonderful.

2 months ago

[👍 2 Agree](#)

No publicly funded recreation of any kind. I don't ask others to pay for my recreation, don't force me to pay for yours. Keep Brooks small and rural and let other places deal with the growth and congestion.

2 months ago

[👍 1 Agree](#)

No chain anything! But would love a small coffee shop and a place to have more community gatherings

2 months ago

[👍 1 Agree](#)

Love it like it is!! Would not oppose a small non chain coffee/sandwich shop.

2 months ago

[👍 1 Agree](#)

Walking and bike trails to keep residents and cyclists safer. Horse trails.

2 months ago

[👍 1 Agree](#)

I think there could be better use of unused railroad and public lands for bike/walking trails, nature preserves, etc. Perhaps some research into Indian and pioneer settlements with appropriate historical signage.

2 months ago

[👍 1 Agree](#)

Summer concerts or plays at ball field to highlight local youth talent... an amphitheater maybe?

2 months ago

[👍 1 Agree](#)

Sidewalks, better playground. The one we have is not maintained properly and forces us to go to Senoia or PTC for our kids to play.

2 months ago

[👍 1 Agree](#)

Community gathering areas, small, select coffee shop or other restaurant

2 months ago

[👍 1 Agree](#)

Sidewalks

2 months ago

[👍 1 Agree](#)

down town business, more festivals or events in-town or at the ball fields, a new city hall location of new building. that one is one of the ugliest

3 months ago

[👍 1 Agree](#)

a cute coffeehouse or meeting place for lunch in downtown

26 days ago

more small businesses

26 days ago

nothing

26 days ago

commerce

26 days ago

Nothing, we moved here b/c of that. Small and quiet. I can drive 20 min to get to the city for anything I need.

26 days ago

nothing!

26 days ago

nothing - if we grew and add too much it won't be Brooks. It will be Senoia.

26 days ago

walking trails, possibly using existing railway

26 days ago

property turn over in town

26 days ago

ATV track down old railroad tracks, more festivals, possible mom and pop coffee/sandwich shop, no chain restaurants or stores

2 months ago

No bicycles on any road in or around Brooks

2 months ago

Less development

2 months ago

An IHOP

2 months ago

A coffee shop [ANYTHING BUT STARBUXS] or a small bakery.

2 months ago

Keep Brooks the way Brooks is. All these comments from people wanting pizza, coffee -- there are plenty of those places a short drive away. Many of the other amenities I see comments on are available in PCT, Senoia so perhaps that is the place you should be. I'd also like it to be announced WHO developed this survey, and WHY.

2 months ago

Possibly a small coffee shop and/or small general store.

2 months ago

Brooks is a wonderful place to live and play -- as it is.

The new mural is awesome! (Can we please add 30205?)

Changes that could be made are common courtesy changes for example:

Bikers are welcome to enjoy our town, but should understand that they also must comply with the rules of the road.

"Road Race" runners are welcome to enjoy the fresh air and countryside as the race and or run daily, but should respect the private properties along the run -- private driveways are not parking spaces nor water stations for those supporting these run; please take your trash with you as you leave.

Recreational facilities have trash cans -- please use them.

2 months ago

Leave Brooks with a country feel

2 months ago

New and improved sign at the Confederate Veterans Cemetery recognizing those who fought in the service for our country.

2 months ago

roads for bicyclist

2 months ago

Better internet but hopefully that will happen with the infrastructure bill. Takes time

2 months ago

Upgrades at the baseball fields

2 months ago

Sidewalks

2 months ago

Walking trail and bike riding lane

2 months ago

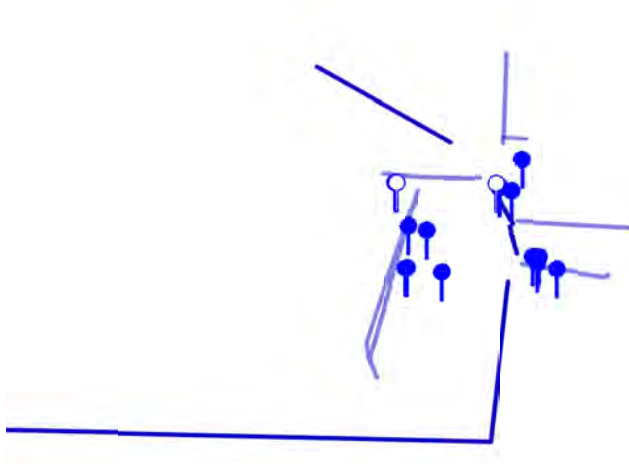
2 months ago

How would you rank your satisfaction with the following transportation issues in Brooks?

	Poor	Below average	Adequate	Good	Excellent
Traffic safety	10% Poor	21% Below average	29% Adequate	28% Good	11% Excellent
Pedestrian and bicycle safety	22% Poor	18% Below average	38% Adequate	17% Good	6% Excellent
Road conditions	1% Poor	7% Below average	39% Adequate	43% Good	10% Excellent

155 respondents

Are there any intersections or sections of road where traffic speeding is a particular concern?



Connector & Hwy 85

2 months ago [👍 5 Agree](#)

When turning onto Bankstown from Price Rd you cannot see oncoming traffic from the left due to the hill that is there. In order to see traffic one has to be in the intersection.

3 months ago

[👍 5 Agree](#)

85 connector

3 months ago [👍 4 Agree](#)

Brooks Woolsey and Bankstown...not sure why people think they have to drive 60+, not to mention my daily hugging of the shoulders because of people crossing the center line...pickup trucks, especially.

2 months ago

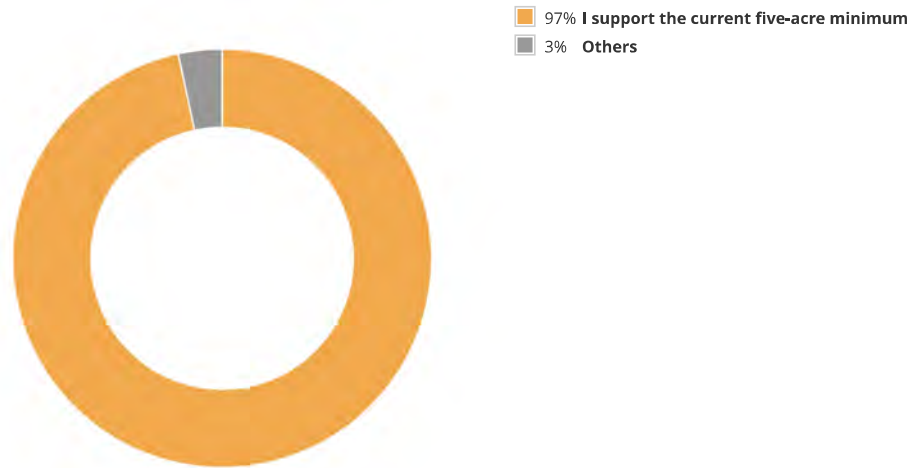
[👍 2 Agree](#)

Morgan Mill and the connector is better as of late but still could use improvement. Also at the Connector and 85

3 months ago

[👍 2 Agree](#)

Currently, residential lots outside of the downtown area must be five acres or more. How do you feel about this rule?



178 respondents

Council should increase minimum acreage requirement to prevent builders from buying up undeveloped land and churning out overpriced houses by the hundreds

2 months ago

And I support single family dwellings only along with the five acre minimum -- no multi-family dwellings.

2 months ago

Upping the acreage requirements would be even better!

2 months ago

Leave this alone. It's why we moved here. 5+ acre lots.

2 months ago

Poll Questions 'Other' Responses:

Support 10 acre minimum

2 months ago

What would you describe as the most important housing need in Brooks? What role should the Town play in helping to support this need?

Town should play no role in housing.

3 months ago

[👍 26 Agree](#)

Support 5 acre minimum and bring internet.

3 months ago

[👍 20 Agree](#)

The only things the town should be involved in is maintaining the five acre rule and building requirements. Work on grants for rural internet service. Reduce commercial traffic.

3 months ago

[👍 20 Agree](#)

no housing needs in Brooks, town need to keep 5 acre outside of downtown

3 months ago

[👍 5 Agree](#)

Keep 5 acre minimum

3 months ago

[👍 5 Agree](#)

What would you describe as the top project or improvement that could be made to downtown Brooks?

Restore the remaining buildings. Repair the one that is damaged.

3 months ago

[👍 14 Agree](#)

Improved downtown area. (Septic for potential future restaurant, more buildings, sidewalks...)

3 months ago

[👍 7 Agree](#)

Restaurants

3 months ago

[👍 7 Agree](#)

I should love paths around the town

3 months ago

[👍 5 Agree](#)

Brooks needs to keep bicyclists from taking over our town. I have nothing against bicyclists who are courteous and move to the side of the road. But when they think I shouldn't drive on the road I live on, that ridiculous!

3 months ago

[👍 4 Agree](#)

If desired, please use the space below to list anything else you would like to be considered in future planning efforts for Brooks that were not covered by the previous survey questions

Find a way to access Lake Horton from the Brooks side for residents to use hiking trails and facilities.

2 months ago

⊕ 11 Agree

Walking trails, Bike Trails, Horse Trails and Dog Park. Kid's Playground.

3 months ago

⊕ 10 Agree

Street Entrance to baseball fields could be better marked for out of area people

2 months ago

⊕ 5 Agree

Find a way to allow access to Lake Horton for Brooks residents. Get permission to reimagine the old railroad bed line into a walk/ bicycle path to keep them off the roads.

2 months ago

⊕ 4 Agree

Maintain small town atmosphere, PLEASE ❤️

2 months ago

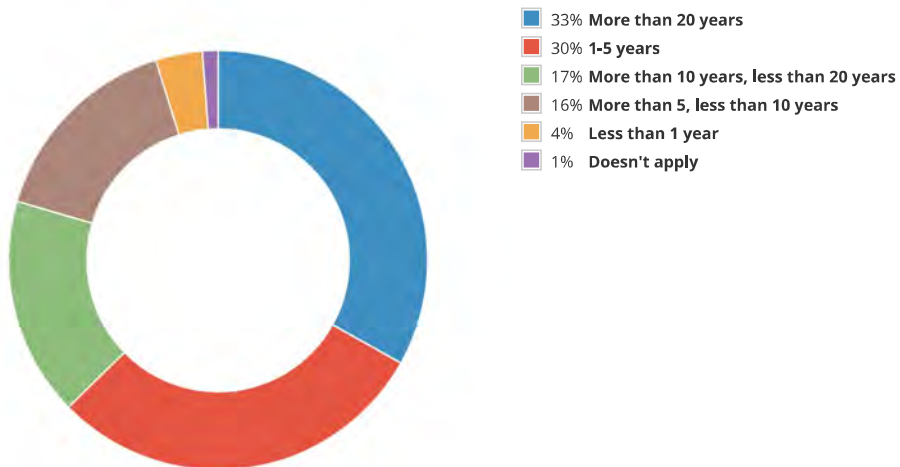
⊕ 2 Agree

Which of the following statements apply to you?

58%	I live within the Brooks zip code but not within Town limits	97 ✓
41%	I am a resident of the Town of Brooks	69 ✓
4%	I work in the Town of Brooks	6 ✓
2%	I own a business located in the Town of Brooks	4 ✓
0%	Other	0 ✓

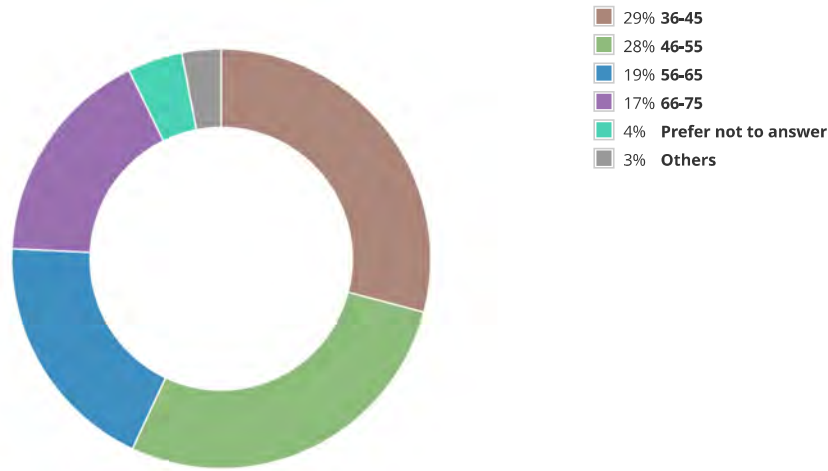
168 Respondents

How long have you lived in Brooks?



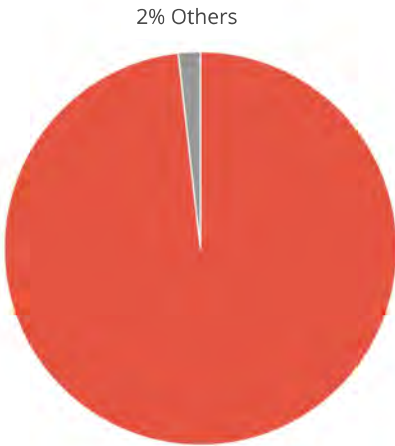
165 respondents

What is your age



165 respondents

What best describes your housing status?



98% Homeowner

165 respondents

Loading more report objects...

D. Public Hearing Documentation

BROOKS TOWN COUNCIL MEETING

AGENDA

Monday, December 20, 2021, at 6:30 p.m.



- I. Invocation, Pledge and Call to Order
- II. Agenda
- III. Minutes
 - a. Monday, November 15, 2021
 - b. Executive Session minutes
- IV. Public Hearings
 - a. Comprehensive Plan Update
- V. Resolutions:
 - a. GMA's Worker's Compensation Fund Authorization
- VI. Unfinished Business
- VII. New Business
 - a. Town Septic System Expansion
- VIII. Committee Reports
 - a. Mayor
 - b. Planning and Zoning
 - c. Recreation
 - d. Town Clerk/Deputy
 - e. Finance Officer
 - f. Town Manager
 - g. Any Other
- IX. Any Other Business
- X. Adjourn

BROOKS TOWN COUNCIL HOLDS MONTHLY MEETINGS ON THE
THIRD MONDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT BROOKS TOWN HALL

ALL COUNCIL MEETINGS ARE OPEN TO THE PUBLIC

NEXT MEETING: Monday, January 24, 2022, at 6:30 p.m.

BROOKS TOWN COUNCIL MEETING

AGENDA

Monday, June 27, 2022 – 6:30 p.m.



- I. Invocation, Pledge, and Call to Order
- II. Agenda
- III. Minutes
 - a. Monday, May 16, 2022
- IV. Public Hearing
 - a. 2022 Comp Plan Update
- V. New Business
 - a. Adoption of 2022 Comp Plan
- VI. Old Business
 - a. Second Reading/Adoption of the FY2023 Budget
 - b. BAR - Concept for Brooks Baseball T-Ball New Concession Stand
- VII. Committee Reports
 - a. Mayor
 - b. Planning and Zoning
 - c. Recreation
 - d. Town Clerk/Library/Farmers Market
 - e. Finance Officer
 - f. Town Manager
 - g. Any Other
- VIII. Any Other Business
- IX. Adjourn

BROOKS TOWN COUNCIL HOLDS MONTHLY MEETINGS ON THE
THIRD MONDAY OF EACH MONTH (UNLESS OTHERWISE NOTED) AT BROOKS TOWN HALL

ALL COUNCIL MEETINGS ARE OPEN TO THE PUBLIC

NEXT MEETING: Monday, July 18, 2022, at 6:30 p.m.