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## I. INTRODUCTION

### ***Purpose***

The purpose of the *Community Assessment* is to present a factual and conceptual foundation upon which the rest of the *Greater Brooks 2030 Comprehensive Plan* is built. A thorough understanding of where the community is today, where it has come from, and where it hopes to go will aid effective planning for our future. The *Community Assessment* becomes a snapshot of the community which acts as the baseline analysis for the community, assessing current trends and identifying issues and opportunities for the future of the community.

### ***Preparation***

In compliance with the Standards and Procedures for Local Comprehensive Planning set forth by the Georgia Department of Community Affairs (DCA), the *Community Assessment* was prepared through a collaborative effort by staff and citizens from each Brooks County community and the South Georgia Regional Development Center (SGRDC). Data was collected from various sources including the Census Bureau, personal interviews, and a thorough review of past trends.

### ***Content***

The *Community Assessment* includes four basic components:

- 1) A list of potential Issues and Opportunities
- 2) An analysis of existing land use and development patterns
- 3) An analysis of the community's consistency with the Georgia Quality Community Objectives (QCO's)
- 4) Analysis of supporting data and information for eight community elements: Population, Economic Development, Housing, Natural and Cultural Resources, Community Facilities and Services, Intergovernmental Coordination, Transportation, and Land Use. \*

\*(The analyses of supporting data and information are included in the *Community Assessment Appendices*.)

The information presented in the *Community Assessment* should not be considered finalized, as, for the most part, the various community stakeholders were not highly involved in its development. Instead, this information is only meant to generate discussion for preparation of the *Community Agenda*.

## II. STATEWIDE PLANNING GOALS

The Georgia Department of Community Affairs (DCA) has established the following goals to assist communities with Comprehensive Plan crafting and implementation. These goals will serve as a guide for the development of the Greater Brooks County 2030 Vision and Implementation Program within the *Community Agenda*.

**1) Economic Development** – To achieve a growing and balanced economy, consistent with the prudent management of the State’s resources that equitably benefits all segments of the population.

**2) Natural and Cultural Resources** – To conserve and protect the environmental, natural and cultural resources of Georgia’s communities, regions and the state.

**3) Community Facilities and Services** – To ensure the provision of community facilities and services throughout the state to support efficient growth and development patterns that will protect and enhance the quality of life of Georgia’s residents.

**4) Housing** – To ensure that all residents of the state have access to adequate and affordable housing

**5) Land Use and Transportation** – To ensure the coordination of land use planning and transportation planning throughout the state in support of efficient growth and development patterns that will promote sustainable economic development, protection of natural and cultural resources and provision of adequate and affordable housing.

**6) Intergovernmental Coordination** – To ensure the coordination of local planning efforts with other local service providers and authorities, with neighboring communities and with state and regional plans and programs.

### **III. POTENTIAL ISSUES and OPPORTUNITIES**

The following is a list of typical issues and opportunities provided in the *State Planning Recommendations* that may be applicable to Brooks County. This step will yield a list of **potential** issues and opportunities which warrant further study. This list will be modified based on stakeholder input received during preparation of the *Community Agenda*.

The **potential** issues and opportunities are categorized by eight community elements.

#### ***Population Issues:***

##### **A. Decreasing Populations In Pavo and Quitman -**

Pavo and Quitman have both experienced a declining population growth over the past several decades. While Quitman has remained close to a population of 5,000, Pavo has continually decreased in population. Without an eventual reverse in this trend, economic growth may become limited. Barwick on the other hand has consistently fluctuated.

##### **B. Migration of Young Adults From Greater Brooks County -**

Brooks County has seen a decrease in the number of people aged 18-24, a demographic that is already under-represented. This issue not only slows down the growth of the population but also may be a sign that young people are leaving for greater opportunities elsewhere.

##### **C. Increase in Population for Morven -**

Morven has seen a relatively rapid growth in population in relation to the rest of Greater Brooks County. While this is positive, too rapid of growth may cause infrastructure capacity and housing demand challenges in the future.

#### ***Population Opportunities:***

##### **A. Increase in Morven's and Troupeville's Population**

The rapid increase of population may lead to new businesses and opportunities for the City of Morven as well as the entire county. The residential growth in the unincorporated community of Troupeville is influenced by the growth of Valdosta and also helps in the growth of the entire county.

##### **B. Increase in Hispanic Population**

The rapid increase of Hispanic persons may lead to increased diversity and a wider work base to help stimulate the economy, not to mention the potential individual contributions from this diverse population segment.

### **III. POTENTIAL ISSUES AND OPPORTUNITIES (cont.)**

#### ***Economic Development Issues:***

**A. Underemployment -**

Despite the fact that Greater Brooks County has a low unemployment rate, the community faces low wages and a high rate of poverty in comparison to the rest of the State. These facts are in part due to inadequate job opportunities as there are a limited number of high-wage jobs in Greater Brooks County.

**B. Loss of Workers to Other Counties -**

A high amount of residents in Greater Brooks County commute daily to work in other counties. This pattern presents a challenge since these workers are more likely to spend money outside of Brooks County, thus contributing a lower percentage of their earnings to the local tax base of their home county.

**C. Low Business Recruitment -**

Due to the challenge of business recruitment, some areas of Brooks County are developing at a much slower pace than others.

#### ***Economic Development Opportunities***

**A. Increasing Diversity of Employment Sectors and Businesses -**

Brooks County is relying more and more on a broad range of employment sectors and may be able to incorporate more industry and a greater variety of businesses in its future economic development initiatives.

**B. Utilizing Growth -**

Brooks County has the opportunity to utilize the growth occurring on the eastern side of the county to its own advantage by attracting spending within Brooks County instead of in adjacent counties.

**C. Entrepreneurialism -**

Local entrepreneurs that become successful can be a dependable contribution to the community for years to come. Many rural communities are following the trend of promoting entrepreneurialism and Greater Brooks County has the opportunity to follow this trend by utilizing many local and state resources.

#### ***Natural and Cultural Resources Issues***

**A. Environmental Pollution -**

The County's existing landfill, which is now closed, should continue to be monitored by both the County and the Georgia Environmental Protection Division to protect against the possible release of hazardous substances in accordance to the law.

### **III. POTENTIAL ISSUES AND OPPORTUNITIES (cont.)**

#### **B. Protection of Natural and Cultural Resources -**

Current protective measures of natural and cultural resources may not be adequate for facing the pressures of any possible future growth and development. Also, in some areas many of the county's limited historic resources are in decline.

#### ***Natural and Cultural Resources Opportunities***

##### **A. Promotional Opportunities -**

Greater Brooks County's natural and cultural resources could be utilized and marketed to increase economic and tourism opportunities in the community.

##### **B. Protective Opportunities -**

All communities have the opportunity to adopt proactive regulations such as tree and landscape ordinances as well as historic preservation ordinances before continued development results in a permanent loss of the County's natural forests and cultural resources.

#### ***Community Facilities and Services Issues:***

##### **A. Inadequate Facilities -**

Barwick, Morven and Pavo all lack sewer systems which may impact their economic development opportunities. However, the costs of such facilities should be investigated as they may not be feasible in spite of the possible increased revenue the community would receive from new development.

##### **B. Lacking Parks and Recreation -**

Based on the growth rate of Greater Brooks County, the current construction of new park and recreational facilities may not accommodate the future demand.

#### ***Community Facilities and Services Opportunities:***

##### **A. Planning for Growth -**

Planning for community facilities and services now will ensure that future community needs are met and will encourage appropriate growth based on the Community's overall vision.

##### **B. Recreational Opportunities -**

The recently formed Quitman-Brooks County Parks and Recreation Department should help ensure that the future needs for parks and recreational facilities will be met.

### **III. POTENTIAL ISSUES AND OPPORTUNITIES (cont.)**

#### ***Housing Issues***

**A. Housing in Poor Condition -**

Greater Brooks County has many homes that are in poor condition and/or lack necessary facilities.

**B. Neighborhoods in Need of Revitalization -**

Neighborhoods containing a concentrated amount of older homes and low-income citizens, who are unable to make necessary repairs, may be in need of revitalization. These areas should be addressed as poor housing conditions and declining neighborhoods tend to contribute to social problems.

**C. Housing for Hispanic Population**

Housing supply problems and overcrowding could become an issue for Greater Brooks County due to the growing Hispanic population.

#### ***Housing Opportunities***

**A. Programs to Assist With Housing Issues -**

Greater Brooks County may be able to provide additional education regarding the importance of homeownership and how to obtain homeownership. There are also many grant and low-interest loan programs available for housing rehabilitation, down payment assistance, and reconstruction.

**B. Community Involvement -**

There are many great opportunities for religious organizations and non-profits to concentrate service efforts on housing issues to improve the neighborhood quality as well as the community's overall quality of life.

#### ***Land Use and Development Issues:***

**A. Rapid Increase of Percentage of Manufactured Homes in Barwick -**

Manufactured homes represent an affordable form of housing for many people of Brooks County. However, since manufactured homes contribute less to the tax base, an unbalanced mixture of manufactured homes may create funding problems for local governments. Barwick should seek ways to maintain a balanced mixture of housing stock.

**B. New Development Patterns-**

Many new developments mirror the development style found in traditional suburban development, which is characterized by disconnected residential cul-de-sacs and a lack of connectivity. These type of developments also discourage interaction due to the distancing of homes away from streets and each other, by not including sidewalks, etc.



### III. POTENTIAL ISSUES AND OPPORTUNITIES (cont.)

#### ***Land Use and Development Opportunities***

##### **A. Past Development Patterns -**

The towns and communities of Brooks County feature many positive qualities that encourage interaction and a sense of community. Downtown Quitman is attractive and extremely walkable. Urban sprawl has yet to occur and traffic congestion is hardly a problem. Each town is still in a positive position to maintain and market its unique community character and sense of place.

##### **B. Opportunity To Continue Quality Growth -**

Communities in Brooks County that currently have zoning regulations are more prepared to ensure the continuation of quality growth and development. Communities lacking such regulations should consider them an option for ensuring future quality growth.

#### ***Transportation Issues***

##### **A. Need for Paved Roads and Sidewalks -**

Within a few communities, such as Morven, there is a need for roads to be paved. Also, many communities need sidewalks especially where there may be a lower auto-ownership rate such as in low-income neighborhoods.

#### ***Transportation Opportunities***

##### **A. Development of a Path/Trail Network -**

Brooks County's environment and natural resources are very appropriate for the development of a multi-purpose trail network as well as for future bike routes.

#### ***Intergovernmental Coordination Issues***

##### **A. Collaboration between various governmental entities -**

Increased communication and collaboration between the various jurisdictions, school systems, and authorities would improve future planning efforts and increase effectiveness of individual efforts.

##### **B. Pavo and Barwick on County Borders -**

Pavo and Barwick appear to be hurt by their placement on the borders of Brooks County and Thomas County. Consideration should be made for each county to be incorporated into just one county.

### III. POTENTIAL ISSUES AND OPPORTUNITIES (cont.)

#### ***Intergovernmental Coordination Opportunities***

**A. Current Collaboration -**

Quitman and Brooks County are working more closely together through efforts such as in their new joint Parks and Recreation Department.

**B. Future Collaboration -**

Brooks County, Quitman, Barwick, Morven, and Pavo all have the opportunity to develop joint informational meetings and work with each other and the South Georgia Regional Development Center to address common issues.

## **IV. EXISTING LAND USE and DEVELOPMENT PATTERNS**

In order to adequately plan for the future of Greater Brooks County, we must have a strong understanding of our communities' current development patterns. This section includes the existing land use maps, identification of areas requiring special attention, and recommended character areas. This information allows us to identify current development trends while planning for future growth issues including protection of natural and cultural resources and the provision of appropriate infrastructure.

### ***1) Existing Land Use Maps –***

Maps I-V detail the existing land use within each Brooks County community. These maps were created using information received from the Brooks County Tax Assessor's Office and physical visits to several areas. The depicted uses may or may not be accurately reflected by the property's current zoning classification \_WHAT DOES THIS MEAN?.

The maps identify land uses using the following land use classifications:

- a. Agriculture/Forestry** – Lands which are predominantly used for the cultivation of crops and livestock including crop land, pastureland, orchards, vineyards, nurseries, ornamental horticulture, groves, feedlots, specialty farms , commercial timber or pulpwood harvesting. This category also includes areas that are undeveloped and did not fit into any other category.
- b. Commercial** – Lands dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. This category also includes office and professional uses.
- c. Industrial** – Lands dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.
- d. Parks/Recreation/Conservation** – Lands dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers, or similar uses.

#### **IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)**

- e. **Public/Institutional** – This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. This category does not include facilities that are publicly owned, but are classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are included in the Park/Recreation/Conservation category; landfills are in the Industrial category; and general office buildings containing a government office are in the Commercial category.
- f. **Residential** – Lands dedicated to single-family and multi-family dwelling units organized into general categories of net densities.
- g. **Transportation/Communication/Utilities** – This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, or other similar uses. **\*\*I have never heard of a Land Use Classification for transportation or communication...let's talk about this\*\***

#### ***2) Areas Requiring Special Attention***

Staff evaluated the existing land use patterns and trends within each jurisdiction and identified several areas requiring special attention. These included:

- Areas of significant natural or cultural resources, particularly where they are likely to be intruded upon or otherwise impacted by development; such as **wetlands, groundwater recharge areas and river corridors.**
- Areas where rapid development or change of land uses is likely to occur such as the **Troupeville Area.**
- Areas where the pace of development has and/or may outpace the availability of community facilities and services, such as the **City of Morven.**
- Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors); such as lower-income residential areas in and around the **City of Quitman and other communities.**
- Large abandoned structures or sites, including those that may be environmentally contaminated; such as **brownfields.**
- Areas with significant infill development opportunities (scattered vacant sites); such as lower-income residential areas in **Quitman.**

#### **IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)**

- Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole such as **low-income neighborhoods in Quitman and other areas.**

#### ***3) Recommended Character Areas –***

A character area is defined as a specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, a historic district, a neighborhood, or a transportation corridor);
- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline, etc.)

Each character area is a planning sub-area where more detailed, small-area planning and implementation of certain policies, investments, and/or incentives may be applied in order to preserve, improve, or otherwise influence its future development patterns and ensure consistency with our community's vision.

On the following pages is a list of **potential** character areas. The list will be modified, added to, or subtracted from during the *Community Agenda* development process based on stakeholder perspectives about current and future development patterns.

**Maps VI-IX** depict recommended boundaries of *potential* character areas. These character areas include the areas requiring special attention identified above and existing community sub-areas for which plans have already been prepared or will be prepared in the near future. These maps are still in draft form and will be finalized during the *Community Agenda* development process. Not all maps include every single character areas due to the fact that certain character areas are irrelevant for specific communities.

#### **GENERAL AREAS:**

- **Conservation Area and Greenspace:** Primarily undeveloped natural lands and environmentally sensitive areas not suitable development, e.g., scenic views, coast, steep slopes, flood plains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas.
- **Agricultural Area:** Lands in open or cultivated state or sparsely settled, including woodlands and farm lands.

#### **IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)**

- **Rural Residential Area:** Rural, undeveloped land likely to face development pressures for lower density (one unit per two+ acres) residential development. Typically will have low pedestrian orientation and access, very large lots, open space, pastoral views and high degree of building separation.
- **Barney Rural Village:** Area within the unincorporated town of Barney where there is a mixture of uses to serve highway passers-by, rural and agricultural areas and a strong sense of place.
- **Dixie Rural Village:** Area within the unincorporated town of Dixie with a mixture of uses to serve highway passers-by, rural and agricultural areas and a strong sense of place.
- **Sandhill Rural Village:** Commercial activity along a highway intersection with a mixture of uses to serve highway passers-by, rural and agricultural areas and a strong sense of place.
- **Troupeville Community:** Area including some commercial activity and high demands for residential growth. This is an area where typical types of suburban residential subdivision development have occurred. Characterized by a low pedestrian orientation, little or no transit, high open space, a high-to-moderate degree of building separation, predominately residential uses with scattered civic buildings, and varied, often curvilinear, street patterns.
- **Suburban Area Built Out:** Areas where typical types of suburban residential subdivision development have occurred. Characterized by low pedestrian orientation, little or no transit, high open space, high to moderate degree of building separation, predominately residential with scattered civic buildings and varied street patterns, often curvilinear.
- **Traditional Neighborhood in Transition:** An area that has most of its original housing stock in place, but housing conditions are worsening. This community also faces the gradual invasion of different types and intensity of use that may not be compatible with the neighborhood residential use.
- **Traditional Neighborhood- Declining:** An area that has most of its original housing stock in place, but housing conditions are worsening due to low rates of homeownership and neglect of property maintenance. There may be a lack of neighborhood identity and a strong need for housing redevelopment and infill development for vacant and abandoned lots and structures.
- **Court Street Community:** Residential area in Quitman, Georgia that features a historic style of development and a high rate of owner-occupied housing units.
- **Downtown:** The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

#### **IV. EXISTING LAND USE and DEVELOPMENT PATTERNS (cont.)**

- **Gateway Corridor:** Developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community.
- **Scenic Corridor:** Developed or undeveloped land paralleling the route of a major thoroughfare that has significant natural, historic, or cultural features, and scenic or pastoral views.
- **Major Highway Corridor:** Developed or undeveloped land on both sides of designated high-volume transportation facility, such as arterial roads and highways.
- **Light Industrial Area:** Area used in low intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.
- **Historic Area:** Historic district or area containing features, landmarks, civic or cultural uses of historic interest. Characteristics may vary based on size, location and history of the community.

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES**

In 1999 the Georgia Department of Community Affairs (DCA) adopted the Quality Community Objectives (QCOs) as a statement of the development patterns and options that will help Georgia preserve its unique cultural, natural and historic resources while looking to the future and developing to its fullest potential.

The Quality Community Objectives are broken into four areas of community development:

- 1) Development Patterns
- 2) Resource Conservation
- 3) Social and Economic Development
- 4) Governmental Relations

Staff has evaluated the community's current policies, activities, and development patterns for consistency with these objectives. An assessment tool provided by the Georgia Department of Community Affairs (DCA) was utilized for this purpose. This analysis was used to identify additional issues and opportunities for adapting local activities, development patterns and implementation practices to the Quality Community Objectives. These issues and opportunities were added to the above list of potential issues and opportunities.

### ***1) Development Patterns***

**(A) Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

#### ***Zoning Ordinances:***

##### **ASSESSMENT:**

- Brooks County and Quitman's zoning ordinances separate commercial and residential uses in every district.
- The community does not have ordinances that allow neo-traditional development, or Traditional Neighborhood Design (TND), "by right". which inhibits creative and quality development.

##### **RECOMMENDATION:**

- All existing zoning ordinances should be reviewed and amended to allow for mixed-use developments and planned developments as a matter of right. This amendment would increase the quality of new development while also encouraging in-fill development. For those communities that do not have zoning, they should consider alternatives to zoning such as land development codes or subdivision regulations.



## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

### ***Tree and Landscape Ordinances:***

#### **ASSESSMENT:**

- No community currently has a tree ordinance
- No community has a landscape ordinance
- No community has an organized tree planting campaign
- Currently, efforts to keep public areas clean and safe are handled by local government departments such as police departments, sheriff departments, etc.

#### **RECOMMENDATION:**

- The communities of Brooks County should consider adopting a tree ordinance that discourages clear-cutting and encourages shade tree planting in new developments. A regular and organized tree planting program helps beautify the community and helps with stormwater management.

### ***Pedestrian and Bicycle Friendliness:***

#### **ASSESSMENT:**

- For the most part all towns in Brooks County are walkable and encourage walking as an option. Places are often travelable by foot. However, there are areas in each community where this could be improved. THIS DOES NOT SEEM TO BE THE CASE ANYWHERE EXCEPT QUITMAN, AND EVEN THAT IS MARGINAL AT BEST
- The Brooks County Board of Education has been following the trend of placing new schools on the edge of towns. This discourages walking and biking to school. Some schools are a good distance from the people they serve.
- Do any communities have sidewalks? What about streetscaping? What about requirements for new developments to have interconnectivity to promote walking and biking and to connect the new developments to existing development?

#### **RECOMMENDATION:**

- Efforts should be made to ensure or enhance the walkability of sidewalks in each community or place sidewalks where needed. Extra emphasis should be placed on making walking and biking to school safe and a friendly option. A Safe Routes to School program could be implemented within the Brooks County School System. The goals and strategies for Brooks County in the *South Georgia Regional Bicycle and Pedestrian Plan* should also be implemented.
- How about a recommendation that the county and the school system coordinate the siting of schools?

**(B) Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

#### **ASSESSMENT:**

- No community has an inventory of vacant sites and buildings that are available for redevelopment or infill development.
- No community is actively working to promote brownfield or greyfield redevelopment.
- While development has started to be spread across major highways, nodal (compacted near intersections) development has occurred throughout many of the towns and communities in Brooks County

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

- Some places are allowed for small development (small being 5,000 square feet or less for a lot). For the most part, though, current zoning practices in communities that have zoning discourage smaller lot development.
- Is new development occurring in places without services? How much of the new development are large lots on well and septic because services are not available? Has there or will there be an impact on transportation services and road capacity if new development continues to occur sporadically outside of service areas?

### **RECOMMENDATIONS:**

- A comprehensive inventory of vacant sites and buildings would assist in any redevelopment or infill development initiatives.
- Communities should consider redevelopment of any brownfield or greyfield areas.
- Future planning to concentrate on infill development within established service areas in and around the incorporated areas. Should there be a formal effort for the preservation of farmland, especially family owned farms? Nodal development should be considered as the best case solution to a worst case problem, not the first option for planners or developers. Should there be incentives for infill development? – incentives aren't always financial What about Transfer of Development Rights (TDR)?
- Zoning ordinances should be reviewed to encourage smaller and larger lot development in appropriate areas.
- Create a development review program to guide developers through the review process. This will foster communications among staff and developers and ensure that new developments are consistent with county and community goals.

**(C) Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

### **ASSESSMENT:**

- Brooks County has very distinct characteristics in almost every area. Be a little more specific
- Most of the City of Quitman has been designated a National register of Historic Places Historic District. It is one of the larger historic districts in Georgia. Five individual sites in Brooks County have been placed on the National Register of Historic Places.
- Ordinances regarding the aesthetics of development are limited and design guidelines should be considered.
- Sign ordinances have proven effective within the municipalities, therefore the county needs to review their sign ordinance.
- There is no development guidebook that illustrates the type of new development wanted.
- Protection of farmland is mostly done through zoning. There is no plan for farmland protection.

### **RECOMMENDATIONS:**

- More individual sites should be considered for placement in the National Register of Historic Places.
- Review existing ordinances for aesthetic and sign regulation
- Review the history of enforcement of ordinances and make changes is enforcement has been inconsistent or nonexistent.

**V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

- A development guidebook should be considered to help foster quality growth, preferably one for each community.
- A plan should be developed to protect areas with rural character countywide.
- Plans for gateways into each community should be developed.
- A consistent way finding program within each community should be developed.

**(D) Transportation Alternatives Objective:** Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

**ASSESSMENT:**

- Brooks County operates a transit system through MIDS Inc. which is a caller requested form of transportation.
- There are no requirements that new development connect with existing development.
- All communities have needs concerning the network of sidewalks.
- New development is not required to provide sidewalks.
- The *South Georgia Regional Bicycle and Pedestrian Plan* provides a plan for bicycle routes within Greater Brooks County and is maintained by the South Georgia Regional Development Center.
- There are several shared parking lots in Quitman, Barwick, Pavo and Quitman all provide parking along the streets.

**RECOMMENDATIONS:**

- Efforts should be made to ensure that new development considers connectivity of sidewalks and streets.
- The *South Georgia Regional Bicycle and Pedestrian Plan* should be implemented in accordance to the goals and strategies for Brooks County.
- Brooks County should develop an assessment tool for reviewing the transportation impacts of new developments on roadways.
- Brooks County should adopt a Master Thoroughfare Plan which includes and encourages non-automotive travel and plans for future growth.

**(E) Regional Identity Objective:** Regions should promote and preserve a regional “identity”, or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

**ASSESSMENT:**

- All communities are characteristic of the area concerning architectural styles and heritage.
- Brooks County is connected to the surrounding region for economic livelihood through agricultural businesses.
- Local governments along with the Brooks County Chamber of Commerce support businesses that create products that draw on regional heritage.
- Brooks County does not participate in the Georgia Department of Economic Development’s regional tourism partnership.
- Promotion of tourism is based off the unique characteristics of the region. However, promotion is very limited.
- Brooks County contributes to and draws from the region as a source of local culture, commerce, entertainment and education.

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

### **RECOMMENDATIONS:**

- Greater promotion of tourism based off of unique local resources should occur.
- Brooks County should consider participating in the Georgia Department of Economic Development's regional tourism partnership.
- Brooks County should continue to promote its Triple Crown Hometown partnership.
- Brooks County should look for partners in the Agriculture Extension Service and the USDA in an effort to protect the rural, agricultural identity of the community.

### ***2) Resource Conservation***

**(A) Heritage Preservation Objective:** The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

### **ASSESSMENT:**

- The City of Quitman has a very large historic district encompassing most of the city.
- There is no active historic preservation commission in the County or any community.
- Ordinances to ensure new development complements historic development is either limited, non-existent, or not enforced well enough in all communities.
- None of the communities in Brooks County participate in the Main Street Cities program of the Better Hometown Cities program.
- The City of Quitman is the only community with a historic preservation ordinance; however, the City is not a Certified Local Government.

### **RECOMMENDATIONS:**

- An active historic preservation commission should be established.
- Existing ordinances should be enforced or improved especially in Quitman where the historic district is being encroached upon.
- The City of Quitman should pursue Certified Local Government status which would provide the city with historic preservation assistance and funding opportunities.
- Brooks County should adopt a historic preservation ordinance and consider pursuing Certified Local Government status.

**(B) Open Space Preservation Objective:** New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or other forms of conservation.

### **ASSESSMENT:**

- The community has an inventory of all natural resources prepared by the South Georgia Regional Development Center.
- None of the communities have tree preservation ordinances.
- Communities lack tree-replanting ordinances for new developments.
- Neither the County nor any communities have requirements for tree protection during construction.
- Stormwater best management practices are not guaranteed to be used in any new developments.

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

- Zoning regulations help protect natural resources in Quitman, Barwick, Pavo and unincorporated Brooks County. Morven lacks zoning regulations or land use ordinances to protect natural resources.
- Do any ordinances have requirements for open space or any other kind of open space provision?

### **RECOMMENDATIONS:**

- All communities should take a formal inventory of their natural resources and take future steps to ensure that those resources are protected.
- All communities should review their ordinances to ensure that they have passed all the “Part V” environmental ordinances
- Tree-replanting ordinances and preservation ordinances should be considered.
- Stormwater best management practices should be used in new developments.
- Brooks County and community ordinances should be revised to include open space requirements for new developments.
- Ordinances should be revised to include landscaping requirements for new developments and any activity requiring a building permit.

## ***3) Social and Economic Development***

**(A) Growth Preparedness Objective:** Each community should identify and put in place the prerequisites for the type of growth it seeks to achieve. These may include housing and infrastructure (roads, water, sewer and telecommunications) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.

### **ASSESSMENT:**

- This update of the Comprehensive Plan will have population projections for all jurisdictions through 2030 that may be used by governing bodies.
- Elected officials understand the land-development process.
- Quitman and Brooks County have reviewed their zoning code recently. Further improvements may need to be considered.
- No community has a Capital Improvement Program.
- No formal designations of desired growth areas have been made. This need will be addressed in the completion of the 2030 Greater Brooks Comprehensive Plan.
- Existing guidelines for new development (such as zoning) are clear and understandable. This Comprehensive Plan will also represent clear guidelines for new development.
- The need for a citizen education campaign to allow people to learn about the development process is addressed by the *Community Participation Program*.
- Local media keeps the public informed of land use issues, zoning decisions and proposed new developments.
- There is a public awareness element in the comprehensive planning process.

### **RECOMMENDATIONS:**

- A Capital Improvements Program should be considered.
- Data projections should be kept up to date.
- County and City staff should receive training on a bi-annual basis for implementation of zoning ordinances.
- Brooks County and the communities should adopt the International Property Maintenance Code and the International Building Code.

## V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)

**(B) Appropriate Businesses Objective:** The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

### **ASSESSMENT:**

- The Brooks County Development Authority has taken into consideration the community's strengths and weaknesses.
- The Brooks County Development Authority plans to recruit businesses or industries that would be compatible with current businesses, although there are no formal plans to achieve this. Brooks County was part of the Targeted Business Expansion Program study, however.
- Some businesses that create sustainable products are already in place. New business recruitment is always considerate of the environment.
- There is a diverse job base and no one employer could cripple the economy by leaving.

### **RECOMMENDATIONS:**

- The Chamber of Commerce and the Brooks County Development Authority should consider creating a comprehensive economic development strategy.
- Communities should partner to promote the Industrial Park. The County may want to consider incentives, financial or otherwise, to attract new businesses to Brooks County.
- Brooks County should develop a strategy to target potential employers and bring them to the area. This may include expansion of the airport, expansion of medical facilities, or partnering with area colleges to develop a training program. This may also include expansion of technology.

**(C) Employment Options Objective:** A range of job types should be provided in each community to meet the diverse needs of the local workforce.

### **ASSESSMENT:**

- The economic development program does have an entrepreneur support program in the form of an entrepreneurial identification program with the Chamber of Commerce.
- The community has an adequate amount of unskilled labor jobs but would benefit from having more skilled, managerial and professional jobs.

### **RECOMMENDATIONS:**

- The Brooks County Development Authority should consider an entrepreneur support program and maintain efforts to recruit businesses that would provide employment for people who are eligible for skilled, managerial or professional employment.
- Brooks County should develop a strategy to target companies for relocation to Brooks County.

**(D) Housing Choices Objective:** A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

### **ASSESSMENT:**

- The communities allow accessory units such as garage apartments where.
- Generally, people who work in Brooks County are also able to live in the community; however, obtaining housing is hard for the lowest-income persons.

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

- Brooks County has a fair amount of housing for all income-levels. However, given the difficulty for low-income families to obtain housing, new low-income housing developments should be considered to maintain an adequate stock of low-income housing.
- Zoning ordinances do not encourage neo-traditional development for the most part. Loft living is not common where permissible.
- There are large lots available for multi-family living arrangements, however, only the City of Quitman has the infrastructure capacity for such a project.
- Brooks County has not been able to utilize community development corporations for the construction of homes for low-income families.
- Housing programs in Brooks County are nonexistent with the exception of the Quitman Housing Authority.
- There are a few areas that allow houses on small lots.

### **RECOMMENDATIONS:**

- Brooks County and the City of Quitman should review their zoning ordinances to allow for a variety of housing options.
- Substandard housing is an issue for several areas within Brooks County. Efforts should be made to educate citizens and officials on the problem and to recognize it as a problem. Communities should start looking at resources available to them for reconstruction, homebuyer education, and the construction of new homes. Code enforcement will be an integral part of this process as well.
- Brooks County should partner with the Quitman Housing Authority to develop a one-stop housing resource center.

**(E) Educational Opportunities Objective:** Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

### **ASSESSMENT:**

- Most educational and training opportunities are found outside of Brooks County at Valdosta State University, area technical colleges, and the Workforce Investment Act Program at the South Georgia Regional Development Center. Higher educational opportunities are found near Brooks County.
- Brooks County has very few opportunities for college graduates.

### **RECOMMENDATIONS:**

- Brooks County should continue to utilize local educational and training options.
- Recruitment of businesses that could hire local graduates should be continued and expanded.
- Should Brooks County consider pursuing a satellite campus from any of the larger state schools?

## **V. CONSISTENCY WITH QUALITY COMMUNITY OBJECTIVES (cont.)**

### ***4) Governmental Relations***

**(A) Regional Solutions Objective-** Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

#### **ASSESSMENT:**

- The Brooks County Chamber of Commerce is a member of the U.S. Chamber of Commerce. Brooks County frequently utilizes resources from the South Georgia Regional Development Center for economic development. The Brooks County Development Authority is a member of the Georgia Economic Development Association, the Targeted Business Expansion Program, the Regional Advisory Council and the South Regional Joint Development Authority.
- Environmental planners at the South Georgia Regional Development Center assist Brooks County with environmental issues and initiatives.
- Historic Preservation planners at the South Georgia Regional Development Center assist Brooks County with historic preservation issues and initiatives.
- The City of Quitman and Brooks County share a Parks and Recreation Department. Brooks Transit provides public transportation to the entire county. There is a moderate amount of cooperation or sharing for other services as well.

#### **RECOMMENDATION:**

- All communities should endeavor to share services when updating their Service Delivery Strategy.
- The Utilization of an interlocal agreement for services should be considered.

**(B) Regional Cooperation Objective:** Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

#### **ASSESSMENT:**

- All communities plan together for comprehensive planning and are satisfied with the service delivery strategy.
- There is a moderate amount of interaction among jurisdictions.

#### **RECOMMENDATION:**

- Attention should be paid to increase interaction among jurisdictions and making sure that smaller towns such as Barwick, Morven and Pavo are included in these interactions.



## **VI. SUPPORTING DATA AND INFORMATION**

The validity of the identified Issues and Opportunities and recommended Character Areas was checked by evaluating data and information pertaining to the following seven elements:

- 1) Population
- 2) Economic Development
- 3) Housing
- 4) Natural and Cultural Resources
- 5) Community Facilities and Services
- 6) Intergovernmental Coordination
- 7) Transportation Systems

A 25-year planning time frame was employed for evaluating the listed data and information items. A variety of information and sources was used to compile the data including but not limited to interviews with city and county representatives, review of Census data, and review of past trends.

When evaluating this data and information, staff focused on:

- Whether it verified potential issues or opportunities identified above;
- Whether it uncovered new issues or opportunities not previously identified;
- Whether it indicated significant local trends that need to be brought to the attention of decision-makers;
- Whether it suggested adjustment of recommended character areas (e.g., to avoid intrusion into environmentally sensitive areas, etc.).

In order to ensure a concise and readable *Community Assessment* report, the following pages only include general statements and/or recommendations taken from the completed assessment. These statements pertain to potential issues or opportunities, significant trends affecting the community, or character area delineation. While these statements and recommendations give a summary of what the research found in the appendices revealed, consultation of the appendices is recommended.

**The complete evaluation including all data and maps,  
can be found in the respective Appendices A through G.**

**VI. SUPPORTING DATA AND INFORMATION (cont.)**

**APPENDICES**

POPULATION	APPENDIX A
ECONOMIC DEVELOPMENT	APPENDIX B
HOUSING	APPENDIX C
NATURAL AND CULTURAL RESOURCES	APPENDIX D
COMMUNITY FACILITIES AND SERVICES	APPENDIX E
INTERGOVERNMENTAL COORDINATION	APPENDIX F
TRANSPORTATION SYSTEM	APPENDIX G

***A) Population***

- Projections based off of U.S. Census data predict that Brooks County, Barwick and Morven will increase in population. Morven will show a greater increase than any other town.
- Quitman’s population is expected to remain constant.
- Pavo is expected to loose people if trends remain the same.
- The population of the 18-24 year old demographic has steadily decreased, according to U.S.Census data.

***B) Economic Development***

- Brooks County’s economic base is expanding and diversifying.
- In comparison to the State of Georgia, Brooks County has a low unemployment rate but also very low wages, suggesting underemployment.
- Many workers living in Brooks County commute to other counties to work.
- Brooks County has a higher poverty rate than surrounding counties.

***C) Housing***

- The data reveals substandard housing to be the most critical housing problem in Brooks County.
- Barwick has seen a rapid increase in the number of manufactured homes and a **negative real property increase** in value in the past decade.
- Brooks County has many special housing needs especially concerning migrant workers.

***D) Natural Resources***

- Current environmental policies and ordinances meet state standards. However, education, outreach and enforcement should be implemented and/or continued.
- Credits or incentives should be offered to local water providers, companies and farmers with permits that do not pump the maximum amount of their permit in a year by local governments.
- Brooks County should consider working with agencies such as the NRCS and UGA to promote programs to construct or renovate irrigation water catchments, Variable Rate Irrigation Systems, etc.
- Greater Brooks County should consider ways to encourage homeowners to conserve water usage.
- Brooks County has several threatened and endangered plants and animals that should be protected in accordance to state law.

## **VI. SUPPORTING DATA AND INFORMATION (cont.)**

### ***E) Cultural Resources***

- Brooks County has a large historic district in Quitman and five individual sites listed on the National Register of Historic Places.
- There are many historic resources that deserve recognition and protection in Brooks County.

### ***F) Intergovernmental Coordination***

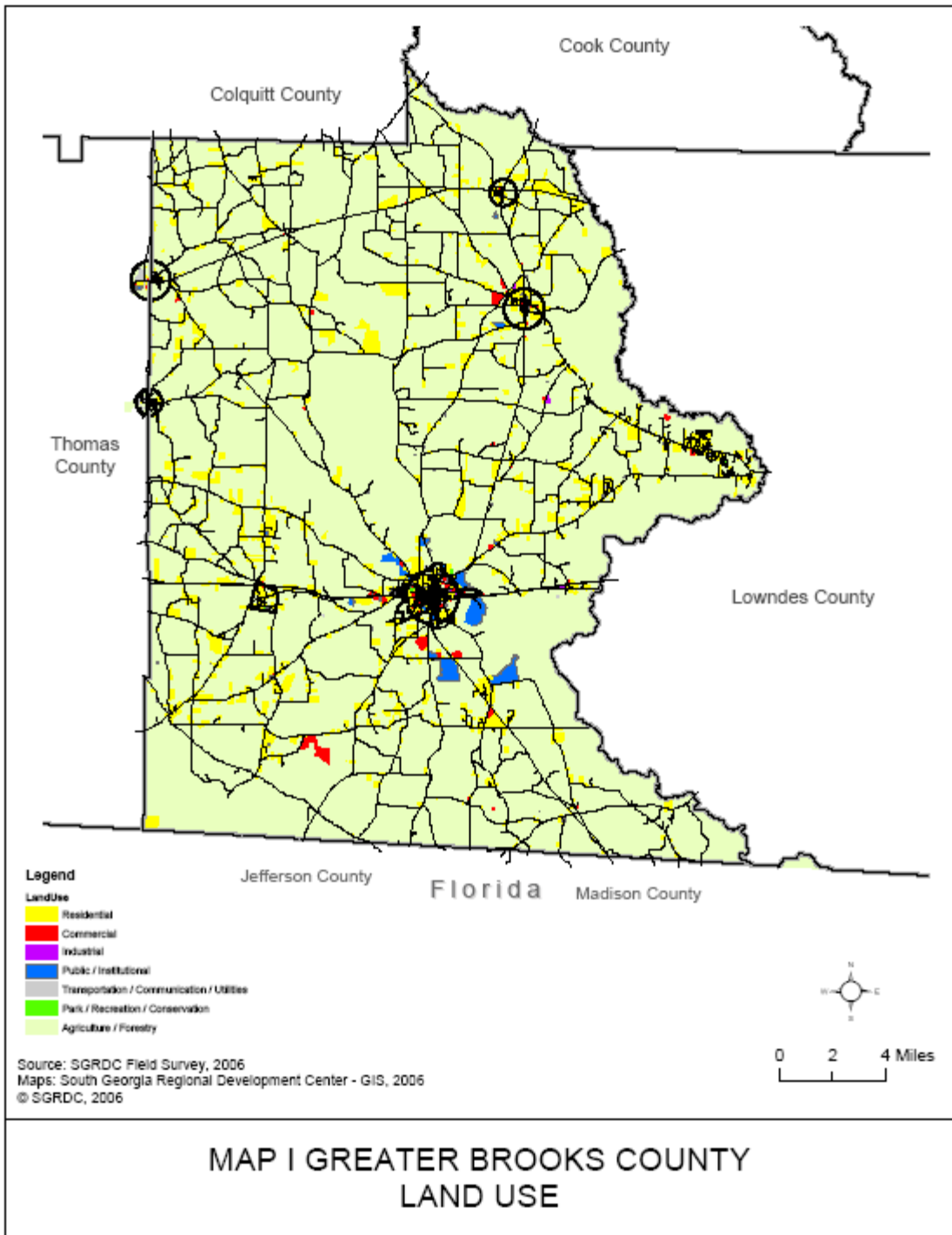
- All local governments in Brooks County should be aware that the Service Delivery Strategy needs to be reconsidered and updated.
- Increase cooperation among local governments should be considered.
- A Capital Improvements Plan should be adopted.

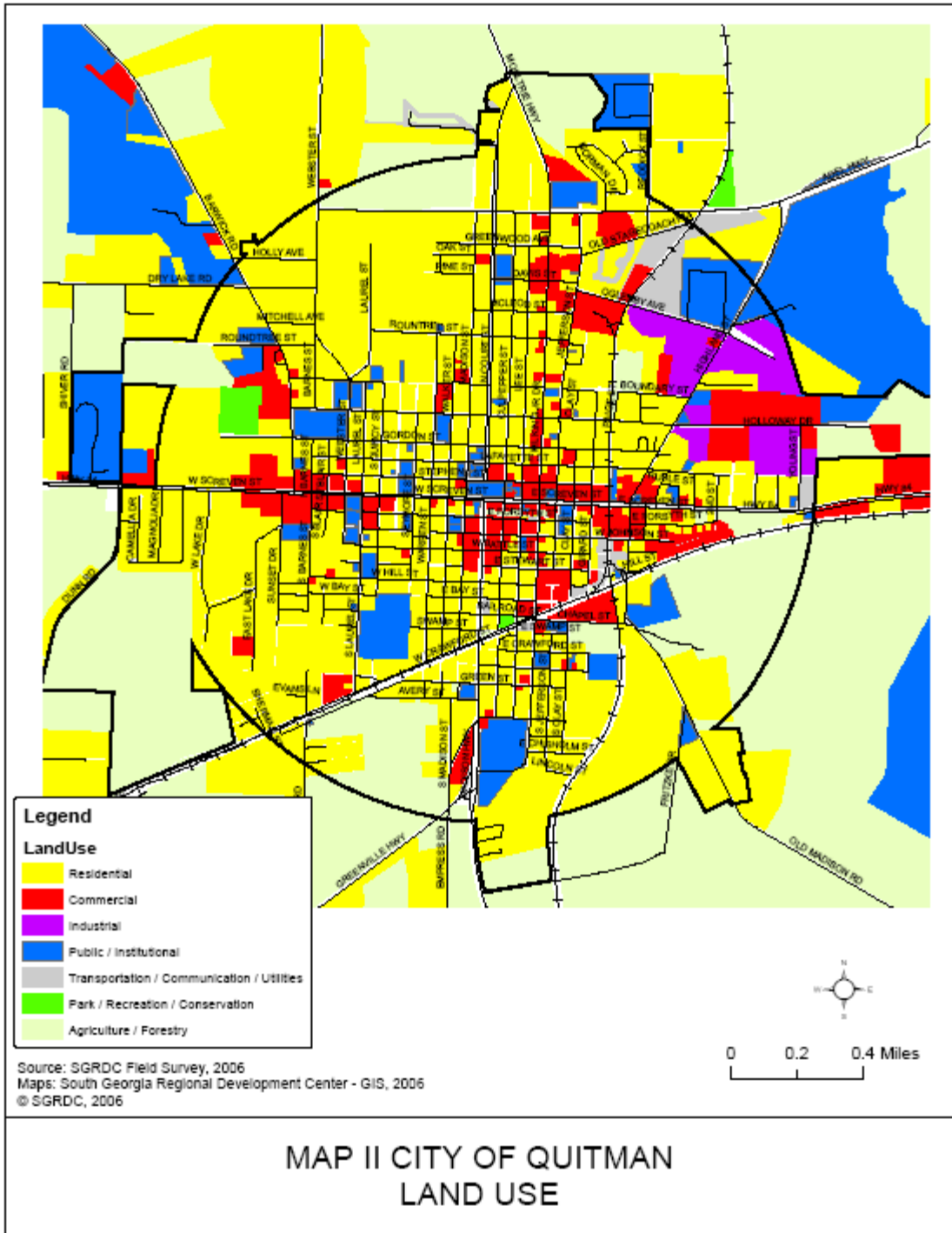
### ***G) Transportation Systems***

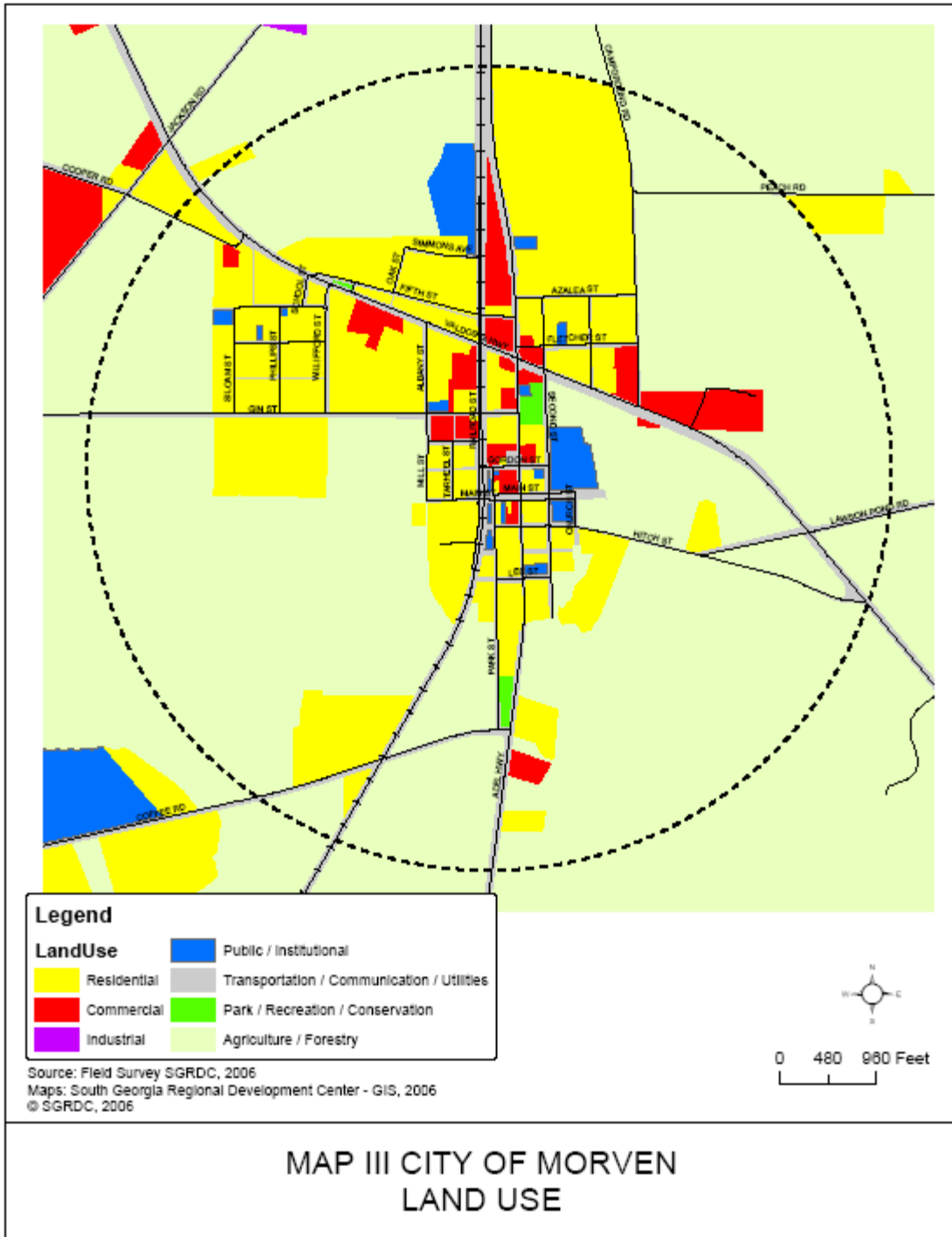
- Special attention should be paid to making communities friendlier for pedestrians and cyclists especially in places with higher population densities and high densities of low-income residents that use alternate forms of transportation.
- Special care should be paid to parts of Brooks County growing the most rapidly.

## **GENERAL MAPS**

Greater Brooks County Land Use	Map I
City of Quitman Land Use	Map II
City of Morven Land Use	Map III
City of Barwick and Pavo Land Use	Map IV
Troupeville Area Land Use	Map V
Brooks County Proposed Character Areas	Map VI
Quitman Proposed Character Areas	Map VII
Morven Proposed Character Areas	Map VIII
Barwick and Pavo Proposed Character Areas	Map IX

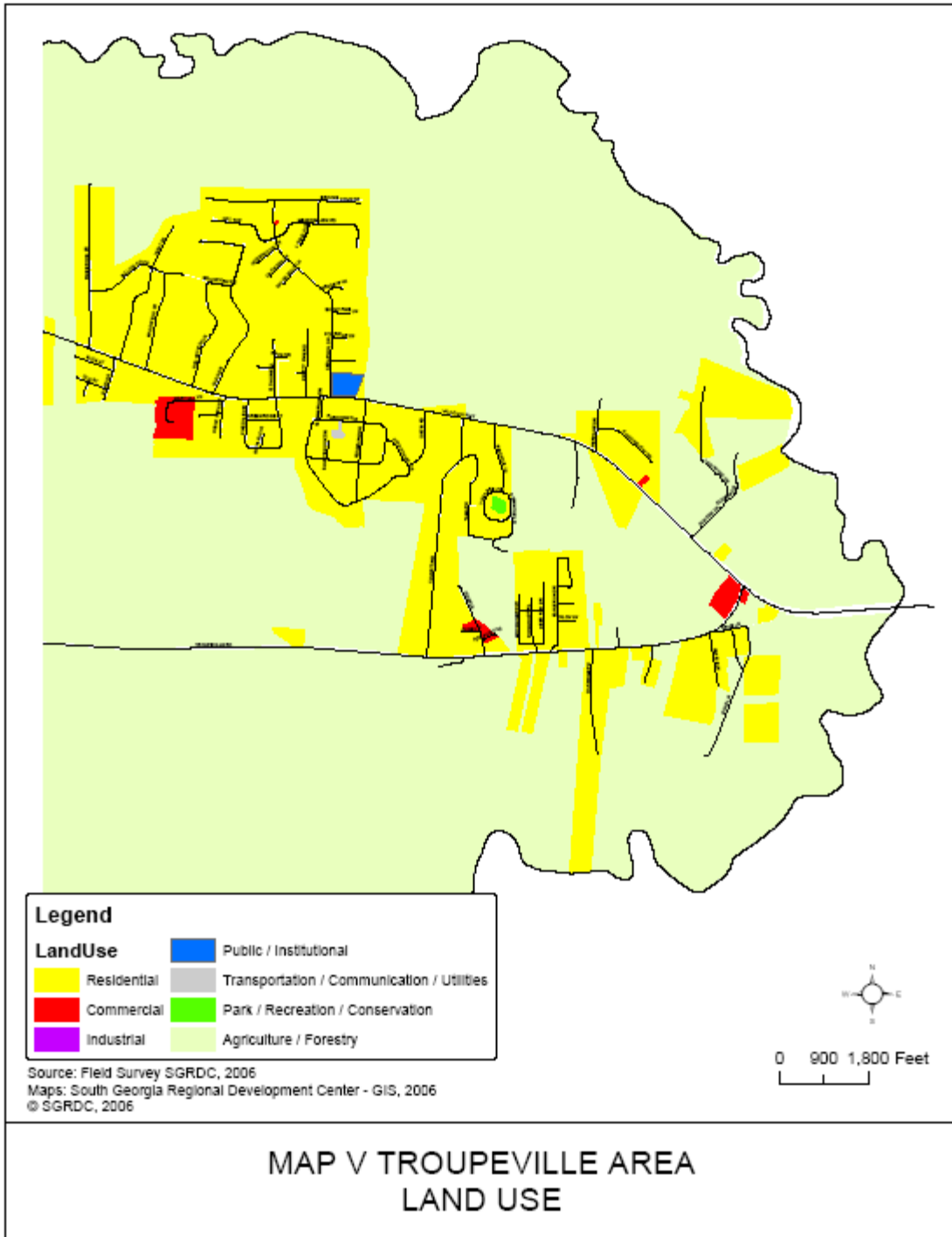


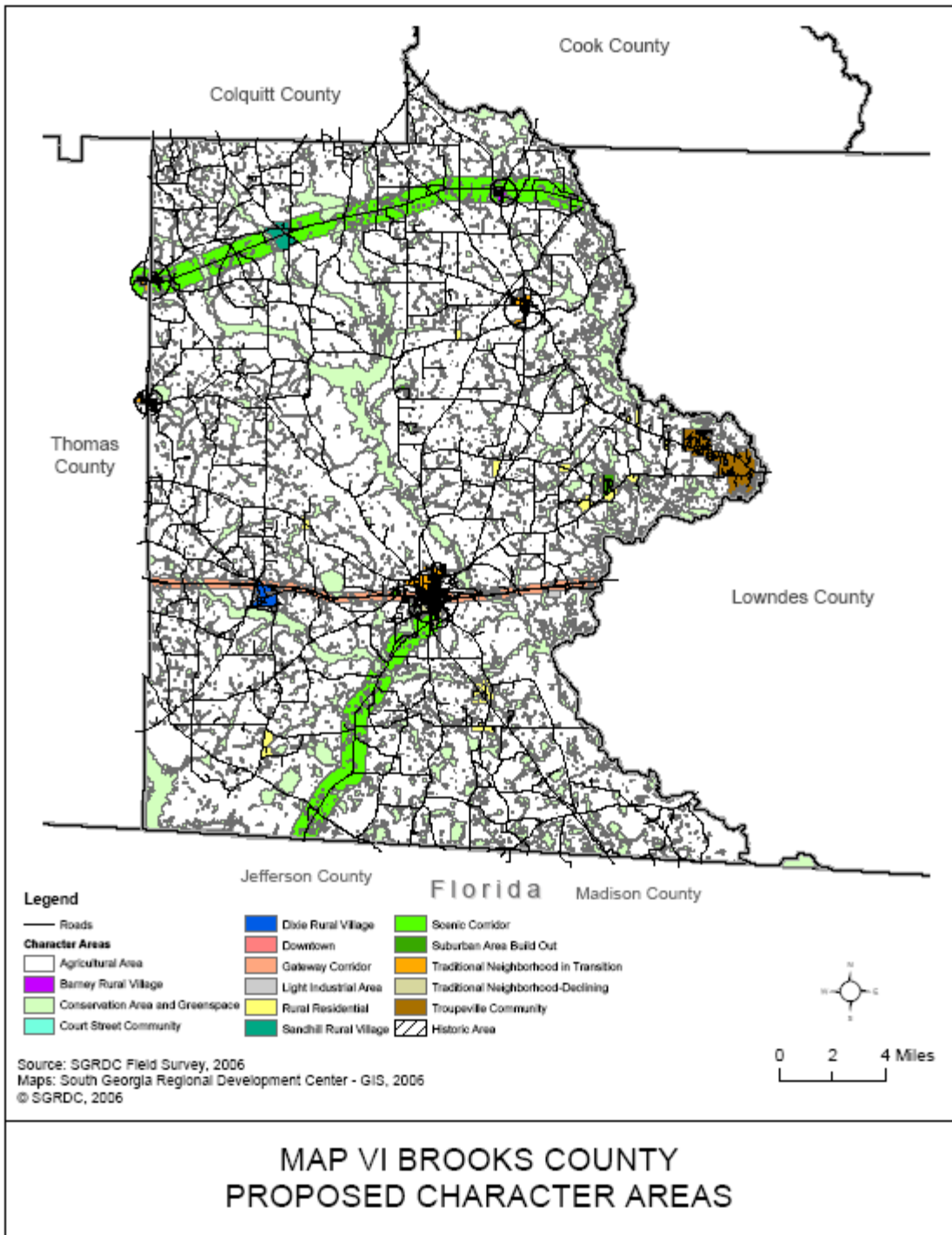


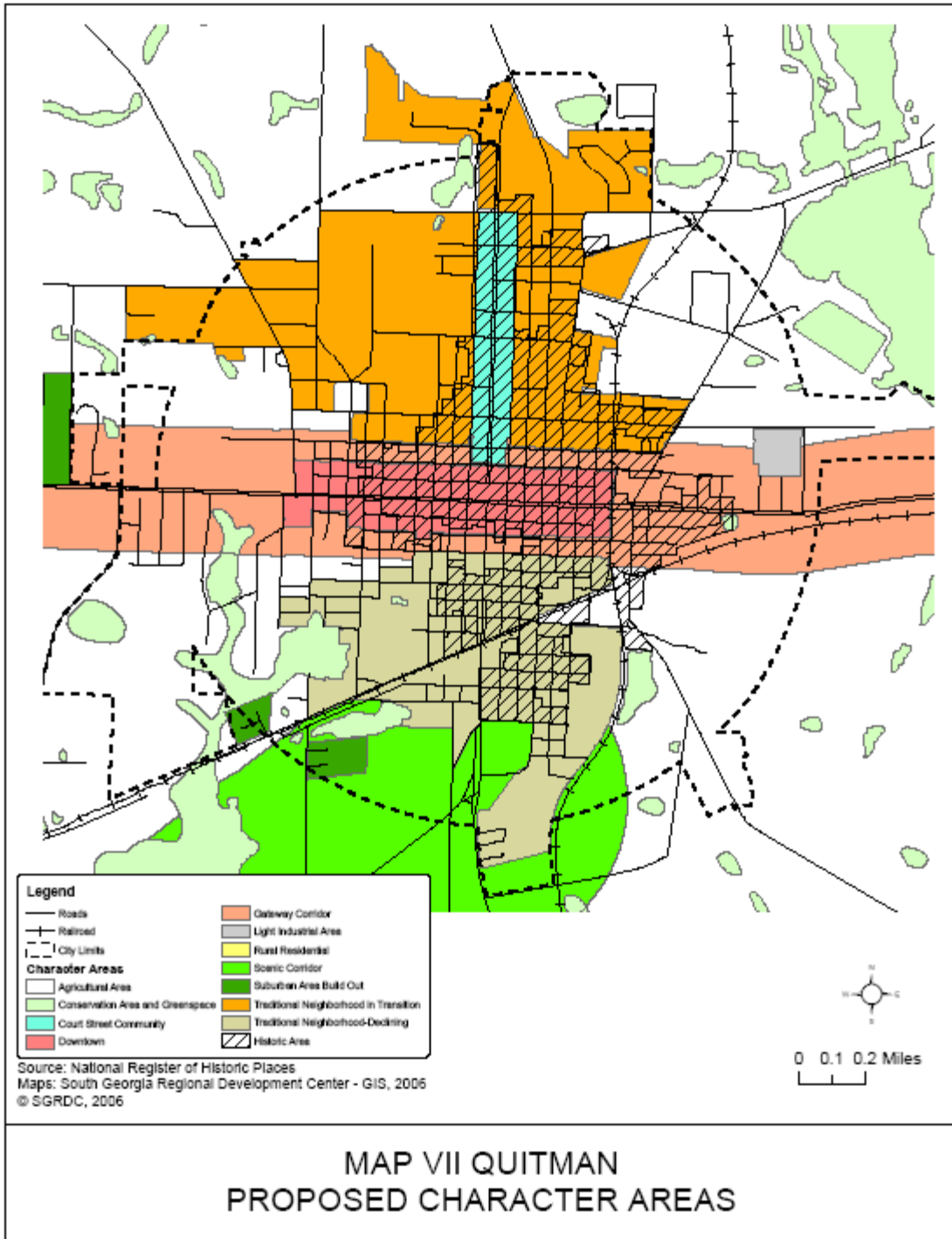


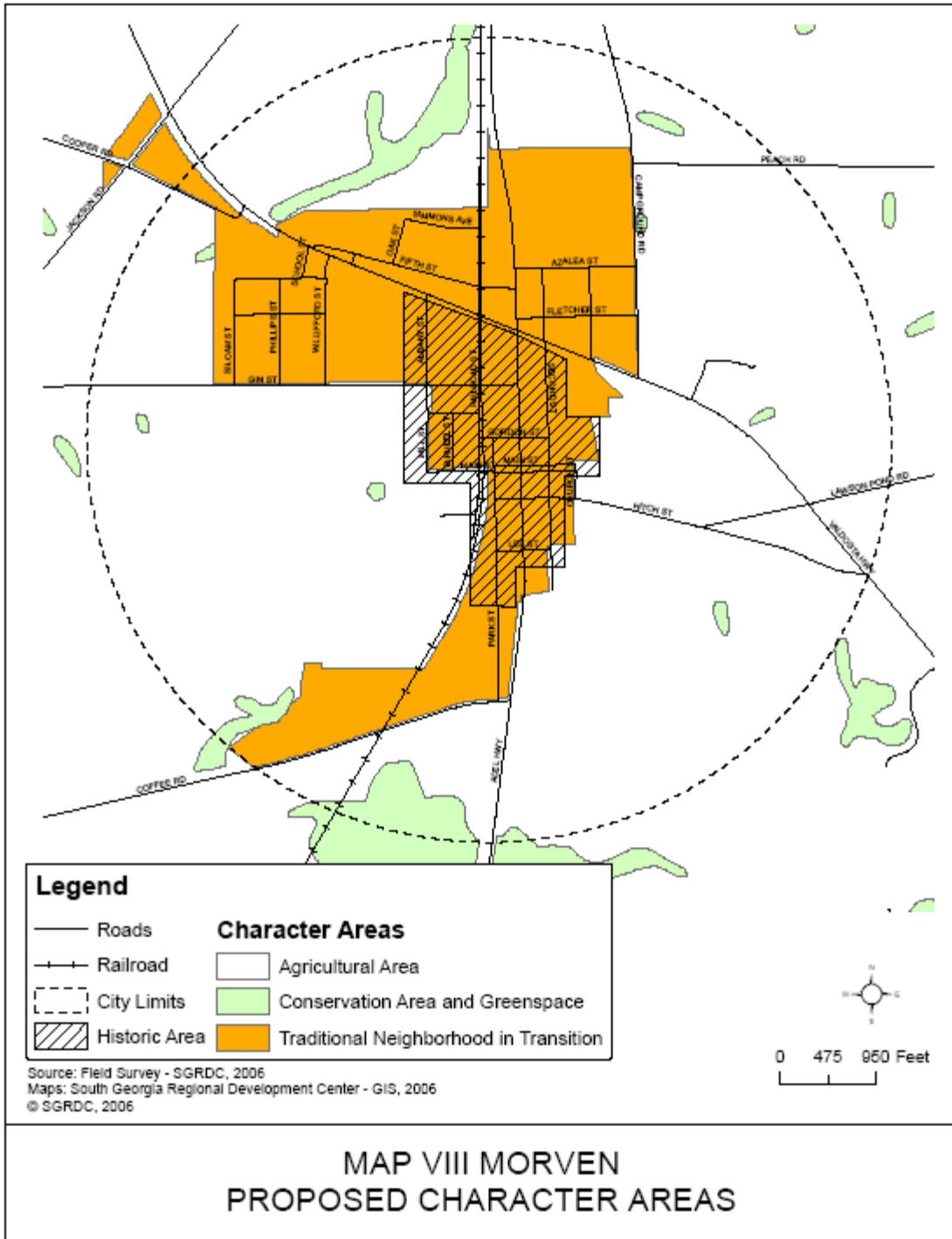


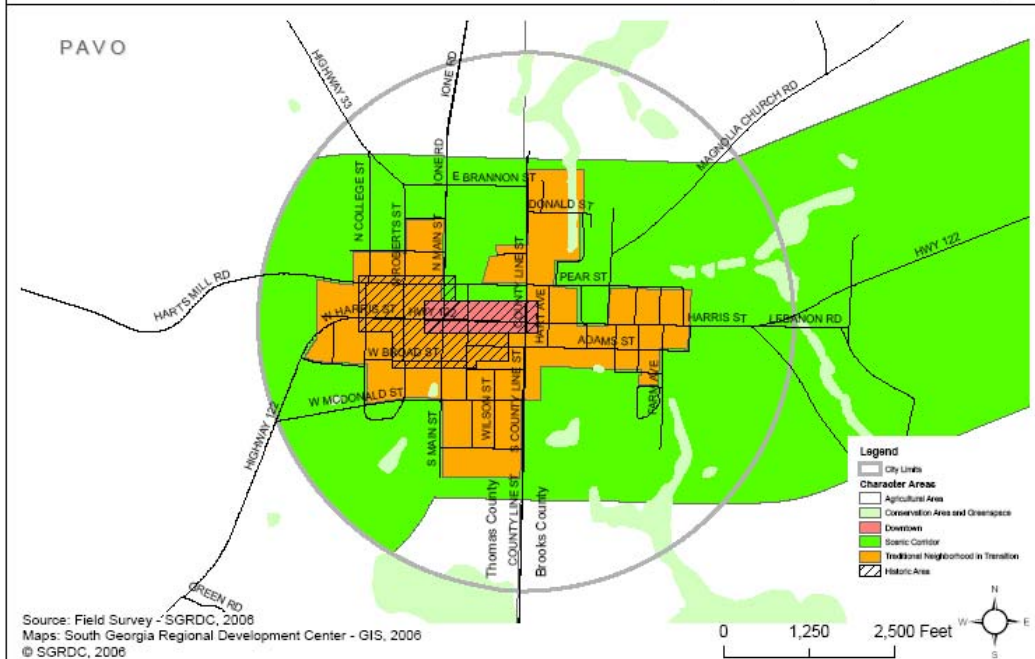
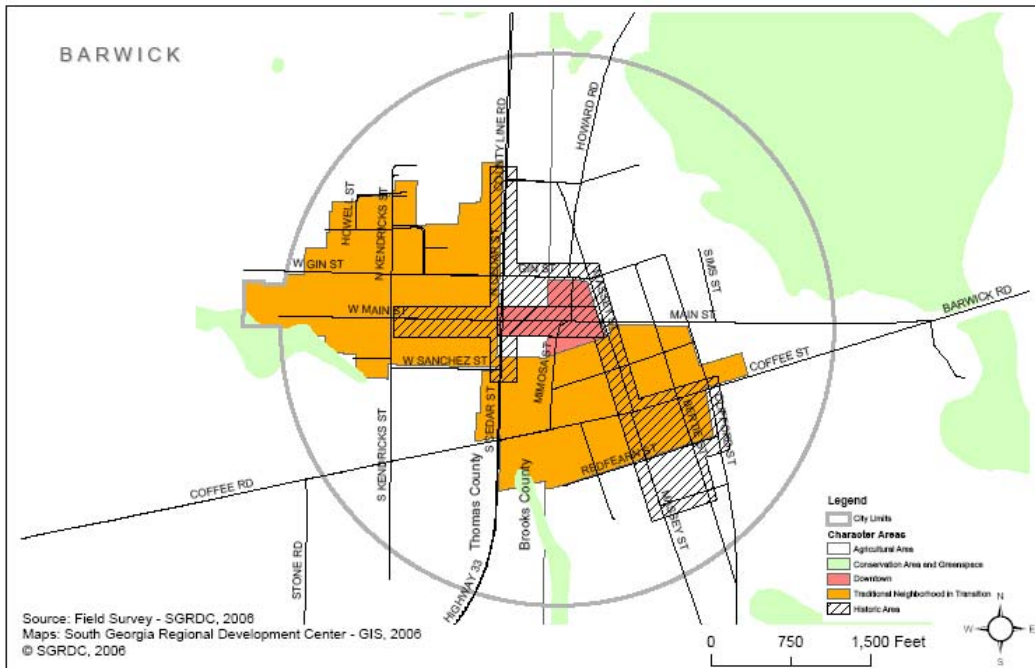












MAP IX CITY OF BARWICK AND PAVO  
 PROPOSED CHARACTER AREAS



**DOCUMENT PREPARED BY:**  
**South Georgia Regional Development Center**  
**327 W. Savannah Avenue**  
**Valdosta, GA 31601**

**June 2007**

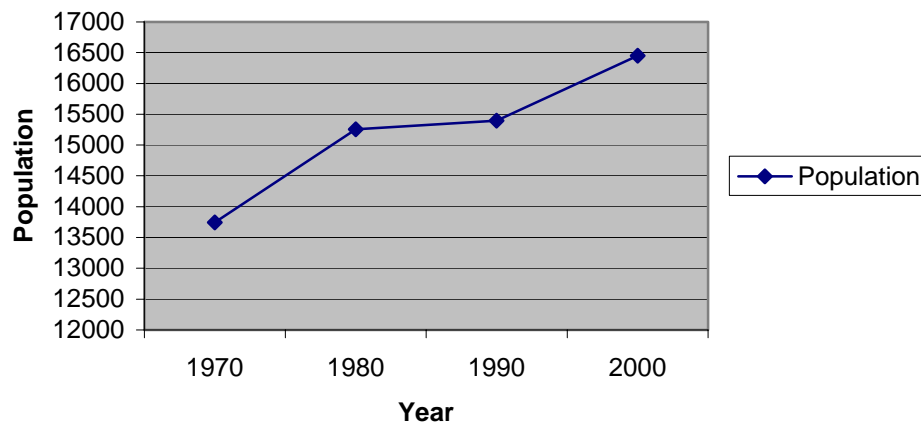
**APPENDIX A: POPULATION**

Understanding the past population trends and patterns is an important first step towards understanding how the population may change in the future. This section presents detailed information on the population demographics for Brooks County and the cities of Quitman, Barwick, Morven, and Pavo including past trends using data provided by the U.S. Census and future predictions based on county and regional trends and development patterns.

**Past Population Trends:**

Between 1980 and 2000 the total population of Brooks County increased from 15,255 to 16,450 an increase of 1,195. (Figure A-1) \*\*\*\*CORRECT FIGURE A-1\*\*\*\*

**FIGURE A-1 HISTORIC POPULATION TRENDS**



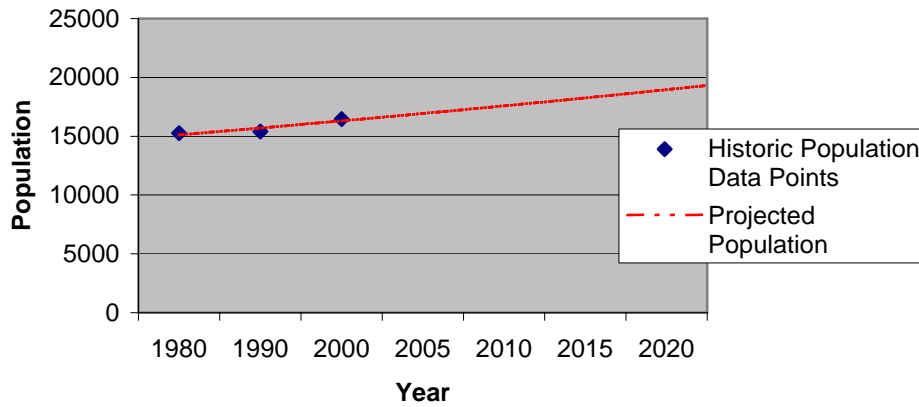
Source: U.S. Census 1970, 1980, 1990 and 2000.

Information from the 1980, 1990, and 2000 Census as well as analysis of development patterns in surrounding counties and North Florida were used to create an initial projection of the growth of population in Brooks County.

While past population trends show a net loss in population in all of Brooks County, indicators from the local economy and surrounding areas show this trend to be reversing.

Figure A-2 shows the regression curve for Brooks County up to 2030 and Figure A-3 shows the projected growth of Brooks County and the communities of Morven, Pavo and Barwick using exponential regression analysis of the data from the 1980, 1990 and 2000 U.S. Census. One may notice that Morven appears to be growing relatively fast, but Pavo seems to be continuously declining. Morven’s growth may be in part due to the rise of migrant workers in the community. Figure A-4 shows Brooks County’s growth in comparison with the State of Georgia and reveals a much smaller rate of growth.

**FIGURE A-2 PROJECTED POPULATION TRENDS**



Source: U. S. Census 1980, 1990, 2000 and the South Georgia Regional Development Center 2006

**FIGURE A-3 GROWTH TRENDS FOR BROOKS, MORVEN, PAVO AND BARWICK**

Year	Brooks County	Morven	Pavo*	Barwick*
2005	16,605	679	686	436
2010	16,921	731	660	444
2015	17,243	787	635	452
2020	17,572	848	611	461
2025	17,906	913	587	470
2030	18,247	983	565	478

Source: U. S. Census 1980, 1990, 2000 and the South Georgia Regional Development Center 2006  
 These numbers include the parts of Pavo or Barwick that are within Thomas County, GA.

**FIGURE A-4 TEN YEAR GROWTH BROOKS AND GEORGIA**

Year	Brooks County	State of Georgia
1980-90	0.94%	18.7%
1990-2000	6.83	23.37
2000-10	2.86	21.2
2010-20	3.85	22.48
2020-30	3.84	22.48

Source: U.S. Census 1980, 1990, 2000 and the South Georgia Regional Development Center

It is very difficult to predict the growth of Quitman since it has shown irregular patterns of growth and loss over the past several decades. Quitman has shown losses of people twice in Census data since the 1960 Census. However, the population has tended to stay around close to about 5,000 people since the 60's. Since the rate of change is not expected to remain constant, the rate of change for Quitman's population was decreased by 90 percent every ten years to yield the projections based off of 1980, 1990 and 2000 Census data in Figure A-5.

Figure A-6 shows historical data concerning the natural increase (births minus deaths) and net migration (people moving in minus people moving out) of Brooks County. Natural increase in Brooks County shows a trend of declining. Net Migration has shown an unusual trend as it was 643 in the 70's, -452 in the 80's, and 516 in the 90's. The negative net migration in the 70's caused Brooks County's population growth to slow down greatly in the 1980's.



**FIGURE A-5 QUITMAN POPULATION PROJECTIONS**

Year	Quitman
2005	4,624
2010	4,611
2015	4,609
2020	4,608
2025	4,608
2030	4,607

Source: U.S. Census 1980, 1990 and 2000, The Georgia Department of Community Affairs: <http://www.georgiaplanning.com/dataviews/census2/> (2006) and the South Georgia Regional Development Center 2006.

**FIGURE A-6 NATURAL INCREASE AND NET MIGRATION**

Period	Natural Increase	Net Migration
1970-79	869	643
1980-89	695	-452
1990-99	248	516

Source: 2010 Greater Brooks County Comprehensive Plan and the OASIS Database: <http://oasis.state.ga.us/>

Calculating the rural/urban percentages for Brooks County creates a challenge as part of Barwick and Pavo are in Thomas County. One cannot merely subtract the city populations from the county population. However, roughly 63 percent of the Greater Brooks County (including the Thomas County sides of Barwick and Pavo) is unincorporated. Also, according to the 2005-2006 Georgia County Guide, 70.3 percent of Brooks County was considered “rural” in 2000. Rural is defined as all territory, population and housing not within an urbanized area and not in places of more than 2,500 people outside of an urbanized area. An urbanized area consists of a central place or places and adjacent territory with a general population density of at least 1,000 people per square mile of land area that together have a minimum residential population of at least 50,000 people. Figure A-7 shows the expected growth for the unincorporated areas of Greater Brooks County assuming that the incorporated/unincorporated percentages will remain the same.

**FIGURE A-7 GREATER BROOKS UNINCORPORATED AREA PROJECTIONS**

Year	Population
2005	10,461
2010	10,660
2015	10,863
2020	11,070
2025	11,281
2030	11,496

Source: U. S. Census 1980, 1990, 2000 and the South Georgia Regional Development Center 2006

**AGE DISTRIBUTION:**

The most apparent trends in Brooks County involve the loss of people from ages 18 to 24 and gains of people 65 and older and the rapid gains of people 35 to 54 years old. The cities generally mirror the trend of the county. Figure A-8 shows the historical age distribution of Brooks County. Figure A-9 shows the projected age distributions for people 18 to 24, 35 to 54 and 65 and older. Figure A-10 shows this projected distribution graphically and also shows how each of these groups will relate to each other in size.

**FIGURE A-8 BROOKS HISTORICAL AGE DISTRIBUTION**

Category	1980	1990	2000
0-4 Years Old	1,272	1,286	1,076
5-13 Years Old	2,622	2,545	2,537
14-17 Years Old	1,258	761	812
18-20 Years Old	758	715	690
21-24 Years Old	888	819	767
25-34 Years Old	1,924	2,218	2,075
35-44 Years Old	1,428	1,937	2,353
45-54 Years Old	1,397	1,430	2,093
55-64 Years Old	1,453	1,355	1,582
65 and over	2,255	2,332	2,465

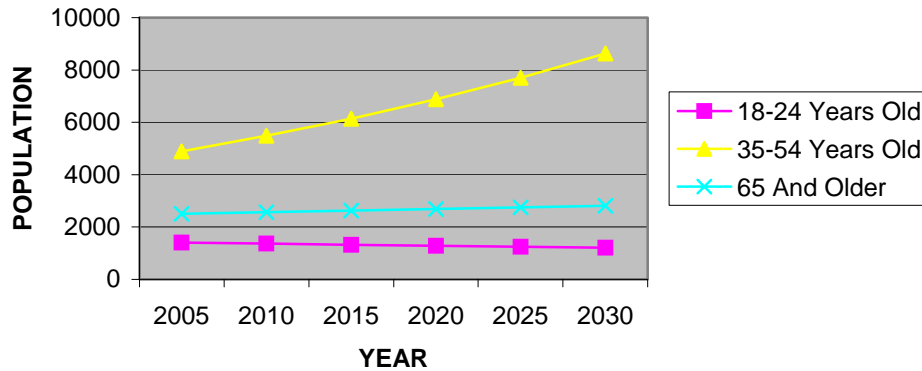
Source: 1980, 1990 and 2000 U.S. Census

**FIGURE A-9 AGE DISTRIBUTION PROJECTIONS**

Year	18-24 Years Old	35-54 Years Old	65 And Older
2005	1409	4895	2511
2010	1367	5483	2568
2015	1325	6141	2626
2020	1286	6879	2685
2025	1247	7704	2745
2030	1210	8629	2807

Source: Projections based off of 1980, 1990 and 2000 U.S. Census by the South Georgia Regional Development Center

**FIGURE A-10 BROOKS PROJECTED AGE DISTRIBUTION**



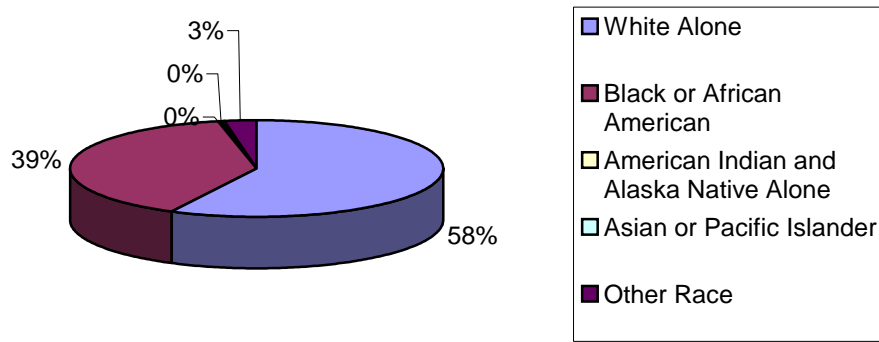
Source: Projections based off of 1980, 1990, and 2000 U.S. Census data by the South Georgia Regional Development Center

The percentage of people 65 and older in Brooks County has remained about 15 percent over time. Therefore, it is not unreasonable to assume that this population is a very stable population and is merely increasing naturally due to the general increase of the population. However, it is unknown why there is a consistent decrease in the young adult population or such a strong increase in the 35 to 54 year old population. The decrease of young adults may be due to them leaving the County to look for opportunities outside of Brooks County such as employment or continuing education. The increase in the 35 to 54 year old population may be due to the increase in population of the Valdosta metro area in general as people are moving into the area for jobs and opportunities.

**RACE AND ETHNICITY:**

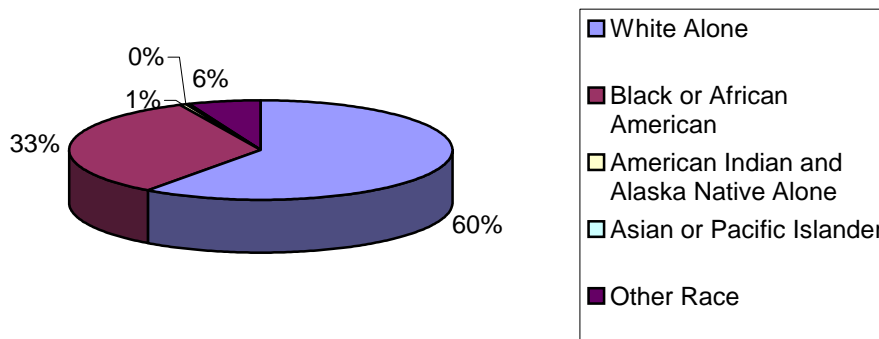
Figure A-11 shows the racial composition of Brooks County based on of 2000 Census data. Assuming that the rate of change for each group will remain the same as the 1980's and 1990's, Figure A-12 shows what the racial composition of Brooks County will be in 2030.

**FIGURE A-11 2000 RACIAL COMPOSITION**



Source 2000 U.S. Census

**FIGURE A-12 2030 RACIAL COMPOSITION**



Source: The Georgia Department of Community Affairs: <http://www.georgiaplanning.com/dataviews/census2/>

The majority white population will gain and an even greater portion of the racial composition while blacks or African Americans will decrease as a percentage of racial composition. The category “Other Race” will increase as a portion of the racial composition.

**FIGURE A-13 CHANGE IN RACIAL AND ETHNIC COMPOSITION  
IN 5-YEAR INCREMENTS PAST (1980 – 2000) & FUTURE (2000 – 2030)**

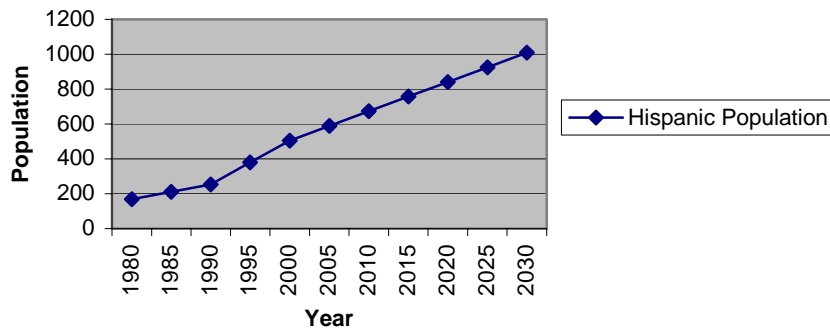
	Brooks County Past %	Brooks County Future %	Quitman Past %	Quitman Future %	Pavo Past %	Pavo Future %	Morven Past %	Morven Future %	Barwick Past %	Barwick Future %
White Alone	3.03	2.71	-8.4	-12.64	-1.35	-1.41	0.89	0.89	-2.18	-2.39
Black or African American Alone	-4.78	-1.25	0.67	0.97	-9.59	-15.56	13.02	8.56	5.03	4.22
American Indian and Alaska Native Alone	79.17	19	25	13.89	20	25.93	N/A*	33.33	0	0
Asian or Pacific Islander	18.52	10.64	-5.68	-6.86	37.5	16.67	0	0	25	25
Other Race	1,933.33	24.68	2475	24.83	25	25	25	25	58.33	25

\*Morven only had one person in this category in 2000

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006 and the South Georgia Regional Development Center 2006

Figure A-13 shows the average rate of change in racial composition for five-year increments in the past and in the future. The most drastic change is in the “Other Race” category. The Hispanic population has also made significant contributions to the growth of Brooks County. Hispanics made up 59 percent of the population increase of Brooks County from 1980 to 2000 and 24 percent of the population increase of Brooks County from 1990 to 2000. Figure A-14 shows the growth of the Hispanic community in Brooks County from the U.S. Census of 1980, 1990 and 2000 and shows the projection of this growth if the rate of change from the 1980’s and 1990’s remains the same.

**FIGURE A-14 HISTORIC AND PROJECTED HISPANIC POPULATION BROOKS COUNTY**



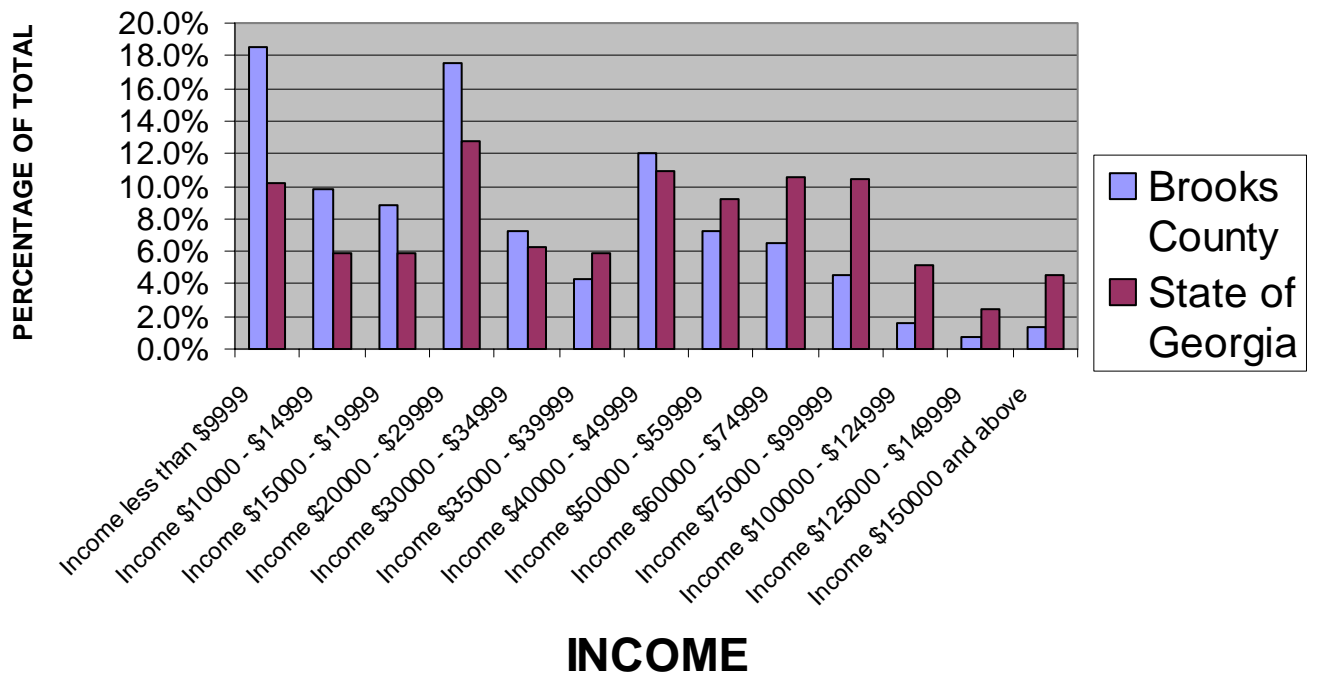
The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**INCOME:**

According to the U.S. Census the average household income in 1990 for Brooks County was \$24,039.43. When adjusted for inflation in 2000 dollars, this amount is \$31,672.45. In 2000 the average household income was \$36,948. Therefore, real average household income rose by 14.28 percent. In comparison, Georgia’s average household income in 1990 was \$36,810, or \$48,497.95 in 2000 dollars. The average household income for Georgia in 2000, however, was \$80,077, representing a 39 percent increase in real average household income.

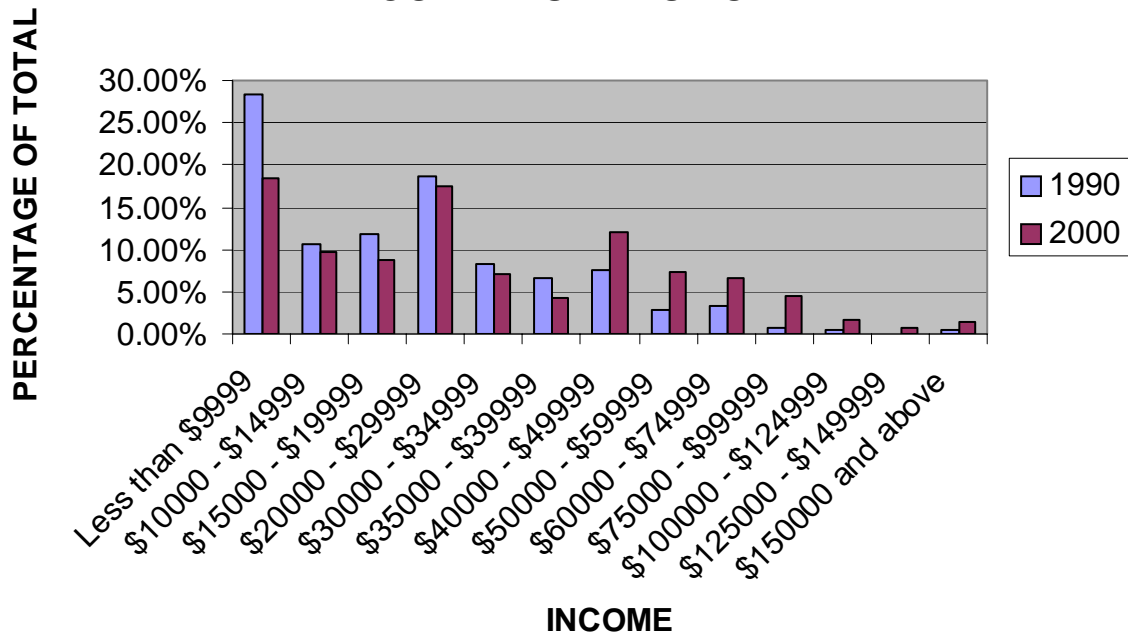
Figure A-15 shows how Brooks County compares to the State of Georgia in Household Income Distribution. For the most part Brooks County has a higher percentage of residents within the lower income categories and a lower percentage of residents in the higher income categories than the State of Georgia. Figure A-16 shows how the income distribution has changed in Brooks County. The proportion of low-income households has decreased while the proportion of higher income households has increased. Nonetheless, there are still high percentages of low-income residents. A-17 through A-20 show the annual household income distribution of Barwick, Morven, Pavo and Quitman.

**FIGURE A-15 BROOKS COUNTY/ STATE OF GEORGIA HOUSEHOLD INCOME DISTRIBUTION**



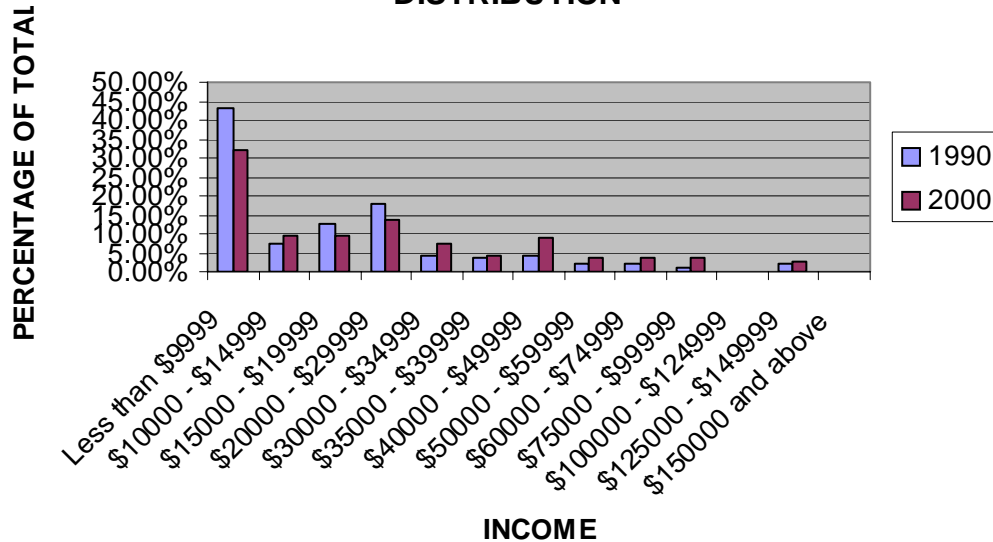
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-16 BROOKS COUNTY HOUSEHOLD INCOME DISTRIBUTION**



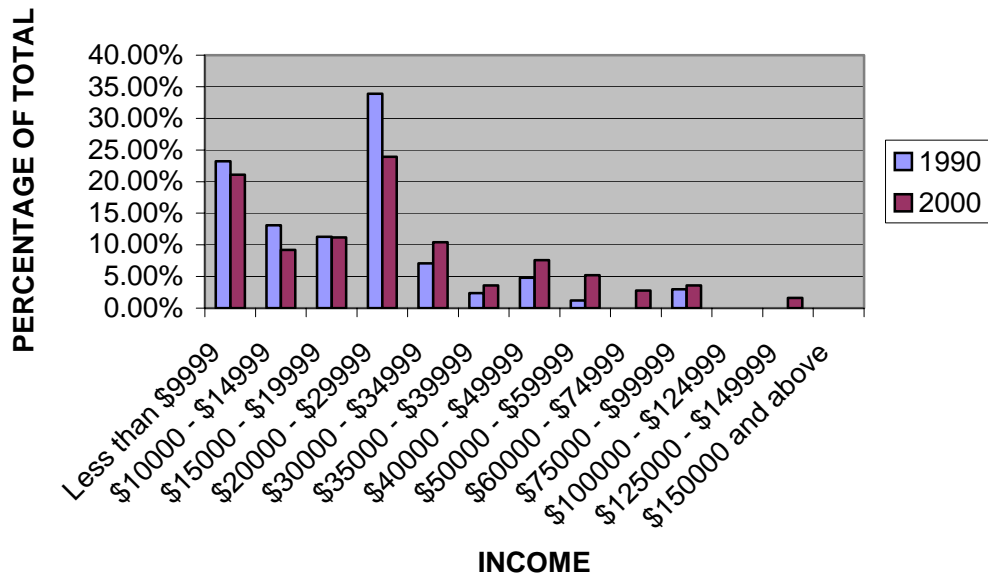
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-17 BARWICK HOUSEHOLD INCOME DISTRIBUTION**



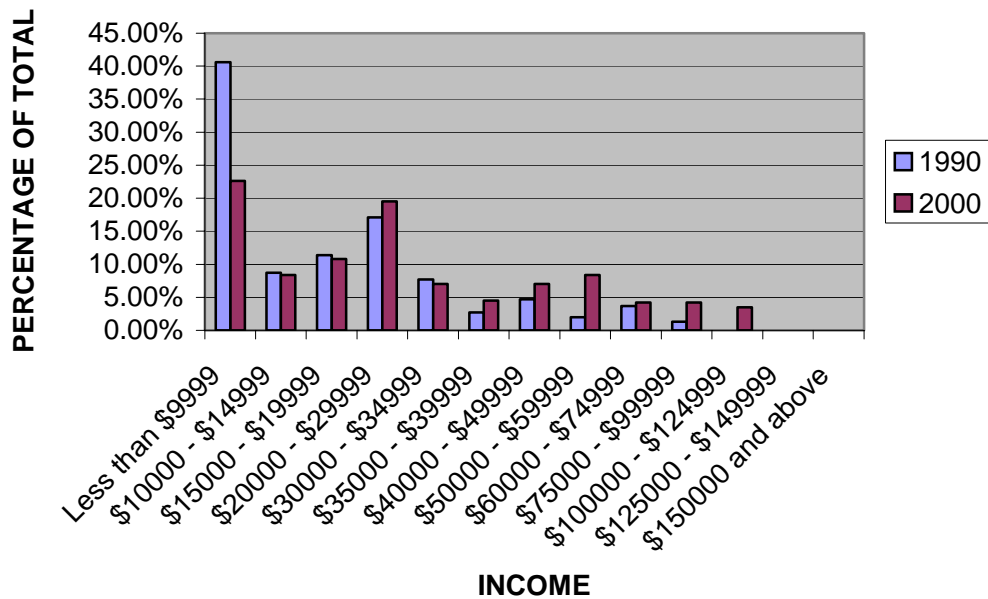
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-18 MORVEN HOUSEHOLD INCOME DISTRIBUTION**



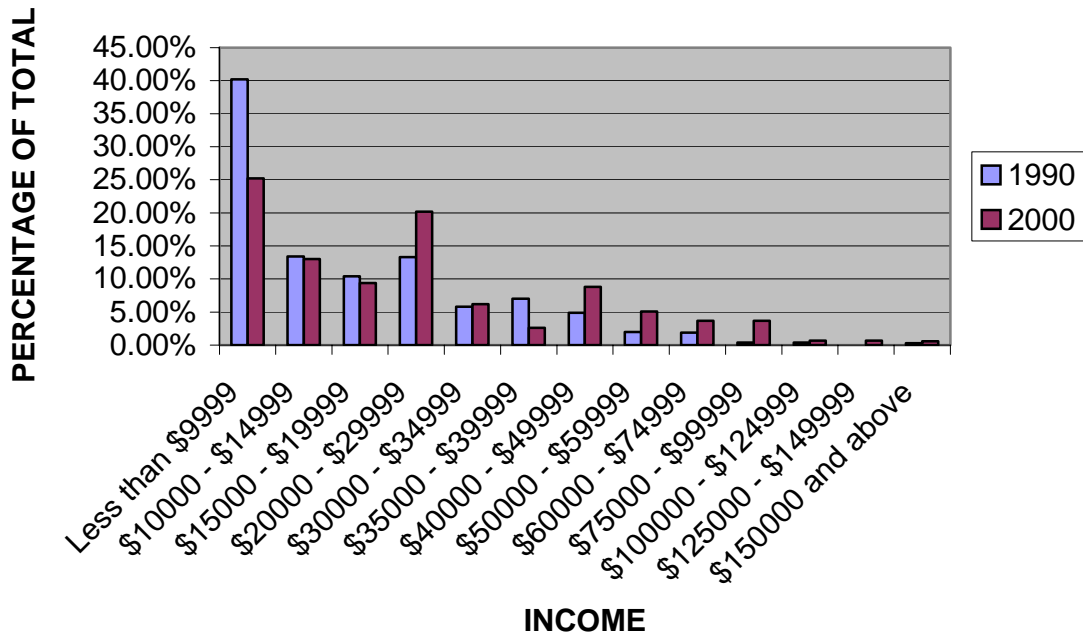
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-19 PAVO HOUSEHOLD INCOME DISTRIBUTION**



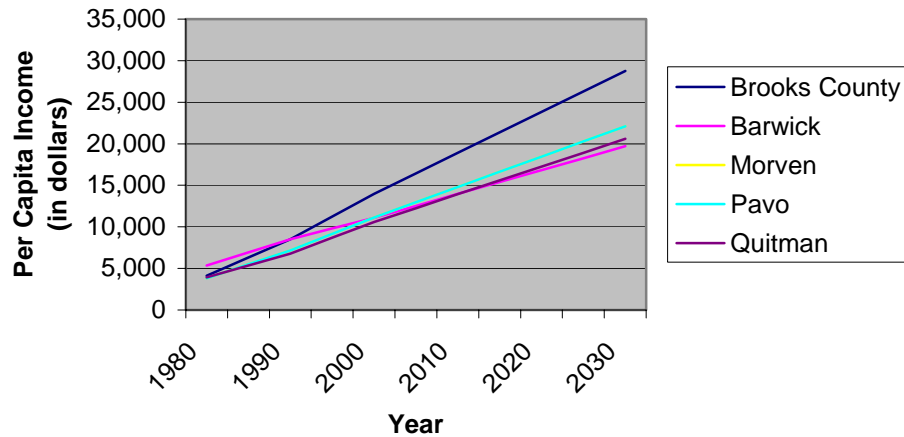
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-20 QUITMAN HOUSEHOLD INCOME DISTRIBUTION**



Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE A-21 GREATER BROOKS PER CAPITA INCOME**



Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006



Brooks County and all of its communities have seen a rise in per capita income as shown in Figures A-21 and A-22. Per Capita Income is the total personal income divided by the total population and is often used to measure the personal wealth of a population. The Cities of Morven and Pavo are projected to have the highest per capita income out of all cities in Brooks County in 2030. The City of Barwick will show the slowest growth in per capita income and is projected to have the lowest per capita income by 2030. This means that in 2030 Pavo and Morven will be the cities with the highest amount of income per person and Barwick will have the lowest amount of income per person in 2030. However, Brooks County’s per capita income as a whole will be greater than any specific city within Brooks County, suggesting that personal income will grow most in unincorporated Brooks County. This is not surprising since many people working in Lowndes have chosen to live in unincorporated Brooks County.

**FIGURE A-22 BROOKS COUNTY PROJECTED PER CAPITA INCOME**

	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030
Brooks County	\$4,131	\$6,327	\$8,522	\$11,250	\$13,977	\$16,439	\$18,900	\$21,362	\$23,823	\$26,285	\$28,746
Barwick	\$5,353	\$6,941	\$8,528	\$9,810	\$11,091	\$12,526	\$13,960	\$15,395	\$16,829	\$18,264	\$19,698
Morven	\$3,800	\$5,490	\$7,180	\$9,153	\$11,126	\$12,958	\$14,789	\$16,621	\$18,452	\$20,284	\$22,115
Pavo	\$3,800	\$5,490	\$7,180	\$9,153	\$11,126	\$12,958	\$14,789	\$16,621	\$18,452	\$20,284	\$22,115
Quitman	\$3,932	\$5,357	\$6,781	\$8,688	\$10,594	\$12,260	\$13,925	\$15,591	\$17,256	\$18,922	\$20,587

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**EDUCATIONAL ATTAINMENT**

Since 1980, fewer children have dropped out of school and more adults have pursued college educations and graduate degrees. Figure A-23 shows the educational attainment of Brooks County residents in 1980, 1990 and 2000.

**FIGURE A-23 BROOKS COUNTY EDUCATIONAL ATTAINMENT**

	1980	1990	2000
Less than 9th Grade	3,109	1,778	1,254
9th to 12th Grade (No Diploma)	2,007	2,086	2,149
High School Graduate (Includes Equivalency)	2,075	3,372	3,854
Some College (No Degree)	628	901	1,545
Associate Degree	NA	373	418
Bachelor’s Degree	365	477	720
Graduate or Professional Degree	273	376	449

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

## APPENDIX B: ECONOMIC DEVELOPMENT

A thorough understanding of the economic development characteristics of a community aid in improving the overall economic wellbeing of the Greater Brooks community and allow us to plan for the associated housing and education needs.

### ECONOMIC BASE

Historically Greater Brooks County's economy was based on its agriculture. While agriculture is still a very important part of Brooks County's economy, over time Brooks County has seen the growth of industry and services as important economic contributors.

### EMPLOYMENT BY INDUSTRY

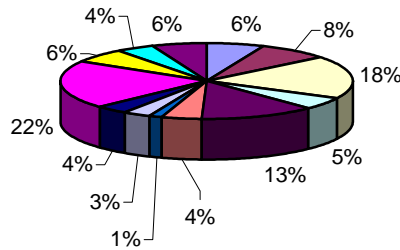
The Greater Brooks economy is based off of 13 primary sectors. Figure B-1 shows the percentages for each sector for Brooks County in the years 1980, 1990, 2000. Figure B-2 shows the percentages for the year 2000 in a pie chart. The greatest percentage is in Educational, Health and Social Services at 20.6 percent. The second largest is in manufacturing at 18.3 percent. Retail Trade and Construction follow at 12.8 and 8.0 percent respectively. Figure B-3 shows the percentages for each employment sector for the communities of Barwick, Morven, Pavo and Quitman. Despite the perception that Brooks County is a mostly rural county, Brooks County's residents are relying less on agriculture and more on industry such as manufacturing.

**FIGURE B-1 BROOKS EMPLOYMENT SECTOR HISTORY BY PERCENT**

Type of Industry	1980	1990	2000
Agriculture, Forestry, Fishing, hunting & mining	16.1%	13.1%	6.3%
Construction	6.5%	5.2%	8.0%
Manufacturing	22.3%	24.5%	18.3%
Wholesale Trade	3.9%	3.8%	5.2%
Retail Trade	14.5%	15.8%	12.8%
Transportation, warehousing, and utilities	5.2%	5.6%	4.4%
Information	NA	NA	1.4%
Finance, Insurance, & Real Estate	2.7%	3.2%	3.0%
Professional, scientific, management, administrative, and waste management services	2.7%	3.5%	3.6%
Educational, health and social services	15.0%	14.4%	20.6%
Arts, entertainment, recreation, accommodation and food services	5.3%	0.9%	6.2%
Other Services	2.2%	5.3%	4.2%
Public Administration	3.6%	4.6%	6.0%

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE B-2 GREATER BROOKS EMPLOYMENT BY SECTOR**



■ Agriculture, Forestry, Fishing, hunting & mining
■ Construction
■ Manufacturing
■ Wholesale Trade
■ Retail Trade
■ Transportation, warehousing, and utilities
■ Information
■ Finance, Insurance, & Real Estate
■ Professional, scientific, management, administrative, and waste management services
■ Educational, health and social services
■ Arts, entertainment, recreation, accommodation and food services
■ Other Services
■ Public Administration

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**FIGURE B-3 2000 BARWICK, MORVEN, PAVO AND QUITMAN EMPLOYMENT BY SECTOR**

Type	Barwick	Morven	Pavo	Quitman
Agriculture, Forestry, Fishing, hunting & mining	9.90%	6.20%	4.10%	2.80%
Construction	1.20%	6.20%	1.60%	5.00%
Manufacturing	15.80%	21.00%	27.20%	25.70%
Wholesale Trade	4.70%	6.20%	2.50%	5.10%
Retail Trade	17.00%	15.60%	8.20%	12.60%
Transportation, warehousing, and utilities	7.00%	6.60%	4.50%	2.70%
Information	1.20%	0.00%	2.50%	0.70%
Finance, Insurance, & Real Estate	6.40%	1.60%	2.10%	2.50%
Professional, scientific, management, administrative, and waste management services	4.10%	5.40%	2.50%	3.10%
Educational, health and social services	24.00%	19.10%	24.30%	21.20%
Arts, entertainment, recreation, accommodation and food services	1.20%	1.60%	4.90%	8.40%
Other Services	3.50%	2.30%	6.60%	4.80%
Public Administration	4.10%	8.20%	9.10%	5.30%

Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**LABOR FORCE**

Brooks County had an estimated labor force of 7,838 in 2004. The labor force includes all people who are able to work. In 2004, an estimated average of 7,641 were employed leaving 332 unemployed. This number gives Brooks County an unemployment rate of 2.5. Figure B-4 shows Brooks County’s unemployment rate in comparison with the State of Georgia and the South Georgia Region. The South Georgia Region includes all counties within the nine county region of the South Georgia Regional Development Center. The nine county region includes Lowndes, Echols, Brooks, Lanier, Cook, Tift, Ben Hill, Irwin and Turner Counties. In comparison to the rest of the South Georgia Region and the State of Georgia, Brooks County has a low unemployment rate.

**FIGURE B-4 2004 EMPLOYMENT STATUS (ANNUAL AVERAGES)**

Region	Unemployment Rate
Brooks County	2.5
South Georgia Region	3.3
State of Georgia	4.3

Source: Georgia Department of Labor: (<http://www.dol.state.ga.us/pdf/pr/clab1004.pdf>) 2006

**WAGES**

The average weekly wage in Brooks County has increased by 13 percent from 2001 and 2004, but when adjusted to inflation the real increase is only seven percent. When adjusted to inflation, Georgia’s average weekly wage only increased by a little less than one percent. However, despite the fact that Brooks County’s average weekly wage has grown more rapidly than Georgia’s, it was still 39 percent less than Georgia’s average in 2004. Figure B-5 shows how Brooks County compares to the State of Georgia in average weekly wages for 2001 to 2004 and B-6 shows the comparison for the average annual wage.

**FIGURE B-5 BROOKS AND GEORGIA AVERAGE WEEKLY WAGE**

Year	Brooks Average Weekly Wage	Brooks Average Weekly Wage in 2004 Dollars	Georgia Average Weekly Wage	Georgia Average Weekly Wage in 2004 Dollars
2001	\$386	\$411.86	\$676	\$721.29
2002	\$423	\$444.15	\$687	\$721.35
2003	\$426	\$437.50	\$704	\$723.01
2004	\$445	\$445.00	\$728	\$728.00

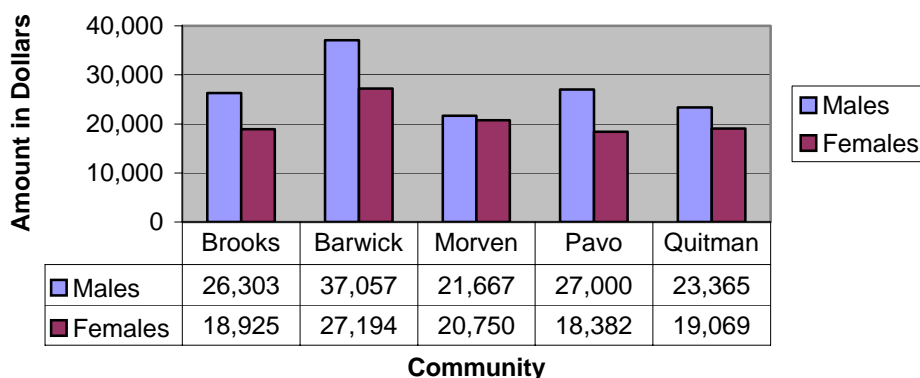
Source: U.S. Department of Labor Bureau of Labor Statistics 2006: (<http://data.bls.gov/PDQ/outside.jsp?survey=en>)

**FIGURE B-6 BROOKS AND GEORGIA AVERAGE ANNUAL WAGE**

Year	Brooks Average Annual Wage	Brooks Average Annual Wage in 2004 Dollars	Georgia Average Annual Wage	Georgia Average Annual Wage in 2004 Dollars
2001	\$20,084	\$21,429.63	\$35,136	\$37,490.11
2002	\$21,994	\$23,093.70	\$35,734	\$37,520.70
2003	\$22,157	\$22,755.24	\$36,626	\$37,614.91
2004	\$23,140	\$23,140.00	\$37,866	\$37,866.00

Source: U.S. Department of Labor Bureau of Labor Statistics 2006: (<http://data.bls.gov/PDQ/outside.jsp?survey=en>)

**FIGURE B-7 2000 MEDIAN EARNINGS, FULL-TIME YEAR-ROUND WORKERS**



Source: U.S Census Bureau, 2006

Males make higher wages in all Greater Brooks communities. This difference is least apparent in the City of Morven and most apparent in the City of Barwick. Since there appears to not be many manufacturing jobs available for the citizens of Barwick, many women may be resorting to accepting lower paying jobs such as retail. In fact, Barwick has the highest percentage of people employed in retail in Greater Brooks County.

**COMMUTING PATTERNS**

In 2000, only 50 percent of employed citizens of Brooks County actually worked in Brooks County. From 1990 to 2000, more and more people found work outside of Brooks and fewer found work in Brooks County. A huge portion of this comes from the fact that Lowndes County and other surrounding counties have expanding needs for employees. On the other hand, Brooks County has been unable to supply enough employment for all of its residents. If this process continues, Brooks County and its communities may become bedroom communities. It creates a situation where many residents work and spend money in other towns and counties but come home to Brooks County and expect services without contributing to sales taxes such as SPLOST.

**FIGURE B-8 LABOR FORCE BY PLACE OF WORK**

Category	1990	2000
Total population	15,398	16,450
Worked in State of residence	5,886	6,594
Worked in county of residence	3,511	3,284
Worked outside of county of residence	2,375	3,310
Worked outside of state of residence	146	173

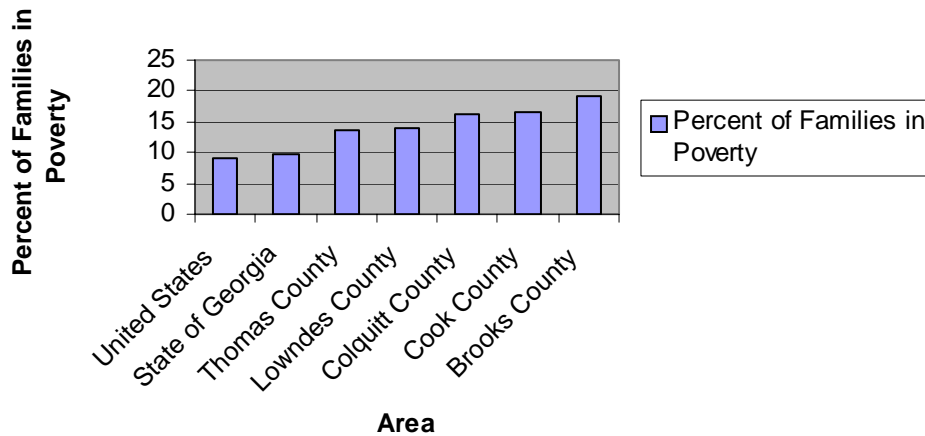
Source: The Georgia Department of Community Affairs (<http://www.georgiaplanning.com/dataviews/census2/>) 2006

**POVERTY STATUS**

In Brooks County, 19.1 percent of families were in poverty in the year 1999. This is higher than the percentage for the United States, the State of Georgia, and the surrounding Georgia

counties including Colquitt, Cook, Thomas and Lowndes. In fact, Brooks County’s poverty level in 1999 was over twice the national poverty level. In Brooks County, 27.6 percent of families with children under 18 are in poverty and 33.3 percent of families with children under five years of age are in poverty. Brooks County is a county with high levels of poverty where many children, especially the younger children, are vulnerable to conditions of poverty. This is probably due to the fact that Brooks County is a largely rural county with low wages.

**FIGURE B-9 1999 PERCENT OF FAMILIES IN POVERTY**



Source: U.S. Bureau of the Census, 2006

**ECONOMIC RESOURCES:**

**DEVELOPMENT AGENCIES:**

*Quitman-Brooks County Chamber of Commerce:* The Brooks County Chamber of Commerce is organized to advance the general welfare and prosperity of Brooks County so that its citizens and all areas of its business community will prosper. Particular attention and emphasis are given to the *Economic, Commercial, Agricultural, Civic, Cultural, Industrial, and Educational* interests of the area.

*Brooks County Development Authority:* The Brooks County Development Authority works to recruit new industry into Brooks County and also seeks to help existing businesses to expand.

**PROGRAMS:**

*SGRDC Loan Program:* The South Georgia Regional Development Center loan department offers in-house loans and Small Business Administration financing to businesses within a 9-county region.

*Workforce Investment Act Programs:* Various programs include the South Georgia Workforce Development Board, South Georgia CareerNET, area employers, and economic development organizations. Serves a 9-county region by providing job-skills training and education, establishing partnerships, and leveraging resources.

*Department of Labor:* Through various programs, the department provides job matching for employers and job seekers, unemployment insurance, GED classes, a job-search resource center, assistance for individuals with disabilities, and education for migrant farm workers.

**EDUCATION:**

Brooks County does not have any colleges or universities. However, there are many educational opportunities outside of Brooks County in neighboring counties.

Colquitt

Brewton-Parker College  
Moultrie Technical College

[www.bpc.edu](http://www.bpc.edu)  
[www.moultrietech.org](http://www.moultrietech.org)

Cook

Valdosta Technical College: Cook County Campus

[www.valdostatech.org](http://www.valdostatech.org)

Lowndes

Embry-Riddle Aeronautical University  
Georgia Military College  
South Georgia Regional Education Consortium  
Valdosta State University  
Valdosta Technical College

[www.ec.erau.edu](http://www.ec.erau.edu)  
[www.gmc.cc.ga.us](http://www.gmc.cc.ga.us)  
[www.sgc.peachnet.edu](http://www.sgc.peachnet.edu)  
[www.valdosta.edu](http://www.valdosta.edu)  
[www.valdostatech.org](http://www.valdostatech.org)

Thomas

Southwest Georgia Technical College  
Thomas University

[www.swgtc.net](http://www.swgtc.net)  
[www.thomas.edu](http://www.thomas.edu)

**MAJOR EMPLOYERS:**

The Georgia Department of Labor lists the five largest employers in Brooks County and the ten largest employers in the Brooks County area. These employers represent employment covered by unemployment insurance in the second quarter of 2004 excluding public schools, railroads, the U.S. postal service, and all government agencies, except correctional institutions, state and local hospitals, state colleges and universities.

The top five employers in Brooks County are Beech Island Knitt, John D Archbold Memorial Hospital, Langboard Inc., LaHood’s Fellowship Home, Inc. and Micro Craft.

Below is a chart listing the ten largest employers in the Brooks area, listed alphabetically according to area.

Employer	County
Colquitt Regional Medical Center	Colquitt
Riverside Manufacturing Company	Colquitt
Convergys Customer Management	Lowndes
Lowndes County Healthcare	Lowndes
Valdosta State University	Lowndes
Valdosta-Lowndes County Hospital Authority	Lowndes
Wal-Mart Associates, Inc.	Lowndes
John D Archbold Memorial Hospital	Thomas
Southwestern State Hospital	Thomas
Workstaff Personal Services	Thomas

Source: Georgia Department of Labor

**ECONOMIC TRENDS:**

Greater Brooks County's economic history once centered largely on agriculture. However, more and more Greater Brooks is diversifying its economic base. Nonetheless, agriculture still remains a significant influence to the economy and the communities in general. But while agriculture is still and will still be a significant part of Greater Brooks County's economy, an increasingly higher percentage of people are working in other sectors.

The regional growth of South Georgia will also contribute greatly to Greater Brooks County's economic growth, however, attention should be paid to the fact that many of the professionals and educated work force that are moving into Brooks County will be providing their services to other counties. Greater Brooks County should seek to not only continue to attract such people, but also provide more employment for higher-skilled workers.



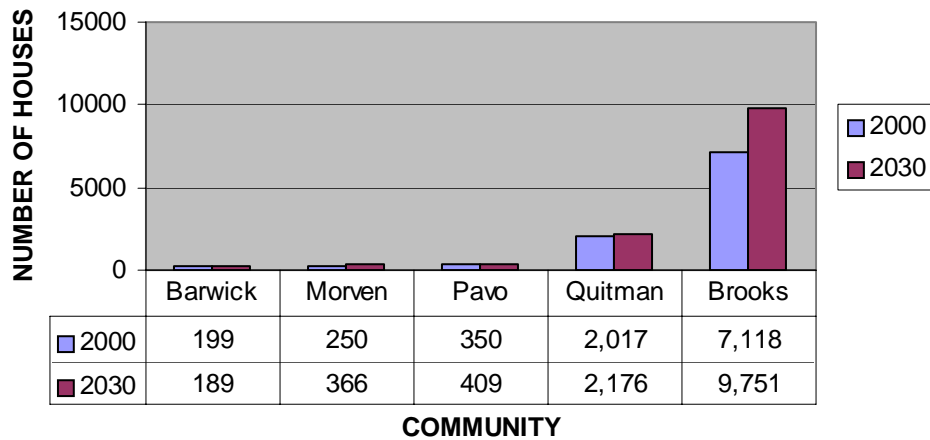
**APPENDIX C: HOUSING**

Housing is not only an important resource for individuals and families, it is also an integral part of economic and community development. It is important to have a stock of affordable and decent housing that fits in with the character of the community. Substandard housing and a lack of affordable housing correlates is associated with crime, declining neighborhoods and many other social problems.

**GENERAL:**

In 2000 Greater Brooks County had 7,118 total homes. In 2030 Greater Brooks County is projected to have 9,751 homes, representing a 37 percent increase from 2000 (See figure C-1 for projections for Barwick, Morven, Pavo and Quitman.)

**FIGURE C-1 PROJECTED HOUSING UNITS**



Source: Georgia Department of Community Affairs Data Views (U.S. Census) <http://www.georgiaplanning.com/dataviews/census2/> (2006)

**HOUSING TYPES AND MIX**

Within Greater Brooks, there are three primary types of housing: single-family site built, single-family manufactured home, and multi-family.

As of 2000, the majority of homes in Brooks County, Barwick, Morven, Pavo and Quitman were single family units. If recent trends continue, though, manufactured homes will represent the majority of homes in all communities except Quitman. Figure C-2 shows the current and projected housing types by percent.

While mobile homes constitute an affordable housing option for many low to moderate-income families, they also fail to appreciate in value and deteriorate more quickly on average than site-built homes. Their over-utilization may create housing problems in the future if recent trends continue.

**HOUSING NEED**

Based on the population projections from Appendix A, an estimation was made to determine how many houses will be needed to accommodate all citizens by 2030. These projections were made by taking the projected household population and dividing it by the projected persons per

**FIGURE C-2 CURRENT AND PROJECTED HOUSING TYPES BY PERCENT\***

	Barwick 2000	Barwick 2030	Morven 2000	Morven 2030	Pavo 2000	Pavo 2030	Quitman 2000	Quitman 2030	Brooks County 2000	Brooks County 2030
Single Units	55%	2%	50%	25%	61%	35%	76%	68%	60%	45%
Multi-Family Units	3	2	2	4	1	1	19	22	6	4
Manufactured Homes	42	96	47	69	45	64	5	10	33	50
All Other	0	0	1	2	0	0	0	0	1	2

\*Columns may not equal 100% due to rounding error.

Source: Georgia Department of Community Affairs Data Views (U.S. Census)  
<http://www.georgiaplanning.com/dataviews/census2/> (2006)

household. The projected household population is the total population minus the “group quarter population” which includes people in nursing homes. The “group quarter population” for 2030 was assumed to be the same percentage as it was for each community in 2000.

This estimation has several limitations. First, it assumes that the “group quarter population” will increase at the same rate as the total population. It assumes that the rate of change for the amount of people per household will remain the same as it did in the 80’s and 90’s.

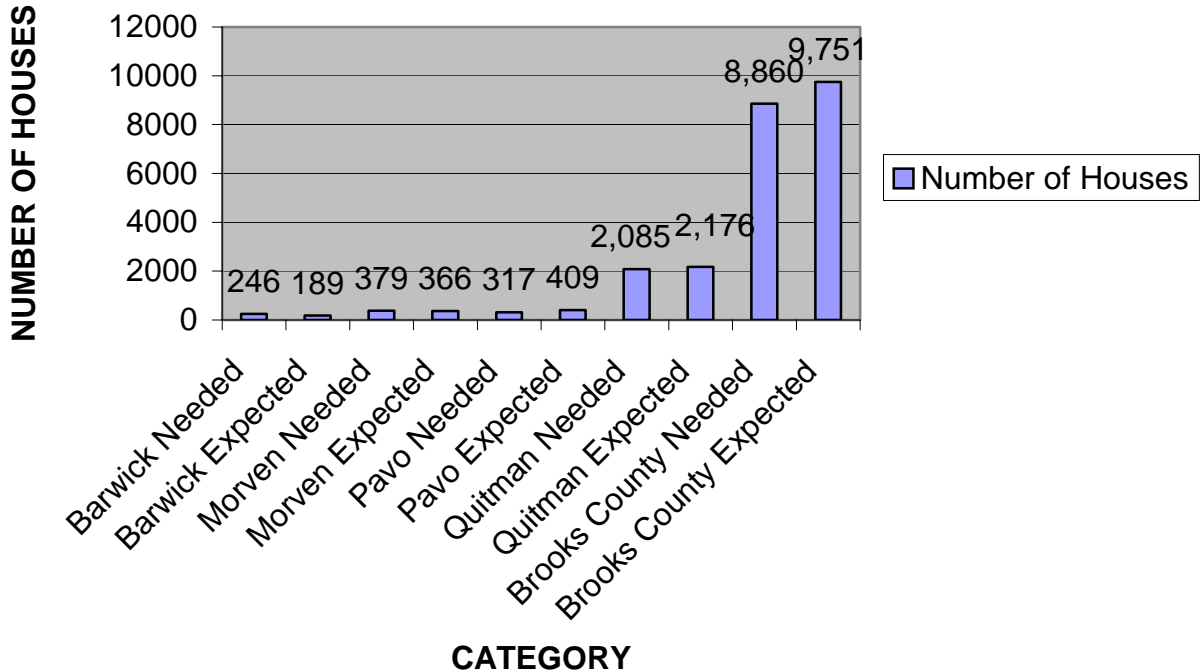
Nonetheless, despite these limitations, the projected housing need makes a rough estimate of the direction the need for housing will take and allows comparison to the projected housing units. Figure C-3 shows the estimated number of homes that will be needed by 2030 and how many homes are expected to actually exist in 2030, assuming constant rate of change for all associated variables. It appears that all communities except Barwick and Morven will have enough housing stock in 2030. However, if recent trends remain the same, Barwick and Morven will not have enough housing units for all its citizens. This discrepancy is probably due to the fact that Barwick has been losing its housing stock and Morven’s population is increasing rapidly. This problem can be averted for Barwick by increasing the rate of new housing units being built or brought in. This problem can be averted for Morven by decreasing the population growth or accelerating the housing growth.

**CONDITION AND OCCUPANCY**

**AGE OF HOMES**

In 2000, 45 percent of homes in Greater Brooks County were built in 1979 or prior. Barwick’s stock of housing built prior to 1980 included 65 percent of the total housing stock. Morven had a lower older housing stock at 58 percent of the total stock. Pavo and Quitman had high amounts of housing units built prior to 1980 at 73 and 77 percent respectively. Figure C-4 shows the amount of housing units built prior to 1980 in several categories.

**FIGURE C-3 HOUSES NEEDED BY 2030 VERSUS ACTUAL HOUSES PROJECTED IN 2030**



Source: Georgia Department of Community Affairs Data Views (U.S. Census) <http://www.georgiaplanning.com/dataviews/census2/> and the South Georgia Regional Development Center (2006)

A high percentage of older homes and housing units suggests little new construction within the community. Since older homes are more likely to have lead-based paint in them, older homes with chipping paint are more likely to contaminate children with lead poisoning. While older homes can be fixed up to code and be abated for lead, all too often low income people live in older homes that may be substandard or filled with lead. Figure C-4 shows that while the number of older homes tends to be decreasing as older homes are being eliminated, there are still high amounts of homes that were built prior to 1979 and have a risk for lead.

**FIGURE C-4 AGE OF HOUSING**

	Brooks 1990	Brooks 2000	Barwick 1990	Barwick 2000	Morven 1990	Morven 2000	Pavo 1990	Pavo 2000	Quitman 1990	Quitman 2000
Built 1970 - 1979	1,532	1,198	24	27	42	50	64	57	411	313
Built 1960 - 1969	817	872	31	33	40	22	56	53	298	313
Built 1950 - 1959	846	762	25	17	35	27	68	45	348	359
Built 1940 - 1949	474	355	13	15	17	25	30	30	192	165

Source: Georgia Department of Community Affairs Data Views (U.S. Census) <http://www.georgiaplanning.com/dataviews/census2/> (2006)

**CONDITION OF HOUSING**

In 2000, Barwick had the highest percentage of homes lacking plumbing facilities but the lowest percentage of homes lacking complete kitchen facilities. Morven showed much improvement in the percentage of homes lacking plumbing facilities. In 1990 5.26 percent lacked plumbing facilities in Morven but in 2000 only 0.8 percent lacked plumbing facilities. Nonetheless, as Figure C-5 shows, Greater Brooks County is for the most part behind the rest of the state in the condition of housing.

**FIGURE C-5 PERCENT OF HOMES LACKING NECESSARY FACILITIES**

	Georgia 1990	Georgia 2000	Brooks 1990	Brooks 2000	Barwick 1990	Barwick 2000	Morven 1990	Morven 2000	Pavo 1990	Pavo 2000	Quitman 1990	Quitman 2000
Lacking Plumbing Facilities	1.08%	0.9%	3.45%	2.78%	4.14%	4.02%	5.26%	0.8%	3.07%	4%	1.8%	0.79%
Lacking Complete Kitchen Facilities	0.91%	0.97%	3.11%	3%	0%	0%	1.05%	0.8%	1.53%	0.4%	1.39%	1.34%

<http://www.georgiaplanning.com/dataviews/census2/> (2006)

Figure C-6 shows all of the households in Brooks County with housing problems. MFI stands for median family income and the number after it represents the percentage that group makes of the median family income. For example, if the family is MFI30, that family only makes 30 percent of the median family income.

The median family income is essentially the middle income if all incomes collected were arranged in order from least to most.

Any housing problem is defined as, “Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.”

“HUD household types are defined as (1) elderly: one or two member households (family or non-family) with head or spouse age 62 or older; (2) small related households: non-elderly family households with two to four members; and (3) large related households: family households with five or more members.”

**FIGURE C-6 BROOKS TOTAL HOUSEHOLDS WITH AT LEAST ANY HOUSING PROBLEM**

	Renter Households				Owner Households			
	Total	Elderly	Sm Family	Lg Family	Total	Elderly	Sm Family	Lg Family
MFI30	299	26	126	28	434	178	129	30
MFI50	114	16	48	22	350	98	153	61
MFI80	60	10	28	18	246	36	112	50
MFI100	32	0	0	18	306	16	199	49
MFITotal	504	52	202	86	1,336	328	594	190

Source: Georgia Department of Community Affairs Data Views (U.S. Census)

<http://www.georgiaplanning.com/dataviews/housing/showCounty.asp?FIPS=13027&County=Brooks> (2006)

**OCCUPANCY CHARACTERISTICS**

In most circumstances, high rates of owner-occupancy of housing units are ideal and high rates of renting and vacancy of rental property are harmful to the community. Not only is owning one’s own home the American dream, but high concentrations of rental and vacant lots often correlate with declining neighborhoods. Vacant homes are often not kept up properly and can become places for many deviant acts if vacant for long periods of time. Rental property may deteriorate

quickly due to negligence on behalf of the renter or on behalf of the property managers. People, whether intentionally or unintentionally, tend to take less care on average for property that is not their own or property that they do not have to live in. Whether it is due to absentee landlords or negligent renters, high concentrations of rental property typically lead to declining neighborhoods.

As of 2000, Brooks County had a higher percentage of vacant housing units, a higher percentage of owner-occupied housing units, and a lower percentage of renter-occupied housing units than the State of Georgia.

All cities in Brooks County experience a rise in the percentage of vacant housing units, a decrease in the percentage of owner-occupied housing units, and an increase in the percentage of renter-occupied housing units with the exception of Pavo during the 1990's. During that same period, Pavo saw an increase in owner-occupied housing units and a decrease in the percentage of vacant and renter-occupied housing units. Greater Brooks County saw a decrease in vacant housing units and in owner-occupied housing units and an increase in renter-occupied housing units.

**FIGURE C-7 OCCUPANCY CHARACTERISTICS**

	Barwick 1990	Barwick 2000	Morven 1990	Morven 2000	Pavo 1990	Pavo 2000	Quitman 1990	Quitman 2000	Brooks 1990	Brooks 2000	Georgia 1990	Georgia 2000
Vacant Housing Units	6.5%	13.07%	6.84%	8%	12.27%	10.57%	6.9%	15.22%	9.71%	13.53%	10.3%	8.39%
Owner-Occupied Housing Units	81.07	67.84	83.16	73.6	67.48	73.43	53.09	48.49	65.02	66.47	58.25	61.84
Renter Occupied Housing Units	11.83	19.1	11.58	18.4	20.25	16	40.01	36.29	25.27	20.01	31.45	29.77

Source: Georgia Department of Community Affairs Data Views (U.S. Census) [http://www.georgiaplanning.com/dataviews/census2/\(2006\)](http://www.georgiaplanning.com/dataviews/census2/(2006))

**COST OF HOUSING**

While higher values in property may suggest a growing community, they may also suggest greater difficulty for low to moderate-income families to purchase a home. All communities except Barwick experienced real (adjusted to inflation) growth in property value from 1990 to 2000. Greater Brooks County experienced higher growth than the State of Georgia and Pavo's growth in property value even exceeded the County's. Real rent prices increased in all communities with Pavo and Quitman exceeded the statewide growth rate from 1990 to 2000. Figure C-8 shows the increase in 2000 dollars and the percent increase adjusted to inflation

**COST-BURDENED**

A household is considered cost-burdened if it spends more than 30% of its gross income on housing. All communities with the exception of Quitman have a lower percentage of cost-burdened households than the percentage for the State of Georgia. A household is considered severely cost-burdened if it spends greater than 50% of income on housing. Unfortunately, data is not available for 1990 so it is impossible to compare this Census data to past Census data. The category, "Not computed" shows the percentage of total households that were not included in the data. Figure C-9 shows the amount of cost-burdened households in all Greater Brooks communities for the year 2000.

**FIGURE C-8 HOUSING COSTS**

	Brooks County 1990	Brooks County 2000	Barwick 1990	Barwick 2000	Morven 1990	Morven 2000	Pavo 1990	Pavo 2000	Quitman 1990	Quitman 2000	Georgia 1990	Georgia 2000
Median Property Value in 2000 dollars	\$56,278.60	\$67,900	\$50,347.60	\$45,400	\$36,245	\$37,500	\$41,517	\$52,300	\$53,115.40	\$53,800	\$93,182.60	\$111,200
Percent Increase	21%		-10%		3%		26%		1%		19%	
Median Rent in 2000 dollars	\$336.09	\$353	\$313.68	\$333	\$379.58	\$393	\$291.28	\$328	\$311.05	\$341	\$570.69	613
Percent Increase	5%		6%		4%		13%		10%		7%	

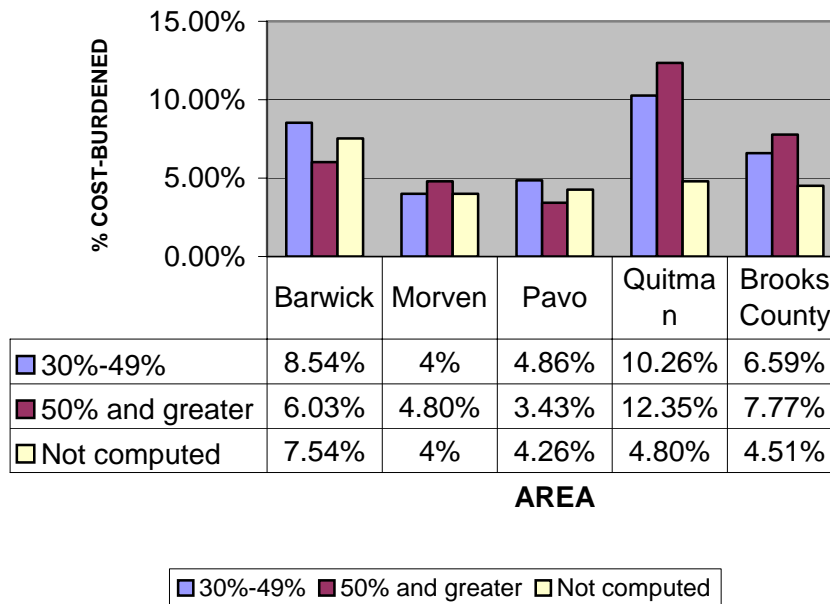
Source: Georgia Department of Community Affairs Data Views (U.S. Census)  
<http://www.georgiaplanning.com/dataviews/census2/2006>

**SPECIAL HOUSING NEEDS**

Compared with the State of Georgia, Brooks County has slightly greater housing needs concerning people age 62 or higher and the disabled. It has a much higher need for housing for seasonal and migrant farm workers and their families. The need for housing for seasonal and migrant farm workers is no surprise given Brooks County’s agrarian history. Figure C-10 covers the special housing needs for Brooks County from 1990 to 2000.

In 1990 Brooks County had 69 seasonal housing units. In 2000 it had 163, more than doubling the amount of seasonal housing for ten years prior.

**FIGURE C-9 COST-BURDENED HOUSES 2000**



Source: Georgia Department of Community Affairs Data Views (U.S. Census)  
[http://www.georgiaplanning.com/dataviews/census2/\(2006\)](http://www.georgiaplanning.com/dataviews/census2/(2006))

**FIGURE C-10 SPECIAL HOUSING NEEDS 1999-2000**

	AIDS Cases 1981-2000	Family Violence, # of Police Actions Taken, 2000	Total, # Age 62+, 2000	Total, % Age 62+, 2000	Disability (Any) % Age 16+, 1990	Adult Substance Abuse Treatment Need, 2001	Adult Substance Abuse Treatment Need, % of Total Population, 2001	Migrant & Seasonal Farm Workers and Dependents, Estimated # at Peak Employment, 1994	Migrant & Seasonal Farm Workers and Dependents, Estimated % of Total Population at Peak Employment, 1994
Brooks	17	53	2,916	17.73%	37.36%	858	5.22%	5,931	38.02%
Median Number for Georgia Counties	19	88	3,028	15%	34%	1,240	6%	566	4%

Source: Georgia Department of Community Affairs Data Views: <http://www.georgiaplanning.com/dataviews/resources/special1.xls> (2006)

**JOB-HOUSING BALANCE**

In 2000, the median rent in Brooks County was \$353 while the average annual household income was \$20,084. A family making the average household income would have spent about 21 percent of their income on rent in 2000 if the family rented. This percentage was almost exactly the same as Georgia’s percentage, which was 21 percent as well when rounded off to the nearest percent.

Seventy-seven percent of people who work in Brooks County also lived in Brooks County, implying that these employees were able to obtain affordable housing in Brooks County (see Figure C-11).

**FIGURE C-11 COMMUTING PATTERNS FOR EMPLOYED RESIDENTS OF BROOKS COUNTY**

County of Residence	Number	Percent of Total (Rounded to Nearest Tenth of a Percent)
Jefferson Co. FL	10	0.2
Madison Co. FL	54	1.3
Berrien Co. GA	12	0.2
Brooks Co. GA	3,284	76.9
Charlton Co. GA	5	0.1
Clayton Co. GA	3	0
Colquitt Co. GA	47	1.1
Cook Co. GA	38	0.9
DeKalb Co. GA	10	0.2
Grady Co. GA	31	0.7
Gwinnett Co. GA	6	0.1
Lowndes Co. GA	481	11.3
Thomas Co. GA	283	6.6
Erath Co. TX	14	0.3

Source: U.S. Census Bureau – 2000 County-To-County Worker Flow Files.

**BARRIERS TO AFFORDABILITY:**

The barriers to affordable housing may be broken down into 4 levels by jurisdiction:

**1. Federal Housing Barriers**

- a. Need for increased federal funding especially for elderly homeowners unable to borrow home repair funds from banks due to low and fixed incomes i.e. \$500-\$600 per month.
- b. Relocation expenses associated with the purchase of occupied housing for repair and resale, or re-rent when using federal money discourages neighborhood revitalization, and add unnecessarily to the cost of housing.
- c. The recent guidelines concerning lead testing and corrective measurements in privately owned housing could limit a municipality's ability to provide affordable housing to low income persons—unless the federal government provides communities with substantial lead paint grants.
- d. When appraisers base new house or substantial rehab appraisals on the value of substandard housing that has been sold in a neighborhood it is difficult to obtain financing, including FHA insured financing.

**2. State Policy Barriers**

- a. The State of Georgia Department of Community Affairs no longer awards low-income housing tax credits to single family infill projects (new construction and rehab of vacant houses) in older neighborhoods. It restricts projects to multi-family developments which, due to their size and need for land, are generally built on the outskirts of town.
- b. This policy contributes to urban sprawl and expenses associated with it. It also contributes to urban decay as it pulls the best renters from older neighborhoods into suburban apartment complexes.
- c. Priority should be given to developers willing to renovate vacant houses and/or build new infill houses on vacant lots in older neighborhoods.

**3. Local Policy Barriers**

- a. Drugs and crime are seen by many as major barriers to inner city investment and revitalization, therefore their elimination should be a part of the city's policy for inner city housing, neighborhood revitalization and economic development.
- b. Blight caused by vacant, dilapidated houses and overgrown lots, is often viewed as a major barrier to private investment and neighborhood revitalization. It is felt that blight contributes to crime and criminal activity.
- c. Planning and zoning regulations may impede neighborhood revitalization and housing development. For example a 100' x 100' lot cannot be subdivided into two 50' x 100' lots because doing so would result in a substandard lot less than 6,000 square feet. This drives up the cost of housing and encourages a housing type that is different from the historical housing type found in some neighborhoods.
- d. The cost of new construction is a major barrier to affordable housing. Land acquisition costs, labor costs, and material costs all help explain why there is so little new construction geared toward extremely low, low and moderate-income families.
- e. Rehabilitation requirements on structures located within the locally designated historic district can be cost prohibitive to homeowners on fixed incomes.

**4. Private Sector Barriers**

- a. Credit requirements of lending institutions are still too demanding despite recent improvements.
- b. Inner city appraisals are too low to encourage in-fill development.



## APPENDIX D: NATURAL AND CULTURAL RESOURCES

### **NATURAL RESOURCES INTRODUCTION**

Consideration of natural resources is important in planning future growth patterns for any community. For Greater Brooks, the characteristics of the natural environment, including soils, topography, water supply, and wildlife habitats, are essential in defining the county's existing attributes and potential areas of improvements. An understanding of these areas will guide the community in maintaining a high quality of life while protecting the community's vital natural resources. Numerous times in this appendix the communities will be advised to consult the enclosed maps for making basic determinations about land uses and location of development relative to the boundaries of environmentally sensitive areas. To assist the communities with making more accurate determinations at reasonable scales, this data has been integrated into each community's Geographic Information System (GIS) housed at the South Georgia Regional Development Center (SGRDC). This data is also available for viewing and query at numerous GIS-capable terminals throughout the county.

### **GENERAL PHYSICAL ENVIRONMENT**

Brooks County is located in south-central Georgia and has a total land area of approximately 318,663 acres, or about 498 square miles. It is within the Middle South Georgia Soil & Water Conservation District<sup>1</sup> as well as the Major Land Resource Area (MLRA): the Southern Coastal Plain<sup>2</sup>. The physical landscape is fairly homogenous with no outstanding physical features.

Brooks County is divided into one physiographic district, the Tifton Upland, which is part of the Atlantic Plain Major Division (Coastal Plain Province)<sup>3</sup>. Most of the county is nearly level to sloping and is dissected by numerous shallow streams and is marked with swamps and bogs along very small streams. The largest rivers in Brooks County include the Little River and Withlacoochee River, which define the eastern border of the county, and the Okapilco Creek, which flows from the north-central portion of the county southeastern to where it joins the Withlacoochee River. The topography of southern Brooks is irregular and choppy and has a few shallow bays or cypress ponds up to 375 acres in size, which hold water for several months each year. Elevations range from 278 feet near Pavo in the northwest tip of Brooks County to 82 feet in the southeast part of the county. Map D – 1 depicts the *Greater Brooks County Topography*.

The majority of the City of Quitman is above 150 feet with the downtown area averaging around 165 feet. The lowest elevation is approximately 98 feet along the Okapilco Creek. The highest elevations are around 213 feet on the Westside of the City of Quitman. Most of the City of Pavo is above 225 feet with the downtown area averaging around 254 feet. The lowest elevation is around 196 feet in the southern part of the City of Pavo. The highest elevation is 262 feet in the City's northeast section. Most of the City of Morven is above 200 feet with the downtown area averaging around 221 feet. The lowest elevation is about 180 feet in the south side of Morven and the highest elevations are around 246 feet in the City's western section. Most of the City of Barwick is above 260 feet with the downtown area averaging around 270 feet. The lowest

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<sup>1</sup> Source: Georgia Soil & Water Conservation Commission, [http://gaswcc.georgia.gov/00/channel\\_modifieddate/0,2096,28110777\\_42480607,00.html](http://gaswcc.georgia.gov/00/channel_modifieddate/0,2096,28110777_42480607,00.html)

<sup>2</sup> Source: Soil Information for Environmental Modeling and Ecosystem Management, [http://www.soilinfo.psu.edu/soil\\_lrr/](http://www.soilinfo.psu.edu/soil_lrr/)

<sup>3</sup> Source: The University of Georgia, <http://www.cviog.uga.edu/Projects/gainfo/physiographic/physio-dist.htm>

elevation is about 229 feet in the southern portion of Barwick. The highest elevations are around 278 feet in the City's southeastern section.

## **WATER RESOURCES**

Annual precipitation for Brooks County averages around 53 inches. Surface drainage within Brooks County is directed by a dendritic (branching tree-like) pattern. Brooks County is located within two of the State of Georgia's fourteen major basins: the Ochlockonee and Suwannee, which both eventually drain into the Gulf of Mexico. Map D – 2 depicts the *Greater Brooks County Major River Basins*. In Brooks County, the Suwannee Basin can be subdivided into two sub-watersheds (smaller drainage basins): the Withlacoochee (HUC<sup>4</sup> 03110203) and the Little River (HUC 03110204), both of which flow southeastward, while the Ochlockonee Basin can be subdivided into a smaller sub-watershed, known as the Aucilla (HUC 03110203), which flows southwestward. Map D – 3 depicts the *Greater Brooks County Sub-Watersheds*. The Withlacoochee sub-watershed encompasses approximately 52 percent of the county's total land area. Major tributaries within the Withlacoochee sub-watershed include: *Allen Branch, Carroll Branch, Coon Creek, Dry Lake Creek, Gum Creek, Little Creek, Millrace Creek, Mule Creek, Pride Branch* (formally known as *Negro Branch*), *Okapilco Creek, Pile Branch, Piscola Creek, Possum Branch, Rainy Creek, Reed Creek, Whitlock Branch, and the Withlacoochee River*. The Little River sub-watershed is located in the northeast portion of the county and encompasses approximately 27 percent of Brooks County. The major tributaries within the Little River sub-watershed include: *Bay Branch, Downing Creek, James Creek, Little River, Pike Branch, and Slaughter Creek*. The remaining 21 percent of the county, along the southwestern border with Thomas County and the Florida state line, is within the Aucilla sub-watershed. The major tributaries within the Aucilla sub-watershed include: *Aucilla River and Cat Creek*.

## **ENVIRONMENTAL PLANNING CRITERIA**

In 1989, the Georgia Planning Act encouraged each local government to develop a comprehensive plan to guide its activities. In order to provide the local governments with a guideline so that they could prepare their comprehensive plan, the Department of Community Affairs (DCA) developed a set of minimum requirements that each local plan must meet known as the "Minimum Planning Standards." Part of the Minimum Planning Standards is the Part V Environmental Planning Criteria that specifically deal with the protection of water supply watersheds, groundwater recharge areas, and wetlands. River corridors and mountains were added through a separate Act in 1991. In order for a comprehensive plan to meet the Minimum Planning Standards, it must identify whether any of these environmentally sensitive areas exist within the local government's jurisdiction, and if so, must prepare local regulations to protect these resources.

In 2003, the Water Resource Protection Districts Ordinance (WRPDO) was adopted by Brooks County and the City of Quitman. This ordinance protects the sensitive natural resources: groundwater recharge areas, protected river corridors, and wetlands located throughout Brooks County. By explaining the requirements for developing property containing protected water resources, the ordinances help ensure our water resources are protected from adverse affects of land development. Map D – 4 depicts the *Greater Brooks County Water Resource Protection Districts*. Because the cities of Barwick, Morven, and Pavo only had wetlands located within their

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<sup>4</sup> HUC stands for Hydrologic Unit Code and these codes are a way of identifying all of the drainage basins in the United States in a nested arrangement from largest (Regions) to smallest (Cataloging Units).

jurisdictional boundaries, they adopted a more appropriate ordinance known as the Wetlands Protection Districts Ordinance.

#### Water Supply Watersheds

Not applicable.

#### Wetlands

Freshwater wetlands are defined by federal law to be "those areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands generally include bogs, marshes, wet prairies, and swamps of all kinds. When a wetland functions properly, it provides water quality protection, fish and wildlife habitat, natural floodwater storage, and reduction in the erosive potential of surface water; in addition to recreational opportunities, aesthetic benefits, and sites for research and education. However, a degraded wetland is less able to effectively perform these functions. Human activities cause wetland degradation and loss by changing water quality, quantity, and flow rates, increasing pollutant inputs, and changing species composition as a result of disturbance and the introduction of nonnative species.

Over the past several decades, expansion of both agricultural and urban development in Georgia has caused a steady reduction of wetlands acreage. This has resulted in the destruction of valuable plant and animal habitats, increased magnitude of floodwaters, and the removal of natural filters for surface water drainage thereby endangering water quality throughout the county. Draining wetlands for agricultural purposes is still a common, but declining practice, while development pressure is emerging as the largest cause of wetland loss. Many natural wetlands are in poor condition and man-made wetlands fail to replace the diverse plant and animal communities destroyed by development. Prior to developing parcels containing wetlands, or that are suspected of having wetlands, a detailed wetlands survey and all applicable requirements under Section 404 of the Federal Clean Water Act should be completed.

A National Wetland Inventory (NWI) database for the geographic extent of Brooks County has been constructed by the U.S. Department of the Interior, Fish and Wildlife Service and integrated into the county's Geographic Information System (GIS) and should be used to protect these sensitive areas. Map D – 5 depicts the *Greater Brooks County Generalized Wetlands*. These exist along floodplains of the major rivers but most are primarily in small pockets chained together by numerous small streams and account for approximately 53,343 acres in Brooks County, which is 17 percent of the total county area.

#### Groundwater Recharge Areas

A groundwater recharge area is any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. Groundwater recharge areas can occur at any point where the aquifer updips to become closer to the surface allowing water from streams, sink holes, and ponds to permeate through more shallow ground into the aquifer. According to state geologic data, there are several recharge areas located in Brooks County parallel to the Little River and Withlacoochee River as well as a few smaller areas northeast of the community of Baden, northwest of the community Barney, southeast of the community of Dixie, east of the community Nankin, and east of City of Quitman. Map D – 6 depicts the *Greater Brooks County Groundwater Recharge Areas*.

Most groundwater recharge areas allow a certain amount of precipitation to reach the water table, while others allow more infiltration. Areas that transmit the most precipitation are often referred to as “most significant” groundwater recharge areas. Based on “Groundwater Pollution Susceptibility Map of Georgia”, Hydrologic Atlas 20, 1992 Edition, Brooks County has several “most significant” groundwater recharge areas.

The groundwater pollution susceptibility rating for Brooks County is predominately “Average”, with the exception of the southeast corner of the county, which has a “High” susceptibility rate based on “Groundwater Pollution Susceptibility Map of Georgia”, Hydrologic Atlas 20, 1992 Edition.

These recharge areas make up 12,387 acres, or 4 percent of the entire county. All aquifer recharge areas are vulnerable to both urban and agricultural development. Pollutants from stormwater runoff, septic tanks, and excess pesticides and/or fertilizers in agricultural areas can access a groundwater aquifer more easily through these recharge areas. Once in the aquifer, pollutants can spread uncontrollably to other parts of the aquifer thereby decreasing or endangering water quality for an entire region. Therefore, development of any kind in these areas, including installation of septic tanks, should be discouraged.

#### Protected River Corridors

The Georgia General Assembly passed the "Mountain and River Corridor Protection Act" in 1991, which requires local governments to adopt river corridor protection plans for certain designated rivers affecting or bordering their jurisdiction. In Greater Brooks County, the only rivers affected by this Act include the Little River and the Withlacoochee River. Map D – 7 depicts the *Greater Brooks County Protected River Corridors*.

When following the generally winding stream channels, the length of the corridor along the Little River is approximately 40 miles running from the northeastern county boundary to where it joins the Withlacoochee River. The corridor length along the Withlacoochee River is approximately 33 miles and flows into Florida, which includes the segment where the river returns back into Georgia east of SR 31. Therefore the total length of designated river corridors within Brooks County is approximately 73 miles.

Under the Mountain and River Corridor Protection Act, Brooks County is required to adopt a "Corridor Protection Plan" for these river segments in accordance with the minimum criteria contained in the Act and as adopted by the Georgia Department of Natural Resources.

#### Protected Mountains

Not applicable.

### **OTHER ENVIRONMENTALLY SENSITIVE AREAS**

#### Public Water Supply Sources

Typical of Coastal Plain areas, the Brooks County’s consumer water comes from underground aquifers, which are porous underground rock layers containing water. The main aquifer beneath Brooks County is the Floridian aquifer, which consists of confined limestone, dolostone, and calcareous sand. This aquifer serves as the water supply watershed for the cities of Quitman,

Barwick, Morven, and Pavo municipal water systems, while the unincorporated communities of Baden, Barney, Dixie, Grooverville, Nankin, and New Rock (Sand) Hill operate off private well supply. Beneath the Floridian aquifer are the Claiborne and Clayton aquifers. The Floridian aquifer is principally recharged immediately south of the Fall Line, which stretches across central Georgia from Columbus to Macon and Augusta. This is the point at which streams from harder rock formations of the Piedmont cross into softer rock formations of the Coastal Plain. Most sedimentary rock formations of the Coastal Plain begin at the ground surface just south of the Fall Line; therefore this is where most aquifer water originates.

Total water consumption in Brooks County averages approximately 6.3 million gallons per day. Approximately 4.9 million gallons (78 percent) comes from groundwater and the remaining 1.4 million gallons (22 percent) comes from surface water. Table D – 1 depicts the *Greater Brooks Average Daily Water Consumption*.

**TABLE D – 1: GREATER BROOKS AVERAGE DAILY WATER CONSUMPTION (# of gallons)**

User Category	Groundwater		Surface Water		Total Consumption	
	Number	%	Number	%	Number	%
<b>Crop Irrigation</b>	2,620,000	52.6	1,190,000	85.6	3,810,000	59.8
<b>Livestock</b>	5,000	0.1	200,000	14.4	205,000	3.2
<b>Public Water Supply --- Domestic</b>	1,600,000	32.1	----	----	1,600,000	25.1
<b>Public Water Supply --- Other</b>	100,000	2.0	----	----	100,000	1.6
<b>Self-Supplied ---Domestic/Commercial</b>	660,000	13.2	----	----	660,000	10.3
<b>Self-Supplied --- Industrial</b>	----	----	----	----	----	----
<b>TOTAL CONSUMPTION</b>	4,985,000	100%	1,390,000	100%	6,375,000	100%

Source: Georgia Water Use by County, 2000.

(Numbers are translated from "millions of gallons per day (MGD)" calculations)

Assessment

- Current policies/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued.
- Offer credits/incentives to local water provides/companies/farmers that hold permits and do not pump the maximum amount of their permit in a given year.
- Depending on the size of an irrigation system, work with agencies such as NRCS and UGA to encourage/promote programs to construct or renovate irrigation water catchments, Variable Rate Irrigation Systems, etc.
- There are a number of things to do with homeowners to conserve water in their showers, toilets, faucets, and outdoor water use.

Steep Slopes

Not applicable.

Coastal Resources

Not applicable.

## Floodplains

Flood hazards along the major rivers and streams typically occur in late winter and early spring. Within Brooks County, the Federal Emergency Management Agency (FEMA) has prepared official flood area maps, also known as Flood Insurance Rate Maps (FIRM's) for both Brooks County and the City of Quitman. As of June 2006, the municipalities of Barwick, Morven, and Pavo have not been mapped by FEMA. Flood prone areas in Brooks County exist primarily adjacent to the Okapilco, Little and Withlacoochee rivers and their tributaries with related riverine wetlands. Other flooding corridors do exist in urban areas and influence development patterns. In Greater Brooks County there are several flood insurance rate zones<sup>5</sup>: Zone A<sup>6</sup>, Zone AE<sup>7</sup>, Zone ANI<sup>8</sup>, Zone X<sup>9</sup>, and Zone X500<sup>10</sup>. Map D – 8 depicts the *Brooks County Flood Insurance Rate Map (FIRM)* as of March 15, 1982. Map D – 9 depicts the *City of Quitman Flood Insurance Rate Map (FIRM)* as of April 1, 1982.

## Soils

Soils are considered to be a region's most basic and fragile natural resource, combined with such variable resources as air and water. In depth studies and soil surveys are readily available to interested participants in the planning process. In 1979, the United States Department of Agriculture – Soil Conservation Service published the Soil Survey of Brooks and Thomas Counties, Georgia, in cooperation with the University of Georgia, College of Agriculture – Agricultural Experiment Stations. A general soil association map was also developed as a result of the study that includes nine (9) soil associations. Map D – 10 depicts the *Greater Brooks County Generalized Soil Associations*.

### 1. **Osier-Pelham-Rains Association** - 15 %, or 48,209 acres

This association consists of poorly drained soils on long, narrow bottom lands and somewhat poorly drained soils on irregular shaped stream terraces. These soils are used primarily for woodland. The dominant tree species are sweetgum, blackgum, and water oak, but slash pine and loblolly pine are also grown in a few places. The primary livestock productions consist of beef cattle, horses, and poultry. The main concern in management of the plants commonly grown is the control of flooding. The flooding hazard and high seasonal water table are severe limitations for most non-farm uses.

### 2. **Alapaha-Mascotte Association** - 2 %, or 6,977 acres

This association consists of poorly drained soils in drainage ways, depressions, and slightly higher lying flat areas. This association is mainly used as woodland. Sweetgum, blackgum, water oak, and long leaf pine are the dominant tree species, but slash pine and loblolly pine are grown in a few places. The primary livestock productions consist of beef

<sup>5</sup> Source: FEMA Flood Zone Designations and Explanations, [http://www.co.palm-beach.fl.us/pubsafety/eoc/floodawareness/main/fema\\_flood\\_designations.htm](http://www.co.palm-beach.fl.us/pubsafety/eoc/floodawareness/main/fema_flood_designations.htm)

<sup>6</sup> Zone A: Subject to 100-year flood. Base flood elevation undetermined.

<sup>7</sup> Zone AE: Represents areas subject to 100-year flood with base flood elevation determined.

<sup>8</sup> Zone ANI: Area not included

<sup>9</sup> Zone X: Represents areas outside the 500-year flood plain with less than 0.2 percent annual probability of flooding.

<sup>10</sup> Zone X500: Represents areas between the limits of the 100-year and 500-year flood; or certain areas subject to 100-year flood with average depths less than 1 foot or where the contributing drainage area is less than 1 square mile; or areas protected by levees from the 100-year flood.

cattle, horses, and poultry. The main concerns in management of plants commonly grown are control of flooding and overcoming wetness. Wetness is a severe limitation for most non-farm uses.

3. **Tifton-Carnegie-Alapaha Association** - 5 %, or 15,799 acres

This association consists of well drained soils on broad to narrow ridgetops and short irregular hillsides and of poorly drained soils along the drainage ways and small, shallow streams that dissect the hillsides. This association is used mainly for the production of pulpwood, lumber, and pasture. Corn, cotton, and peanuts are grown in a few places, while the primary livestock productions consist of beef cattle, horses, and poultry. The main concerns in management of the plants commonly grown are controlling erosion on the Carnegie and Tifton soils and overcoming wetness on the Alapaha soils. Wetness and frequent flooding of the Alapaha soils are severe limitations for most non-farm uses.

4. **Leefield-Alapaha-Fuquay Association** - 6 %, or 20,050 acres

This association consists of soils in broad, nearly level areas and on low ridgetops separated by soils in depressions and along drainage ways. Leefield and Alapaha soils are poorly drained, while Fuquay soils are well drained; consequently, this association is used mainly for the production of pulpwood, lumber, and pasture. Corn, tobacco, peanuts, and soybeans are grown in some areas. The primary livestock productions consist of beef cattle, horses, and poultry. Most streams in this area are not free flowing. The main concern for the plants commonly grown is overcoming wetness in most places, but low availability water capacity is a concern on Fuquay soils. Because of the wetness, most of this association has severe limitations for most non-farm uses.

5. **Tifton-Alapaha-Dothan Association** - 54 %, or 172,381 acres

This association consists of soils in depressions and on ridge tops and hillsides of uplands dissected by intermittent drainage ways. Most streams originate within this association. Tifton soils are well drained and are on ridge tops of the uplands. Alapaha soils are poorly drained and are in depressions and along drainage ways of the upland. Dothan soils are well drained and are on ridge tops and smooth hillsides. This association is used mainly for corn, peanuts, cotton, tobacco, soybeans, peaches, and pecans. Also, the production of pulpwood, lumber, and pasture are important. The primary livestock productions consist of beef cattle, horses, and poultry. The main concerns of management of plants commonly grown are controlling erosion on Tifton and Dothan soils and overcoming wetness on the Alapaha soils. Because, of wetness, the Alapaha soils have severe limitations for most no-farm uses.

6. **Lakeland - Alapaha - Fuquay Association** - 3 %, or 9,112 acres

This association consists of nearly level soils on broad ridge tops and very gently sloping soils on the ridge tops and hillsides that are separated by nearly level soils in narrow drainage ways and depressions. Lakeland soils are excessively drained and are on broad ridge tops of the upland. Alapaha soils are poorly drained and are along drainage ways and in depressions. Fuquay soils are well drained and are in broad ridge tops and hill sides. This association is mainly used for the production of pulpwood and lumber. Corn, peanuts, and soybeans are grown in some places, and a few areas are used for pasture. The primary livestock productions consist of beef cattle, horses, and poultry. The main

concern in management of the commonly grown plants is the low available water capacity of Lakeland and Fuquay soils. Wetness is the main limitation on Alapaha soils. There are severe limitations for most non-farm uses.

7. **Orangeburg - Fuquay - Lucy Association - 6 %, or 18,272 acres**

This association consists of well drained soils, on broad, smooth ridge tops and irregular or rolling, chopping or convex hillsides. A few areas are rough and some are eroded. Orangeburg soils are higher lying ridge tops and irregular, choppy hillsides. Fuquay soils are on broad, smooth ridge tops. Lucy soils are on ridge tops and convex hillsides. This association is used mainly for production of pulpwood and lumber. Corn, peanuts, and soybeans are grown, and some areas are used for pasture. The primary livestock productions consist of beef cattle, horses, and poultry. The main concern for commonly grown plants is control of erosion on the Orangeburg soil. Low available water capacity is the main limitation on Fuquay and Lucy soils. It is not limited for most non-farm uses except on some of the sloping, irregular, and choppy hillsides.

8. **Orangeburg - Faceville - Tifton Association - 2 %, or 7,265 acres**

This association consists of well drained soils mainly on broad to narrow smooth ridge tops and on irregular, choppy, or convex hillsides that are eroded in most places. Orangeburg soils are on broad, smooth ridge tops and irregular, convex hillsides. Faceville soils are on narrow, smooth ridge tops and irregular choppy hillsides. Tifton soils are on broad ridge tops and very gently sloping hillsides. This association is mainly used for the production of pulpwood and lumber. Corn, peanuts, and soybeans are grown, and some areas are used for pasture. The primary livestock productions consist of beef cattle, horses, and poultry. The main concern for commonly grown plants is controlling erosion. Most of the association has moderate limitations for most non-farm uses mainly because of sloping, irregular, and choppy landscape.

9. **Dothan - Fuquay - Nankin Association - 7 %, or 21,636 acres**

This association consists of well drained soils on broad, smooth, and convex to irregular or undulating ridge tops and irregular choppy hillsides. Dothan soils are on broad, smooth, and convex ridge tops and hillsides. Fuquay soils are on broad, smooth, and convex ridge tops. Nankin soils are on irregular to undulating ridge tops and irregular, choppy hillsides. This association is used mainly for the production of pulpwood and lumber, but corn, peanuts, soybeans, and pasture are also important crops. The primary livestock productions consist of beef cattle, horses, and poultry. The main concern for commonly grown plants is controlling erosion on Dothan and Nankin soils and low available water capacity of Fuquay soils. Limitations for most non-farm uses are moderate.

Of the nine (9) soil associations, approximately 17 percent are poorly drained, 63 percent moderately drained, and 20 percent well drained soils. Map D – 11 depicts the *Greater Brooks County Soil Drainage Types*.

Assessment

- Current policy/ordinance meets state standards. Education outreach and enforcement should be implemented and/or continued (E&S ordinance).



Plant and Animal Habitats

River corridors, wetlands, and lakes provide natural habitat for a variety of rare and common plant and animal species. The Georgia Department of Natural Resources (DNR) – Wildlife Resources Division – Georgia Natural Heritage Program has worked with a number of groups to compile a list of Georgia’s rare species. The most recent data on threatened or endangered plant and animal species in Brooks County is from October 2004. Table D – 2 lists the *Endangered or Threatened Plant Species in Brooks County* and Table D – 3 lists the *Endangered or Threatened Animal Species in Brooks County*.

**TABLE D – 2: ENDANGERED OR THREATENED PLANT SPECIES IN BROOKS COUNTY**

SPECIES Common Name – ( <i>Species Name</i> )	GEORGIA		FEDERAL
	Threatened	Endangered	Endangered
<b>PLANTS</b>			
Pineland Purple Foxglove – <i>Agalinis divaricata</i>	X		
Leconte Wild Indigo - <i>Baptisia lecontei</i>	X		
Tracy's Dew-threads - <i>Drosera tracyi</i>	X		
Green-fly Orchid - <i>Epidendrum conopseum</i>		X	
Meisner’s Tear-thumb – <i>Polygonum meisnerianum var. beyrichianum</i>	X		
Bluff White Oak - <i>Quercus austrina</i>	X		
Yellow Flytrap - <i>Sarracenia flava</i>		X	
Hooded Pitcherplant - <i>Sarracenia minor</i>		X	

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2004.

**TABLE D – 3: ENDANGERED OR THREATENED ANIMAL SPECIES IN BROOKS COUNTY**

SPECIES Common Name – ( <i>Species Name</i> )	GEORGIA		FEDERAL
	Threatened	Endangered	Endangered
<b>ANIMALS</b>			
Mud Sunfish – <i>Acantharchus pomotis</i>	X		
Bachman’s Sparrow – <i>Aimophila aestivalis</i>		X	
Alabama Shad – <i>Alosa alabamae</i>		X	X
Flatwoods Salamander – <i>Ambystoma cingulatum</i>		X	X
Bannerfin Shiner - <i>Cyprinella leedsi</i>	X		
Bald Eagle - <i>Haliaeetus leucocephalus</i>		X	X
Alligator Snapping Turtle - <i>Macrochelys temminckii</i>		X	
Wood Stork – <i>Mycteria americana</i>		X	X
Island Glass Lizard – <i>Ophisaurus compressus</i>	X		

Source: Georgia Department of Natural Resources – Wildlife Resources Division – Georgia Natural Heritage Program, 2004.

Impaired Streams

In 1994, a lawsuit was filed in the United States District Court against the United States Environmental Protection Agency (U.S. EPA) by the Sierra Club, Georgia Environmental Organization, Inc., Coosa River Basin Initiative Inc., Trout Unlimited, and Ogeechee River Valley Association for the failure to prepare Total Maximum Daily Loads (TMDLs), under provisions under the Clean Water Act, for the State of Georgia.

A TMDL is a calculation of the maximum amount of a pollutant that a river, stream, or lake can receive and still be considered safe and healthy. A TMDL is a means for recommending controls needed to meet water quality standards, which are set by the state and determines how much of a pollutant can be present in a waterbody. If the pollutant is over the set limit, a water quality violation has occurred. If a stream is polluted to the extent that there is a water quality standard violation, there cannot be any new additions (or “loadings”) of the pollutant into the stream until a TMDL is developed. Pollutants can come from point source and non-point source pollution. Examples of “pollutants” include, but are not limited to: Point Source Pollution-wastewater treatment plant discharges and Non-point Source Pollution- runoff from urban, agricultural, and forested area such as animal waste, litter, antifreeze, gasoline, motor oil, pesticides, metals, and sediment.

In 2000, the SGRDC entered into a contract with the GA Department of Natural Resources (DNR) – Environmental Protection Division (EPD) to prepare seven (7) local TMDL Implementation Plans for stream segments in the Suwannee Basin that had been identified as impaired water bodies due to high fecal coliform (FC). Of the seven (7) TMDL Implementation Plans located in the Suwannee Basin, none of them were located within Brooks County.

In 2002, the SGRDC again entered into a contract with the GA DNR – EPD to prepare 35 local TMDL Implementation Plans for stream segments in the Suwannee Basin that had been identified as impaired water bodies due to high fecal coliform (FC) and/or low dissolved oxygen (DO). Of the 35 TMDL Implementation Plans located in the Suwannee Basin, four (4) stream segments were located within Brooks County, which included: *Mule Creek*, *Okapilco Creek*, *Pride Branch* (formerly known as *Negro Branch*), and *Piscola Creek*. An additional stream segment in Brooks County was also listed, the *Withlacoochee River* (from the Little River to the Stateline); however, this waterbody represented a special impairment scenario that required the attention of GA EPD for Mercury. Map D – 12 depicts the *Greater Brooks County 2002 Impaired Stream Segments*. Table D – 4 lists the *Stream Segments with TMDL Implementation Plans for 2002*:

**TABLE D – 4: STREAM SEGMENTS WITH TMDL IMPLEMENTATION PLANS FOR 2002**

Waterbody Name	Location	County(s)	Impairment	Miles Impacted
<b>Mule Creek</b>	Headwaters to Reedy Creek near Pavo	Brooks, Thomas	Low Dissolved Oxygen (DO)	8
<b>Okapilco Creek</b>	SR 76, Quitman to Withlacoochee River	Brooks	Low Dissolved Oxygen (DO)	5
<b>Piscola Creek</b>	Downstream Whitlock Branch @ Ozell Road to Okapilco Creek near Boston	Brooks, Thomas	Low Dissolved Oxygen (DO)	25
<b>Pride Branch</b> (formally known as Negro Branch)	Headwaters to Piscola Creek, Quitman	Brooks	Low Dissolved Oxygen (DO)	9
<b>Withlacoochee River**</b>	Little River to Stateline	Lowndes, Brooks	FCG (Hg)	N/A

\*\* Represents the TMDL Implementation Plans completed by GA EPD.

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2002.

In June 2006, the GA EPD announced the final Georgia 2004 305(b)/303(d) list, which was prepared as a part of the Georgia 2002-2003 assessment of water quality prepared in

accordance with Sections 305(b) and 303(d) of the Federal Clean Water Act and guidance from the U.S. Environmental Protection Agency. For the Suwannee Basin, there are 60 stream segments listed with impairments for low dissolved oxygen (DO), elevated levels of fecal coliform (FC), and trophic-weighted residue value of Mercury in fish tissue (TWR). Of the 60 stream segments, five (5) stream segments are located within Brooks County: *Mule Creek*, *Okapilco Creek*, *Piscola Creek*, *Pride Branch* (formerly known as *Negro Branch*), and the *Withlacoochee River*. Map D – 13 depicts the *Greater Brooks County 2004 Impaired Stream Segments*. Table D – 5 lists *The Brooks County 2004 305(b)/303(d) List*.

**TABLE D – 5: THE BROOKS COUNTY 2004 305(b)/303(d) LIST**

Waterbody Name	Location	County(s)	Impairment	Miles Impacted
<b>Mule Creek</b>	Headwaters to Reedy Creek near Pavo	Thomas, Brooks	Low DO	8
<b>Okapilco Creek</b>	SR 76, Quitman to Withlacoochee River	Brooks	Low DO, elevated FC	5
<b>Piscola Creek</b>	Downstream Whitlock Branch @ Ozell Road to Okapilco Creek near Boston	Thomas, Brooks	Low DO	25
<b>Pride Branch</b> (formally known as Negro Branch)	Headwaters to Piscola Creek, Quitman	Brooks	Low DO, elevated FC	9
<b>Withlacoochee River**</b>	Little River to Stateline	Lowndes, Brooks	TWR	33

\*\* Represents the TMDL Implementation Plans completed by GA EPD.

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2004.

In March 2006, the GA EPD released the DRAFT Georgia 2006 305(b)/303(d) list. Within the Suwannee Basin, there are 44 stream segments listed with impairments for low dissolved oxygen (DO), elevated levels of fecal coliform (FC), and trophic-weighted residue value of Mercury in fish tissue (TWR). Of the 44 stream segments, five (5) stream segments are located within Brooks County: *Mule Creek*, *Okapilco Creek*, *Piscola Creek*, *Pride Branch* (formerly known as *Negro Branch*), and the *Withlacoochee River*. No formal map has been released by GA EPD at this time of the DRAFT Georgia 2006 305(b)/303(d) list. Table D – 6 lists *The Brooks County 2006305(b)/303(d) List*.

**TABLE D – 6: THE BROOKS COUNTY 2006 305(b)/303(d) LIST**

Waterbody Name	Location	County(s)	Impairment	Miles Impacted
<b>Mule Creek</b>	Headwaters to Reedy Creek near Pavo	Thomas, Brooks	Low DO, elevated FC	8
<b>Okapilco Creek</b>	SR 76, Quitman to Withlacoochee River	Brooks	Low DO, elevated FC	5
<b>Piscola Creek</b>	Downstream Whitlock Branch @ Ozell Road to Okapilco Creek near Boston	Thomas, Brooks	Low DO, elevated FC	25
<b>Pride Branch</b> (formally known as Negro Branch)	Headwaters to Piscola Creek, Quitman	Brooks	Elevated FC, pH	9
<b>Withlacoochee River</b>	Little River to Stateline	Lowndes, Brooks	TWR	33

Source: Georgia Department of Natural Resources, Environmental Protection Division, 2006

**SIGNIFICANT NATURAL RESOURCES**

Scenic Areas

Not applicable.

Prime Agricultural Land

For purposes of this Comprehensive Plan, the nine (9) general soil associations have been arbitrarily classified in terms of land development capability for farmland, forestry, and urban uses. Table D – 7 depicts the *Summarized Land Capability for Greater Brooks County*. The terms “good”, “fair”, and “poor” have been used to describe their relative capabilities. Limitations on agricultural uses of farmland and forestry were used in determining their capability, while limitations on building site development, roadways, and septic tank drainage fields were used in determining urban capability. Map D-14 depicts *Greater Brooks County Land Capability for Farmland*, Map D-15 depicts *Greater Brooks County Land Capability for Forestry*, and Map D-16 depicts *Greater Brooks County Land Capability for Urban Development*.

**TABLE D – 7: SUMMARIZED LAND CAPABILITY FOR GREATER BROOKS COUNTY**

Soil Type Association	Farmland			Forestry			Urban Uses		
	Poor	Fair	Good	Poor	Fair	Good	Poor	Fair	Good
Osier-Pelham-Rains	X			X			X		
Alapaha-Mascotte	X				X		X		
Tifton-Carnegie-Alapaha			X			X		X	
Leefield-Alapaha-Fuquay			X		X		X		
Tifton-Alapaha-Dothan			X			X		X	
Lakeland-Alapaha-Fuquay			X		X			X	
Orangeburg-Fuquay-Lucy			X			X			X
Orangeburg-Faceville-Tifton			X			X		X	
Dothan-Fuquay-Nankin			X			X			X

Source: Soil Survey of Brooks and Thomas Counties, Georgia, 1979;  
 U.S. Department of Agriculture (USDA) – Soil Conservation Service.

Consideration of septic tank drainage/percolation fields was included in the determination of land capability for urban uses. However, when considering only septic tanks, two associations (8 percent) of the county are considered "good", five associations (75 percent) are considered “fair” and two associations (17 percent) are considered “poor”. Table D – 8 depicts the *Land Capability for Septic Tanks in Brooks County* and Map D – 17 depicts the *Greater Brooks County Land Capability for Septic Tanks*.

Overall, the number and size of farms in Brooks County has been declining since 1964. Table D – 9 depicts the *Number of Farms and Farm Sizes* in Brooks County.

**TABLE D – 8: LAND CAPABILITY FOR SEPTIC TANKS IN BROOKS COUNTY**

Soil Type Association	Septic Tank Absorption Fields		
	Poor	Fair	Good
Osier-Pelham-Rains	X		
Alapaha-Mascotte	X		
Tifton-Carnegie-Alapaha		X	
Leefield-Alapaha-Fuquay		X	
Tifton-Alapaha-Dothan		X	
Lakeland-Alapaha-Fuquay		X	
Orangeburg-Fuquay-Lucy			X
Orangeburg-Faceville-Tifton			X
Dothan-Fuquay-Nankin		X	

Source: Soil Survey of Brooks and Thomas Counties, Georgia, 1979;  
U.S. Department of Agriculture (USDA) – Soil Conservation Service.

**TABLE D – 9: NUMBER OF FARMS AND FARM SIZES (1964 – 2002)**

Year	Number of Farms	Land in Farms, Acres	Harvested Cropland, Acres
2002	446	202,793	77,060
1997	520	202,104	85,466
1992	441	168,861	65,915
1987	438	---	---
1982	521	---	---
1978	595	---	---
1974	629	---	---
1969	766	---	---
1964	925	---	---
<b>Number of Farms, % Change 1997-2002</b>			-14.23
<b>Land in Farms, % Change 1997-2002</b>			0.34
<b>Harvested Cropland, % Change 1997-2002</b>			-9.84
<b>2002 Farm Size</b>			
<b>Average</b>			455
<b>Median</b>			175
<b>% Of Farms 1-9 Acres</b>			3.81
<b>% Of Farms 10-49 Acres</b>			21.08
<b>% Of Farms 50-179 Acres</b>			34.30
<b>% Of Farms 180 – 499 Acres</b>			20.85
<b>% Of Farms 500-999 Acres</b>			8.52
<b>% Of Farms 1000+ Acres</b>			11.43

Source: The Georgia Statistics System, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu)

Table D – 10 depicts the *Top Ranking Commodities in Brooks County for 2005*.

**TABLE D – 10: TOP RANKING COMMODITIES IN BROOKS COUNTY FOR 2005**

Commodity	Acres Harvested, 2005	Farm Gate Value, 2005
Blueberries	20	\$53,200
Grapes	0	\$0
Pecans	2,400	\$1,632,000
<b>Total Fruit &amp; Nuts</b>		<b>\$1,685,200</b>
Bell Peppers	775	\$6,786,000
Cucumbers	2,350	\$9,382,140
Egg Plant	65	\$264,000
Southern Peas	200	\$330,000
Squash	680	\$3,598,710
Zucchini	315	\$888,918
<b>Total Vegetables</b>		<b>\$15,142,368</b>
Container Nursery	75	\$3,225,750
Christmas Trees	0	\$0

Source: The Georgia Statistics System, [www.georgiastats.uga.edu](http://www.georgiastats.uga.edu)

**Forestland**

In 2005, the Georgia Forestry Commission (GFC) reported that of the 37 million acres of land in Georgia, 24.7 million of those acres were forestland. Of the 24.7 million forestland acres, 24.3 million acres are commercial forests, which provide a variety of benefits for the people of Georgia. In addition to forest products, forests provide clean water, clean air, soil conservation, wildlife habitat, and opportunities for recreation, aesthetics, education, and research.

In 1995, the GFC reported that approximately 150,000 acres of Greater Brooks County was in timberland. The *Forestry Ownership in Brooks County in Acres* is depicted in Table D – 11 and the *Brooks County Forestland acres and percent of all land* are depicted in Table D – 12:

**TABLE D – 11: FORESTRY OWNERSHIP IN BROOKS COUNTY IN ACRES (1997)**

1997 Forest Ownership (In Acres)	
State	0
County/Municipal	500
Forestry Industry	27,200
Corporation	57,100
Individual	104,600
<b>TOTAL FOREST LAND</b>	<b>189,300</b>

Georgia Statistics Service <http://www.georgiastats.uga.edu/crossection04.html>

**TABLE D – 12: BROOKS COUNTY FORESTLAND**

Year	Forestland in Acres	Forestland % of all Land
1997	189,300	59.92
1995	149,700	47.62
1989	N/A	47.40
1982	N/A	45.20

Source: Georgia Statistics Service <http://www.georgiastats.uga.edu/crossection04.html> and Georgia Forestry Commission

Of all the forestland in Brooks County, the most common tree species are Slash Pine, Long Leaf Pine, and Loblolly Pine with very little Shortleaf Pine. In 1995, the timber standing in Brooks County was estimated at \$171 million. Brooks County was also ranked #5 in the state for the total wild land fires, which was based on a 5 year average.

By using proper forest management and sound conservation practices and techniques, including best management practices (BMPs), forests can continue to provide benefits for future generations. Those involved with silvicultural (forestry) operations should be aware and implementing BMPs to minimize non-point source pollution, such as soil erosion and stream sedimentation, and thermal pollution<sup>11</sup>. Failure to follow BMPs may result in civil and criminal fines and penalties. Some counties already require plan reviews, permits, fees, performance bonds, and compliance audits.

#### Major Parks, Recreation, and Conservation Areas

There are no federal or state owned recreation or wildlife management areas within Brooks County; however, efforts should be taken to maintain the current park inventory and possibly explore areas where parks and natural habitats could be incorporated into Greater Brooks County. Table D – 13, lists the *State Parks and Historic Sites Within 70 miles of Brooks County*.

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<sup>11</sup> Thermal Pollution is industrial discharge of heated water into a river, lake, or other body of water, causing a rise in temperature that endangers aquatic life, <http://dictionary.reference.com/>

**TABLE D-13: STATE PARKS & HISTORIC SITES WITHIN 70 MILES OF BROOKS COUNTY**

STATE PARK AND / OR HISTORIC SITE	ADDRESS	FACILITIES/ACTIVITIES	DISTANCE
<b>Lapham – Patterson House Historic Site</b>	626 North Dawson St. Thomasville, GA 31792 229.225.4004	- Guided House Tour, Gift Shop - Picnic Area, Bus Parking	28 miles
<b>Jefferson Davis Memorial Historic Site</b>	338 Jeff Davis Park Rd Fitzgerald, GA 31750 Phone: 229.831.2335 Fax: 229.831.2060	- Civil War Museum: film and artifacts - Monument, 1/3-Mile Nature Trail - 13 Picnic Sites, Group Shelter (seats 100) - Gift Shop	67 miles
<b>Reed Bingham State Park</b> (1,613 acres)	542 Reed Bingham Rd Adel, GA 31620 229.896.3551	- 46 Tent, Trailer, RV Campsites - Cable TV hookups - 375-Acre Lake, Swimming Beach - 3 Boat Ramps, Playground - Pioneer Campground, 6 Picnic Shelters - 4 Group Shelters (seat 40–150) - Accessible Fishing Pier - Hiking: 4 miles of trails, Boating - Fishing: dock, boat rental - Miniature Golf, Bird Watching	26 miles
<b>Stephen C. Foster State Park</b> (80 acres)	17515 Highway 177 Fargo, GA 31631 912.637.5274	- 66 Tent, Trailer, RV Campsites - Cable TV hookups - 9 Cottages, Interpretive Center - 1.5 Mile Trembling Earth Nature Trail - 25 Miles of Day-Use Waterways - 3 Picnic Shelters, Pioneer Campground - Canoe and Fishing Boat Rental - Guided Boat Tours - Boating – ramp, 10 horsepower limit - Fishing	69 miles

Source: Georgia State Parks and Historic Sites, 2006, [www.gastateparks.org](http://www.gastateparks.org)



**CULTURAL RESOURCES**

**BROOKS COUNTY REGISTERED HISTORIC PLACES**

Brooks County has a rich heritage that is evidenced by the numerous historic sites throughout the county, Five sites and one District have been placed on the National Register of Historic Places (NRHP) and the Georgia Register of Historic Places (GARHP).

<b>TABLE D-14 BROOKS COUNTY PROPERTIES LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES</b>			
<b>SITE</b>	<b>ADDRESS</b>	<b>CITY</b>	<b>DATE LISTED</b>
Bethlehem Primitive Baptist Church	County Road 125	Quitman	November 22, 2004
Brooks County Courthouse	Courthouse Square	Quitman	September 18, 1980
Brooks County Jail	200 S. Madison	Quitman	August 26, 1982
Eudora Plantation	3.5 miles south of Quitman off of GA 33	Quitman	December 16, 1974
Quitman Historic District	US 84	Quitman	July 8, 1982
Henry Gray Turner House and Grounds	1000 Old Madison Road	Quitman	January 8, 1980

*Source: National Park Service, National Register of Historic Places, 2006*

The sites and District referenced in Table D-14 are shown Map D-18.

Quitman is the only community with any sites listed on the NRHP to date. Barwick, Morven, Pavo, and Barney do have sites that have cultural and historic value for the community. While some of these are vacant buildings, others, like the Morven City Hall, are still being used. There are also a multitude of properties throughout unincorporated Brooks County that are regionally significant and may be eligible for inclusion in the NRHP.

**INVENTORY**

**Brooks County**

There are many significant historic residential and agricultural buildings located throughout the county. Many of the historic houses are of the folk Victorian style (wooden vernacular houses with applied ornamentation) which is often associated with rural communities or farms. The historic houses of Brooks County also include vernacular craftsman and bungalow styles, cottages and farmhouses of no particular style, and plantation houses. Barns and outbuildings older than 50 years are also considered historic and contribute to the overall historic character of the county.

Brooks County contains some of South Georgia's most significant historic homes. Included among these are plantation houses such as the Bray House (also known as the Morton House), the English House, and the Ramsey House. Eudora Plantation, built around 1830, was listed in the National Register of Historic Places in 1975. Tragically, the old house burned to the ground, but it still retains historical significance because of its potential as an archaeological site. The loss of Eudora Plantation should serve as a reminder that our valuable historic buildings are fragile and every effort should be made to protect them.

Brooks County has many mature pecan groves and peach orchards, which significantly contribute to the historic and aesthetic character of the county. Another significant landscape feature which is important to the rural character of Brooks County is the existence of tree canopies over several of the historic rural roads.

Churches have always served as the heart of a community and it is no different in Brooks County. Below is a listing of some of the more historically significant church buildings located in Brooks County.

*Liberty Baptist Church and Grooverville Methodist Church* are located in the Grooverville Community. Grooverville Methodist Church was constructed in 1856 and is frame construction with a front gable and square steeple. Liberty Baptist Church was constructed one year later in 1857 of wood frame with high gothic windows and four solid pine columns across the front.

*Mt. Zion Methodist Church*, located near Morven, is also known as Camp-Ground Methodist. The wood frame vernacular church building was constructed in 1881.

*Bethel Primitive Baptist Church* is located about five miles east of Pavo. The church is wood frame with a front gable. The church has been in this location since 1861.

*Bethlehem Primitive Baptist Church* is located about four miles southwest of Quitman off U. S. Highway 221. Although an exact construction date is not known for this simple wooden church building, the congregation began meeting in 1834.

*Okapilco Baptist Church* was built around 1862. It is build of wood frame with a front gable.

### Plantations in Brooks County

Brooks County, once known as the Breadbasket of the South for contributing so much food to the Confederate forces in the Civil War, has an abundance of plantations. Below is a list of these plantations.

Blackwater Plantation	Pinion Point Plantation
Hickory Head Plantation	Riverbend Plantation
Sea Pond Plantation	Tallokas Plantation
Okapilico Plantation	Easter Plantation
Rosinpine Plantation	Covey Rise Plantation
Young Plantation	Eudora Plantation (NRHP)
Turner/Knight Home	Milrock Plantation

While one of these plantations is registered on the National Register of Historic Places, many are not. Research should be done to consider their potential eligibility.

For a map of historic places in Brooks County, please see Maps D-18 through D-21.

### Quitman

Quitman was planned and laid out by county surveyor Jeremiah Wilson in 1859. The city retains its original grid plan with two wide boulevards with landscaped medians (Court and Screven streets) running north-south and east-west respectively from the courthouse square. The Quitman

National Register Historic District encompasses the historic core of the community including residential, commercial and governmental buildings and sites. (See Map D-22)

The commercial center is comprised of late 19<sup>th</sup> and early 20<sup>th</sup> century brick buildings. The residential areas are filled with a variety of types, styles, and periods of houses, the majority of which are of wood frame construction.

The Brooks County Courthouse and grounds is listed on the National Register of Historic Places and is the centerpiece of the community. Construction on the courthouse was begun in 1859 but the Civil War delayed its construction until 1864. The Brooks County Jail is also listed on the National Register and is a cornerstone building for the community.

Historic schools are an important resource for any community. Whenever possible, historic schools should be rehabilitated and continued to be used as they were intended or an alternative use should be found. Quitman's historic schools are shown on Map D-23.

### Pavo

Pavo was a thriving community in the late 19<sup>th</sup> century and early 20<sup>th</sup> century and the structures in the city's core reflect the prosperity of the time.

The commercial district is comprised of several blocks of Harris Street and includes some good examples of late 19<sup>th</sup> century brick commercial structures. Pavo has many active businesses still located in the historic center of town which is an asset for the community.

The historic houses of Pavo are mainly wood frame construction and include several excellent examples of Victorian Vernacular and early 19<sup>th</sup> century Bungalow styles.

Map D-24 shows Pavo's historic areas.

### Morven

Morven, settled in 1823, is the oldest community in Brooks County,. Today, much of Morven's original historic building stock is gone but some excellent examples of late 19<sup>th</sup> and early 20<sup>th</sup> century structures remain.

The majority of Morven's historic houses are of wood frame construction. There are several fine examples of the folk Victorian style as well as vernacular gable and wing houses and early 20<sup>th</sup> century bungalows.

Morven does not have a large historic commercial center but there is an excellent example of a late 19<sup>th</sup> century brick commercial building remaining in the town center.

One of Morven's most important historical and architectural resources is the Morven Elementary School and old gymnasium.

### Barwick

Barwick retains a large percentage of its historic buildings, both residential and commercial.

The historic residential building stock is composed mainly of late 19<sup>th</sup> and early 20<sup>th</sup> century vernacular styles. There are several excellent examples of folk Victorian ornamentation as well as 20th century bungalow styles.

The commercial district of Barwick remains relatively unchanged from its heyday in the early 20<sup>th</sup> century. The majority of the commercial buildings were built during this period of shaped masonry blocks or brick. Several of the existing historic storefronts are being utilized for local businesses.

The former Barwick Elementary School is no longer in use but should be preserved and considered for rehabilitation for another use.

One of Barwick's most important character-defining features is the existence of several mature pecan groves located in close proximity to the community.

Map D-24 shows Barwick historic areas.

### **ARCHAEOLOGICAL SITES**

The earliest known human inhabitants of the region now known as Brooks County came into the area approximately 11,500 years ago, towards the end of the last Ice Age. European settlers began to enter the area in the early eighteenth century. Over the 11,500 years, humans have left a substantial material record of their lives. The study of this material record forms the basis of **archaeology** and the basic unit of this record is the **archaeological site**. To date, there have been approximately 45 archaeological sites recorded in Brooks County. Archaeological sites in Brooks County range from locations where hunters manufactured stone tools 11,500 years ago to small late nineteenth/early twentieth century farmsteads.

Archaeological sites, like historic buildings, are considered **cultural resources** and, if they meet eligibility requirements set forth in the National Historic Preservation Act (NHPA), **historic properties**. Unlike historic buildings, however, archaeological sites are not always evident to the untrained eye. While some archaeological sites have obvious above ground indicators such as earth mounds, or chimney remnants, most consist of **artifacts** (object made or modified by humans such as stone tool, pottery, bottle glass) and **features** (post holes, trash pits, stone hearths, human burials, etc.) that are **underground**.

The only sure way to know if an archaeology site is present is to have a professional archaeologist sample, or **survey**, the area. There are, however, some general criteria to help prioritize areas. Prehistoric (Indian) sites are most commonly located near water sources such as streams, springs, or lime sinks. Historic (Euro/Afro-American) sites are commonly located close to old/historic roads. Both prehistoric and historic sites are generally located on level to gently sloping ground and on well-drained soils. Previous disturbance can also affect a location's potential to contain archaeological sites. For example, road/utilities right-of-way has usually been subjected to heavy disturbance and is not likely to contain any intact archaeological deposits. Cultivation, however, does not necessarily destroy archaeological sites and does not, by itself, indicate a low potential area. Such criteria, even when developed into a formal predictive model, should only be used as a tool at the most basic planning level. Hiring a professional archaeologist/consultant is an effective way of streamlining the compliance process and insuring that archaeological resources are being treated according to the law.

While cultural resources work is most often done in response to Section 106 of the NHPA, meaning that there is some federal involvement (i.e., federal funds, permits, etc.), it is important to remember that there are also state laws to consider. Official Code of Georgia Annotated (OCGA) 12-3-621 states that a person who is **not** operating under Section 106 must have written landowner permission to conduct archaeology on private property and must provide written notification to the Georgia Department of Natural Resources (DNR) at least five (5) business days prior to excavation. Other code sections apply more generally to human remains, but are relevant because of the possibility of discovering such remains at archaeological sites. OCGA 31-21-6 requires notification of local law enforcement upon the disturbance of human remains. If law enforcement determines that it is not a crime scene, DNR is notified of the discovery.

Key points to remember when considering archaeology in development and compliance:

- Humans have been in the area now known as Brooks County for at least 11,500 years, so the potential for finding evidence of past human activity (i.e., archaeological sites) is generally high.
- Unlike historic buildings, archaeological sites often have no above ground components that would indicate their presence.
- While factors such as distance to water and/or old roads, slope, soil drainage, and previous disturbance can help prioritize areas of archaeological concern, the only sure way to know whether an area contains archaeological sites is to conduct an archaeological survey.
- Most archaeology is done in compliance with Section 106 of the National Historic Preservation Act (NHPA) and regulations implementing that act (36 CFR Part 800). These laws insure that projects receiving federal funds (CDBG/EIP grants, FDIC loans, etc) or requiring federal permits (e.g., Section 404 of Clean Water Act) take affects to archaeological resources into account.
- In addition to federal laws, there are state laws to consider as well. Official Code of Georgia Annotated (OCGA) 12-3-621 requires written landowner permission and DNR notification of intent to conduct **non**-Section 106 archaeology on private property. OCGA 31-21-6 requires notification of local law enforcement upon discovery or disturbance of human remains.

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Due to staff and budget constraints, the Historic Preservation Division cannot offer more extensive or specific information for your region of the state. More information can be obtained from the Georgia Archaeological Site File (GASF). For a more in-depth cultural overview of Brooks County, contact the UGA Department of Anthropology and inquire about the Georgia Archaeological Research Design Paper series. Included in this series of papers are several volumes of general prehistoric context for the different periods (e.g., Archaic, Woodland, etc.) and different regions (e.g., Piedmont, Ridge and Valley, etc.) of the state.

## **HISTORIC PRESERVATION**

Historic communities and historic areas within communities represent a unique collection of resources, connected by time, place, and feeling. Historic preservation planning provides communities with the tools to protect these resources and their settings for future generations to appreciate and learn from. Historic preservation planning is also a thriving economic development tool. There are several historic preservation opportunities that communities in Brooks County could take advantage of in order to promote the county, preserve its heritage and foster economic development.

The goal of historic preservation planning is to identify, evaluate, register and treat the full range of properties representing each historic context, rather than only one or two types of contexts. Historic context includes history, architecture, archaeology, engineering, and culture. Historic preservation planning is a process that organizes activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence for the protection of historic contexts.

The first step in any historic preservation planning initiative is a Historic Resource Inventory. A Historic Resource Inventory is a listing of all historic resources in the county supported by photographs, maps, a brief history, and a condition assessment of each site. Historic Resource Inventories enable local governments and groups to quantify the number of historic resources and their current condition. This information can be used to prioritize resources for preservation as well as planning for Local Historic District boundaries. The Brooks County Historic Resources Survey of unincorporated Brooks County was completed in 2004 by the FindIT! program at the Center for Community Design and Preservation at the College of Environment and Design at the University of Georgia. If any changes or updates are in order, such as expanding the inventory to include incorporated areas, they should be included in the Comprehensive Plan.

The next component of a historic preservation program is the drafting and adoption of a Historic Preservation Ordinance and Historic Preservation Design Guidelines. The Ordinance should include provisions for the creation of a Historic Preservation Commission, for the establishment of Local Historic Districts, and for the designation of individual properties and sites as Local Landmarks. The Ordinance should require a Certificate of Appropriateness from the Historic Preservation Commission prior to any new construction, alteration or demolition to a building or site located in the Local Historic District.

The Historic Preservation Commission should be comprised of citizens who are business or property owners in the Local Historic District(s), citizens with design expertise, such as architects and landscape architects, citizens with knowledge of the history and culture of the community, and citizens with a desire to protect and promote the community's historic resources.

Following completion of these steps, the county or local government is eligible to apply to the Georgia State Historic Preservation Office (GASHPO) to participate in the Certified Local Government Program (CLG). The Certified Local Government (CLG) program extends the federal and state preservation partnership to the local level. Any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local historic preservation commission, and has met requirements outlined in the Procedures for Georgia's Certified Local Government Program is eligible to become a CLG.

**Benefits to becoming a CLG:**

1. Eligibility for federal historic preservation grant funds
2. Opportunity to review local nominations for the National Register of Historic Places prior to consideration by the Georgia National Register Review Board
3. Opportunities for technical assistance
4. Improved coordination and communication among local, state, and federal preservation activities

The Georgia SHPO also administers state and federal tax incentive programs for the rehabilitation of historic structures. More information can be obtained from the State Office of Historic Preservation or the Regional Development Center.

Other programs and organizations, such as the Main Street/Better Hometowns program, or the NTHP Centennial Farms initiative, could also be beneficial to Brooks County. Main Street and its counterpart, Better Hometowns, are programs that specialize in economic development using preservation and revitalization.

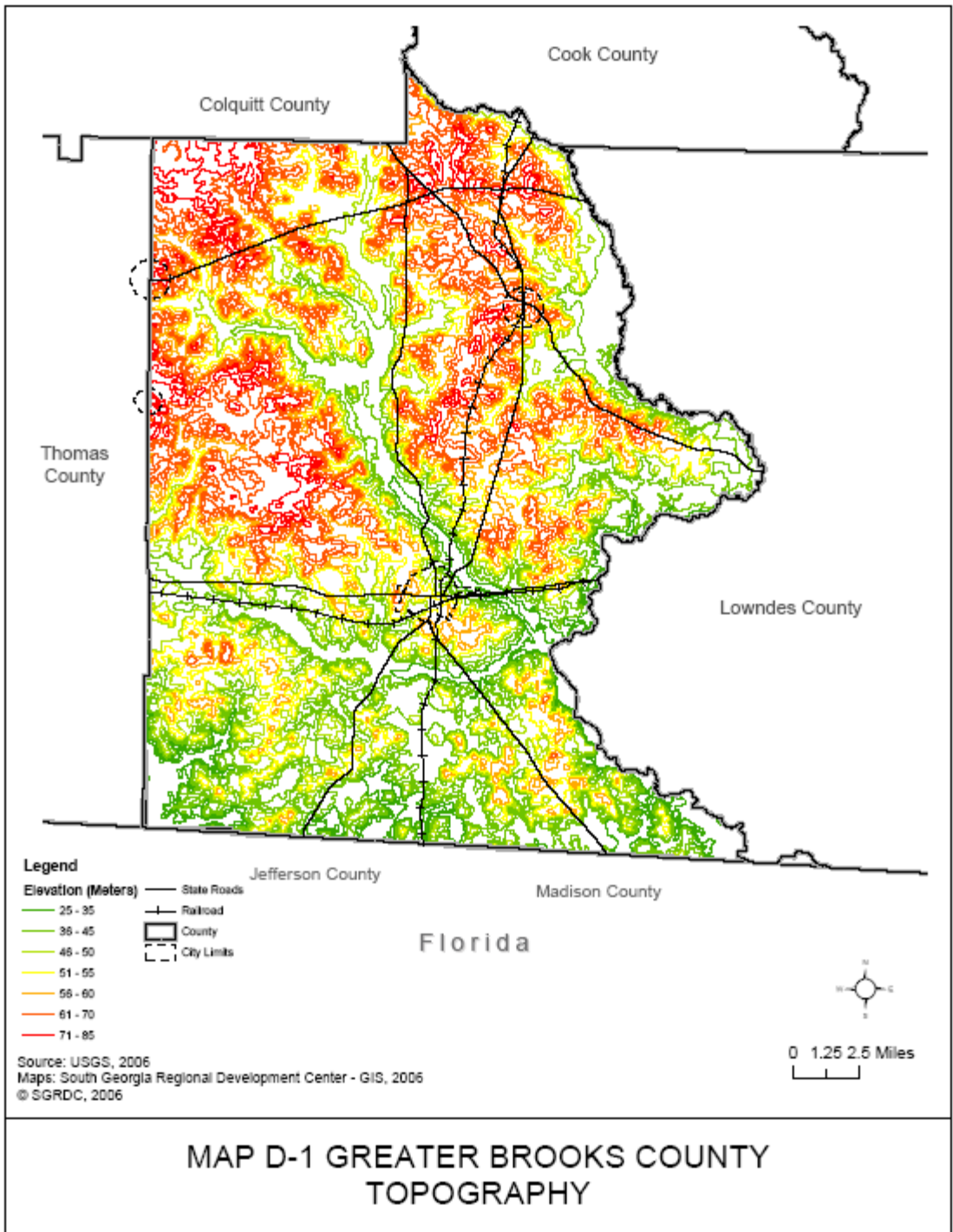
Zoning ordinances also contribute to the preservation of historic communities. Zoning ordinances can be crafted to ensure that the character of a community is protected by making provisions for the regulation of land uses. Zoning ordinances may also require that properties within a designated historic district or properties that have been given landmark status comply with any design guidelines that the county, city and/or historic preservation commission adopts.

**TOURISM**

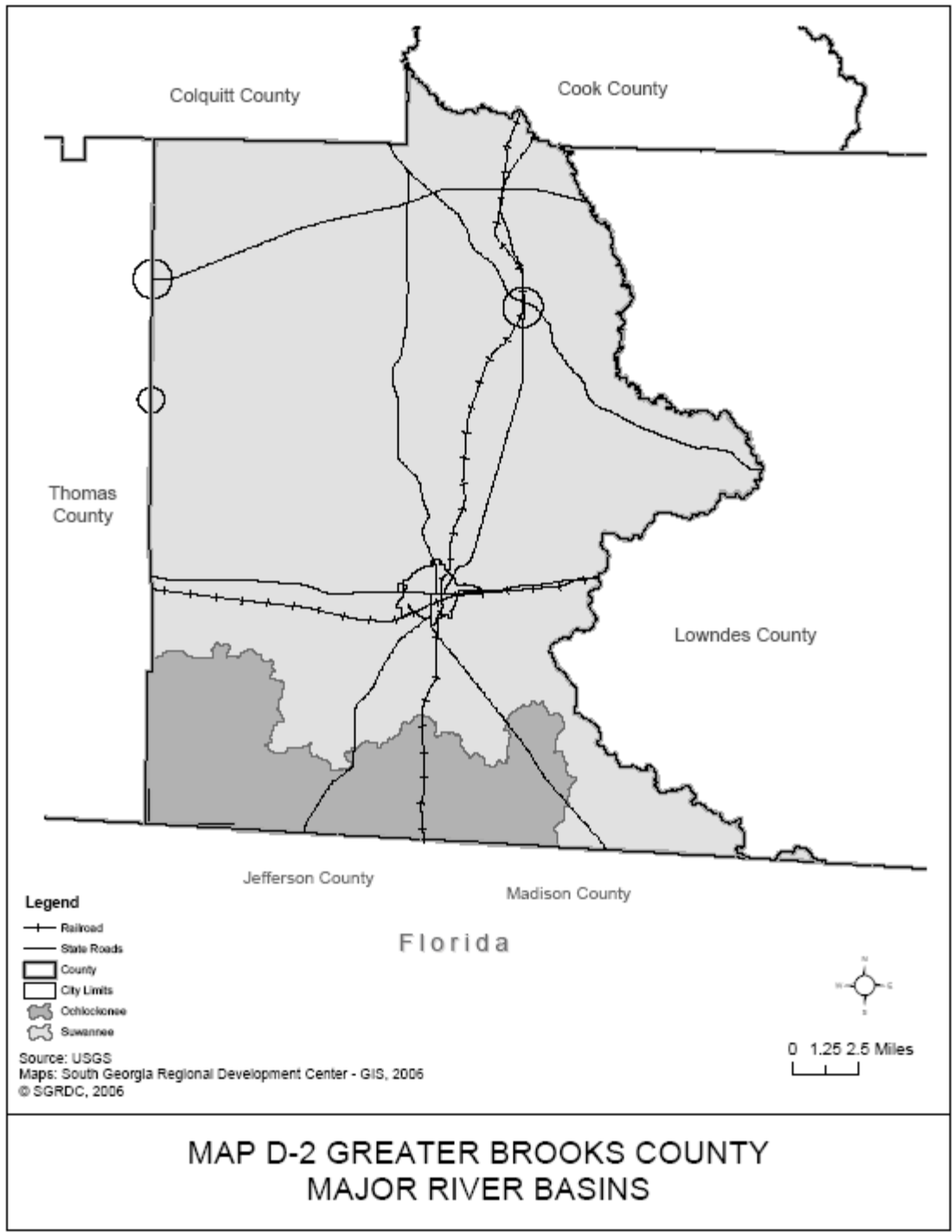
The rich history of Brooks County is a tremendous cultural asset, but can also become a financial asset. The county's location on Highway 84, a major transportation corridor, gives it many tourism opportunities that should be pursued. Other aspects of Brooks County's heritage that would be of interest to tourists include agricultural heritage (Brooks County has a varied agricultural product base including cotton, pecans, peaches, etc.), railroad heritage (many of Brooks County's communities developed in conjunction with the railroad), and Quitman's commercial and residential areas (both include many fine examples of Victorian and early twentieth century architecture).

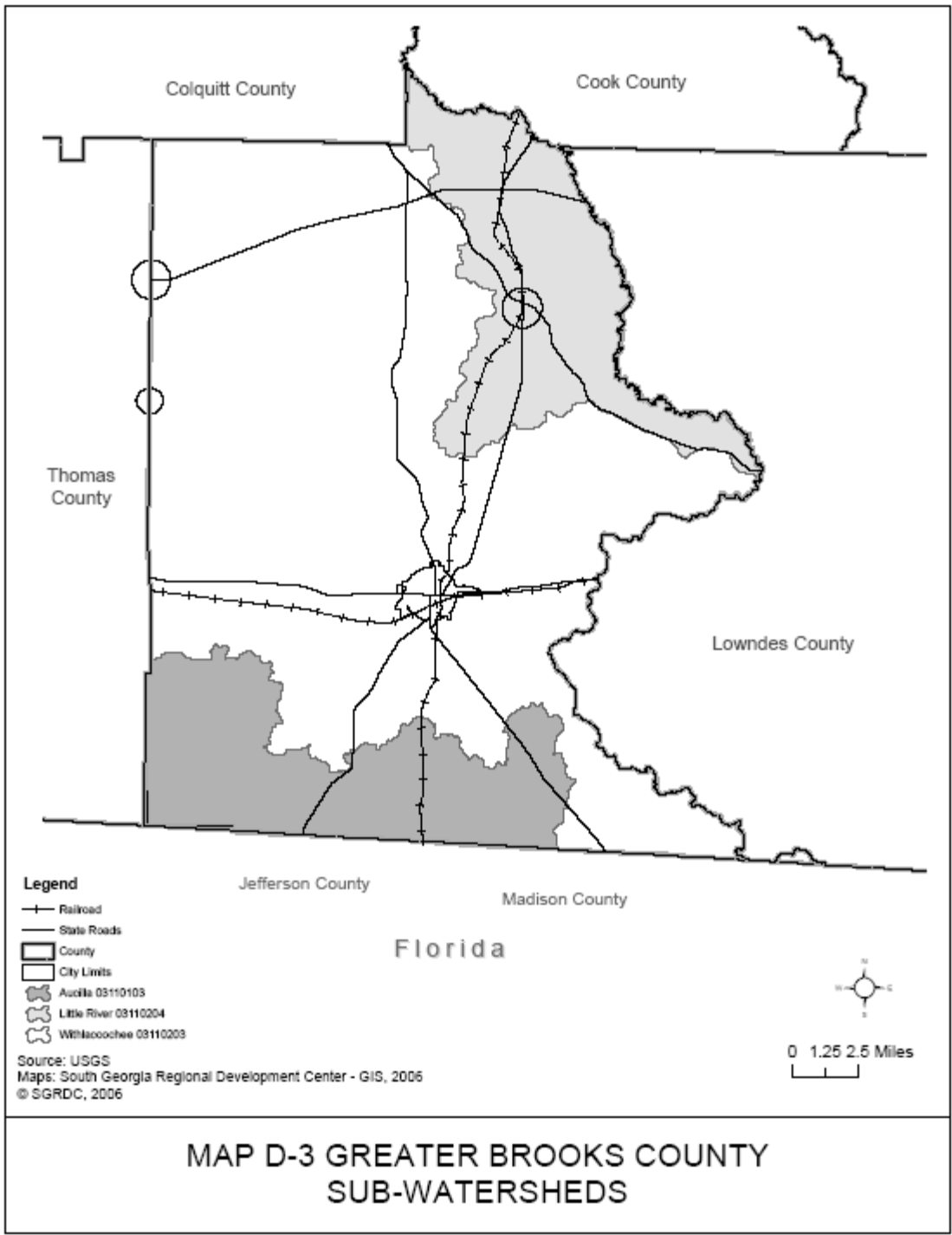
Brooks County could also consider the development of a countywide driving tour which would highlight areas of interest to both residents and tourists.

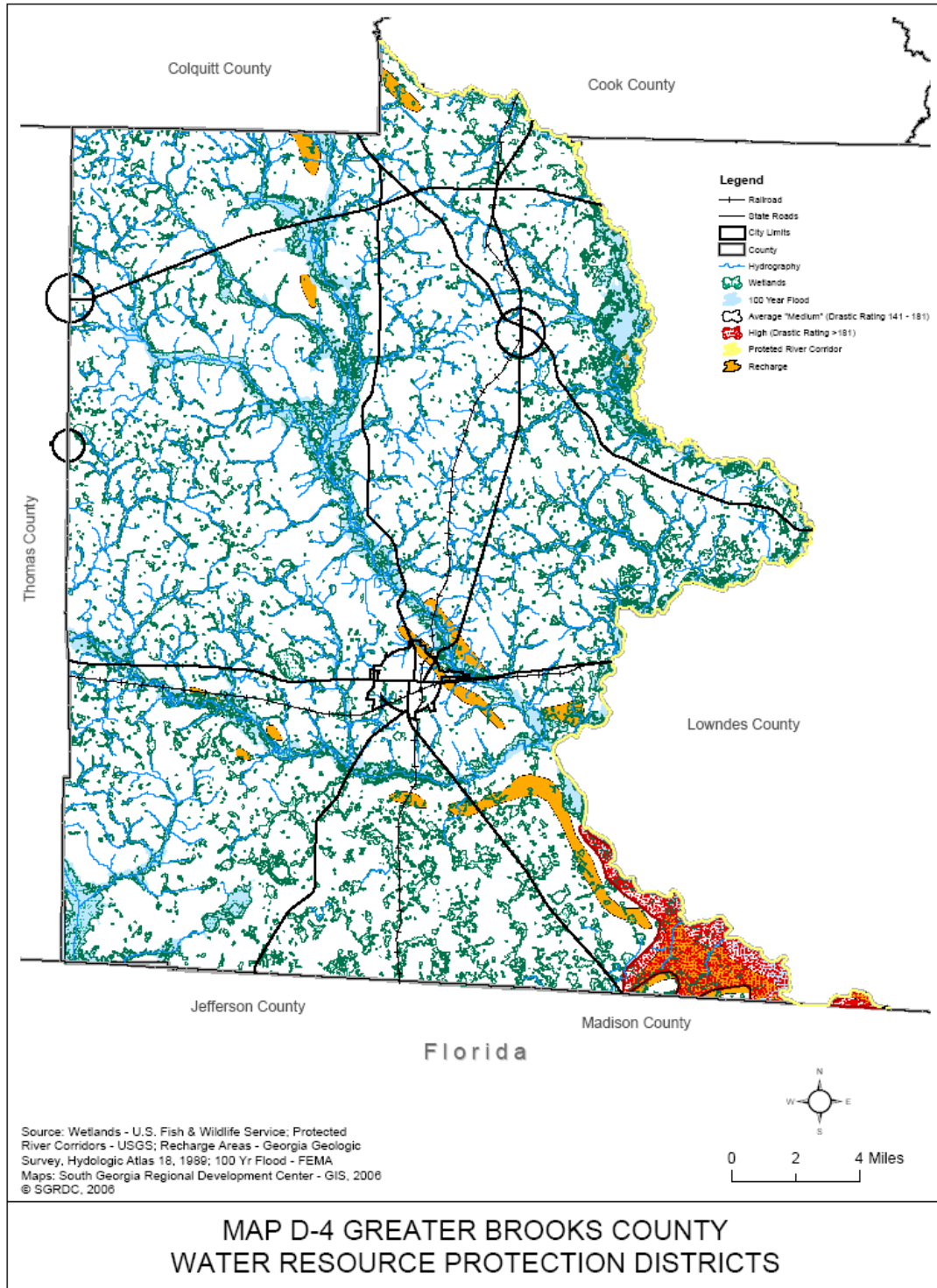
Brooks County could work closely with the Georgia Department of Industry, Trade, and Tourism and their Plantation Trace Travel Association to target areas of interest for tourism development. The State Historic Preservation Office and the Regional Development Center can provide communities with knowledge, training and support for heritage tourism projects.

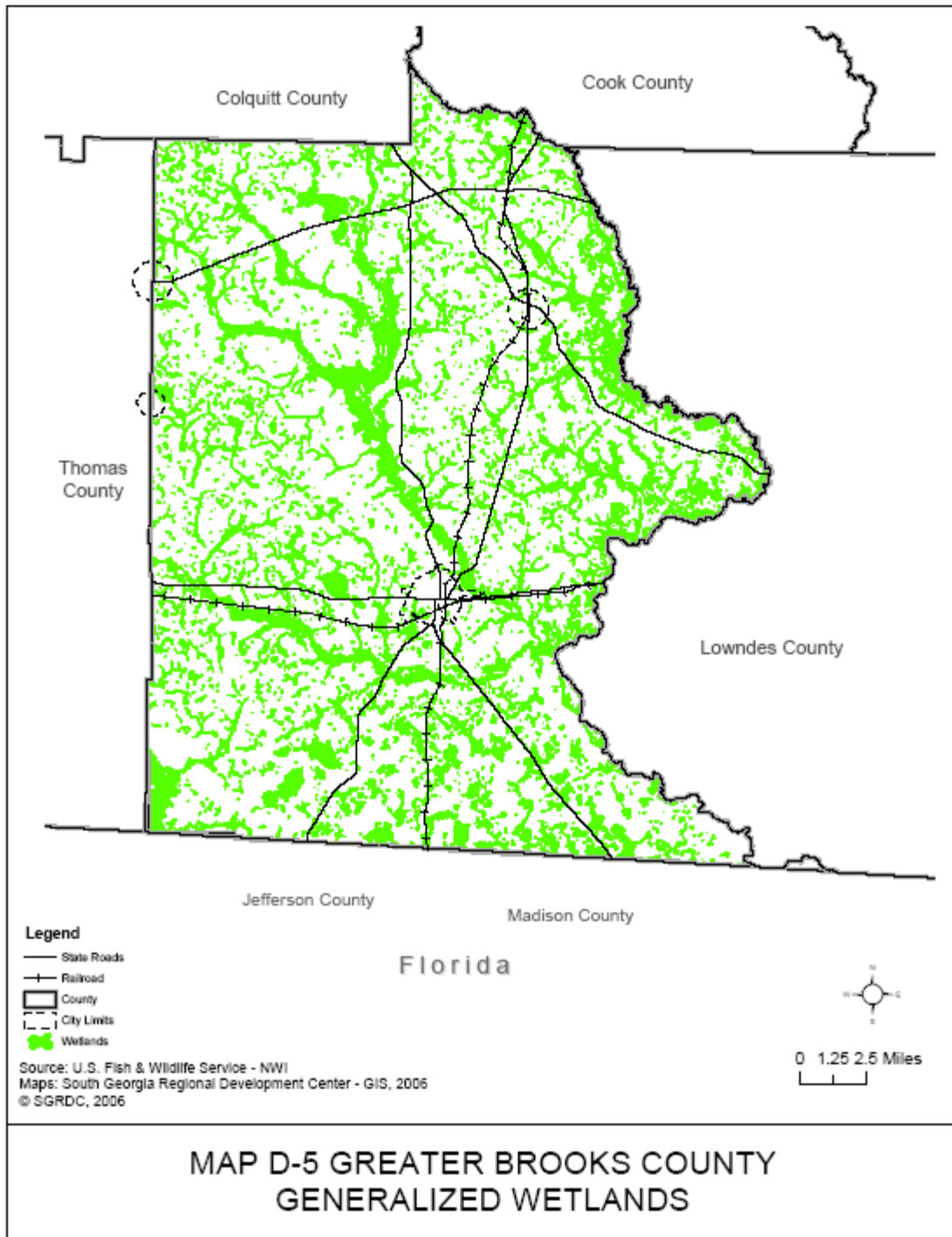


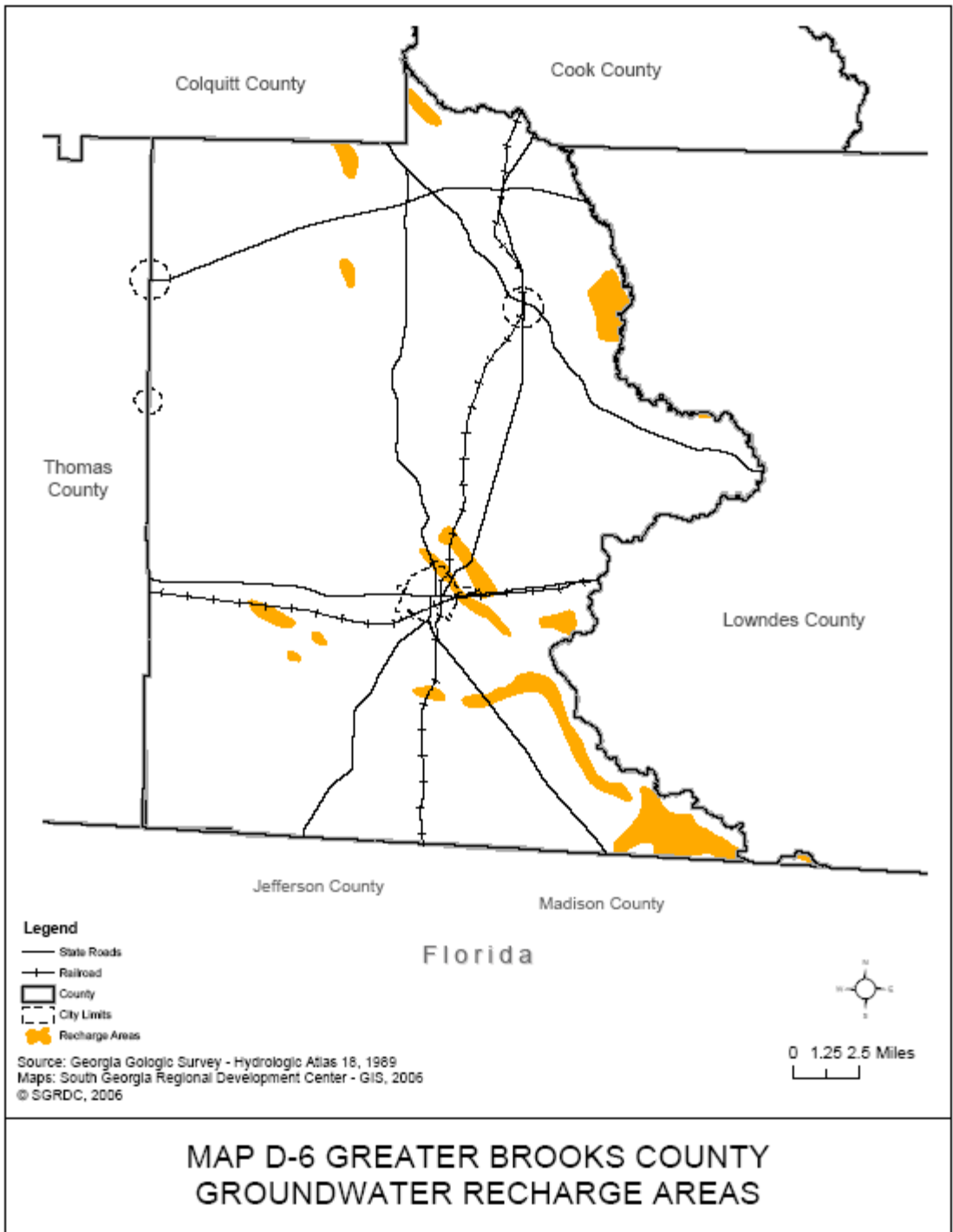


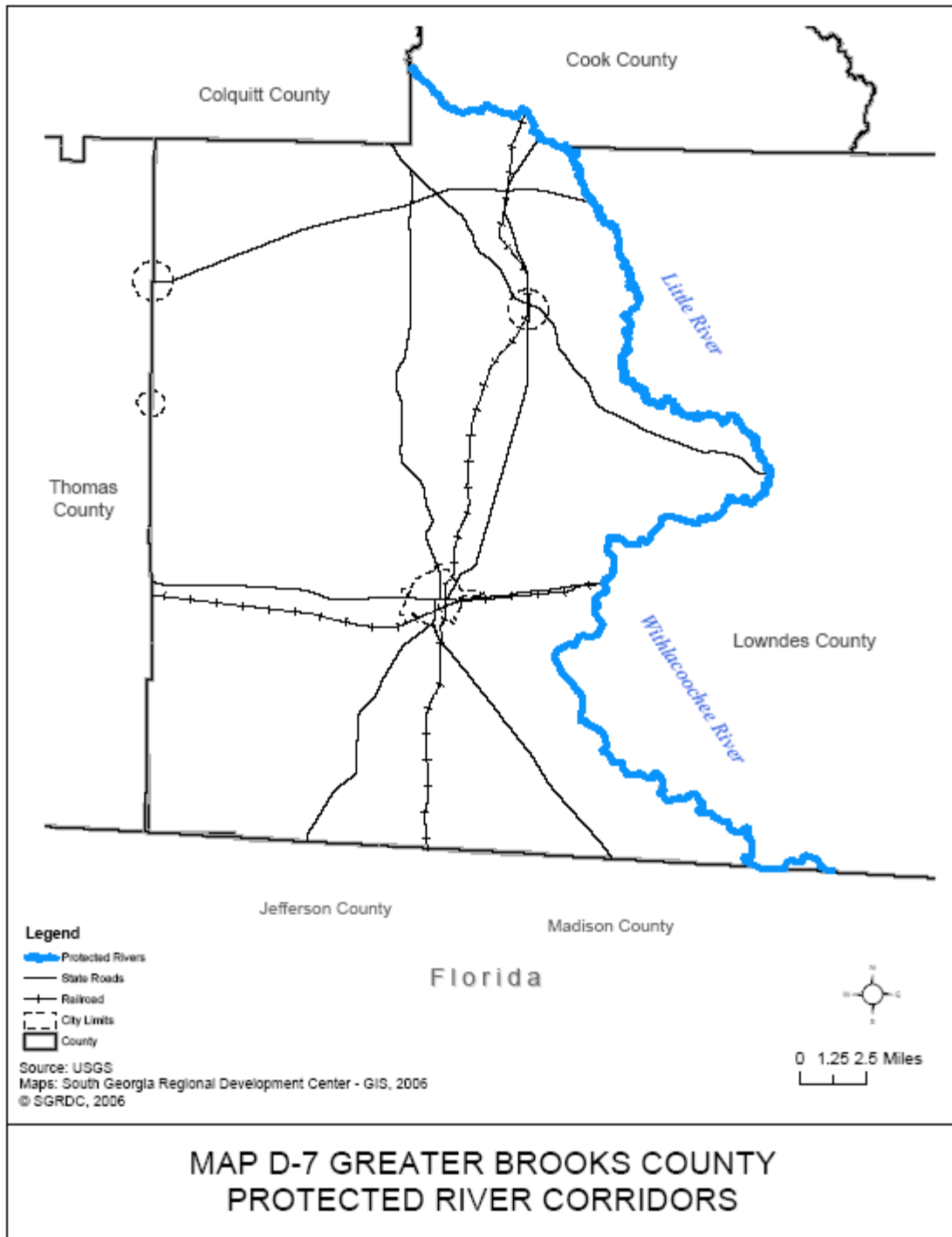


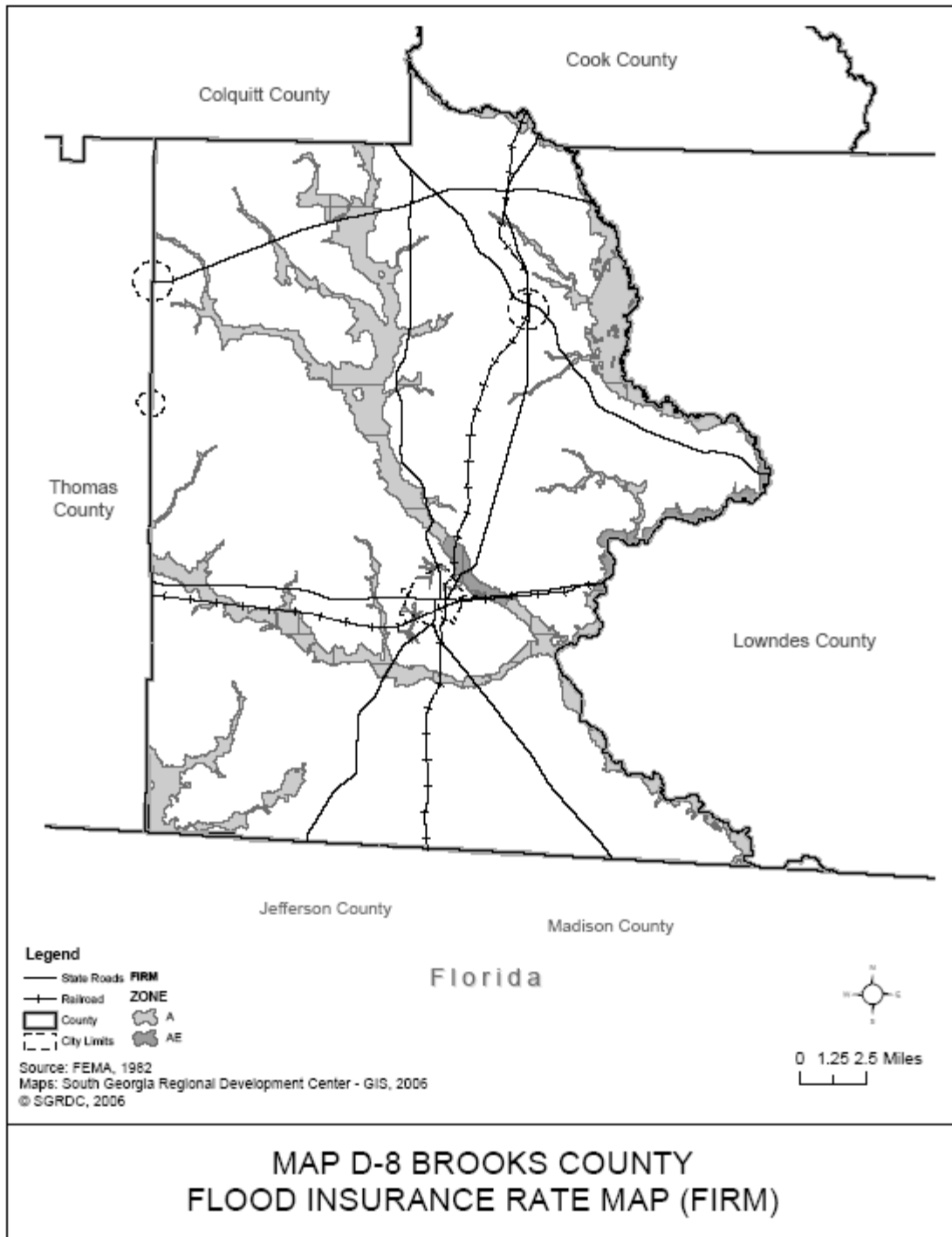


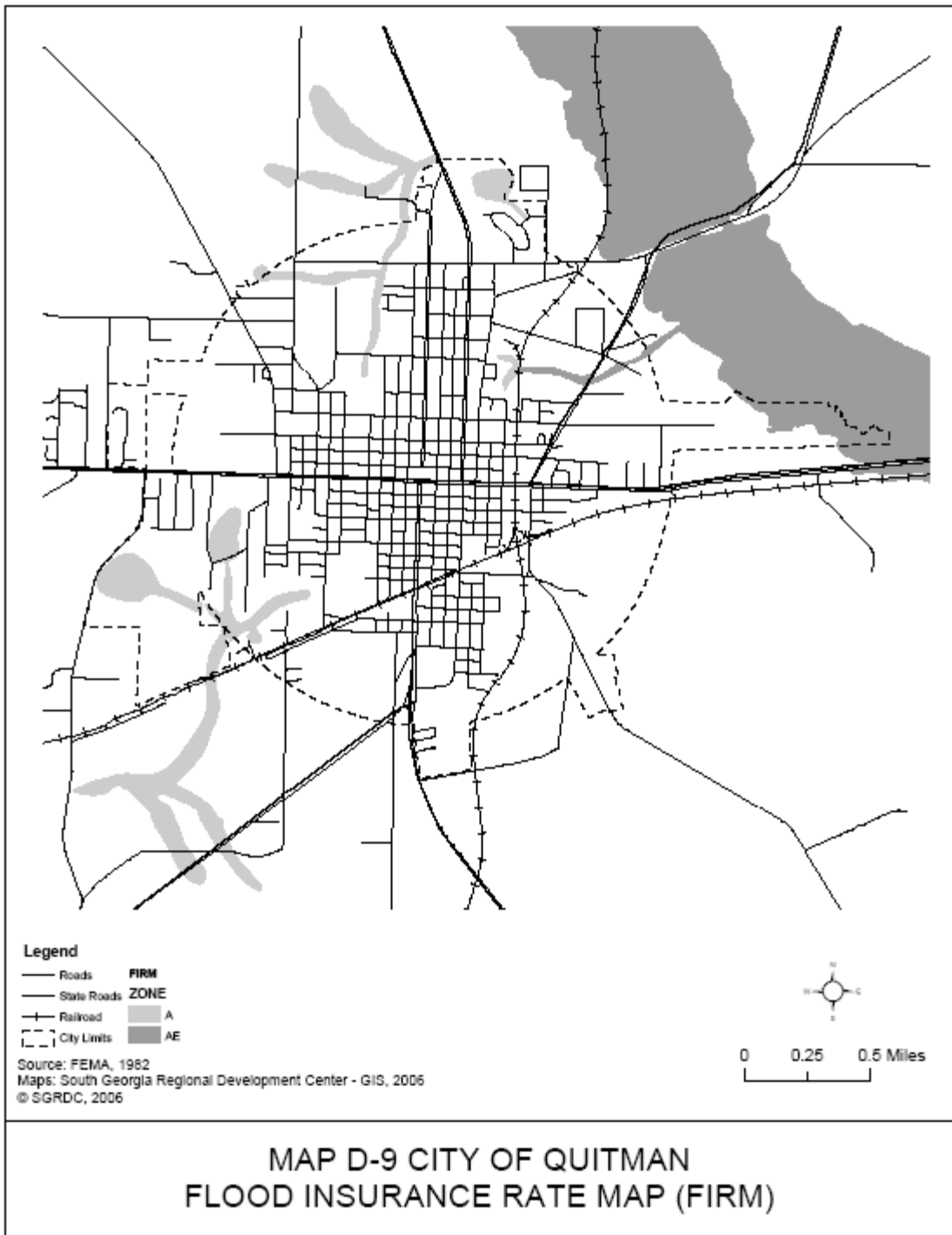




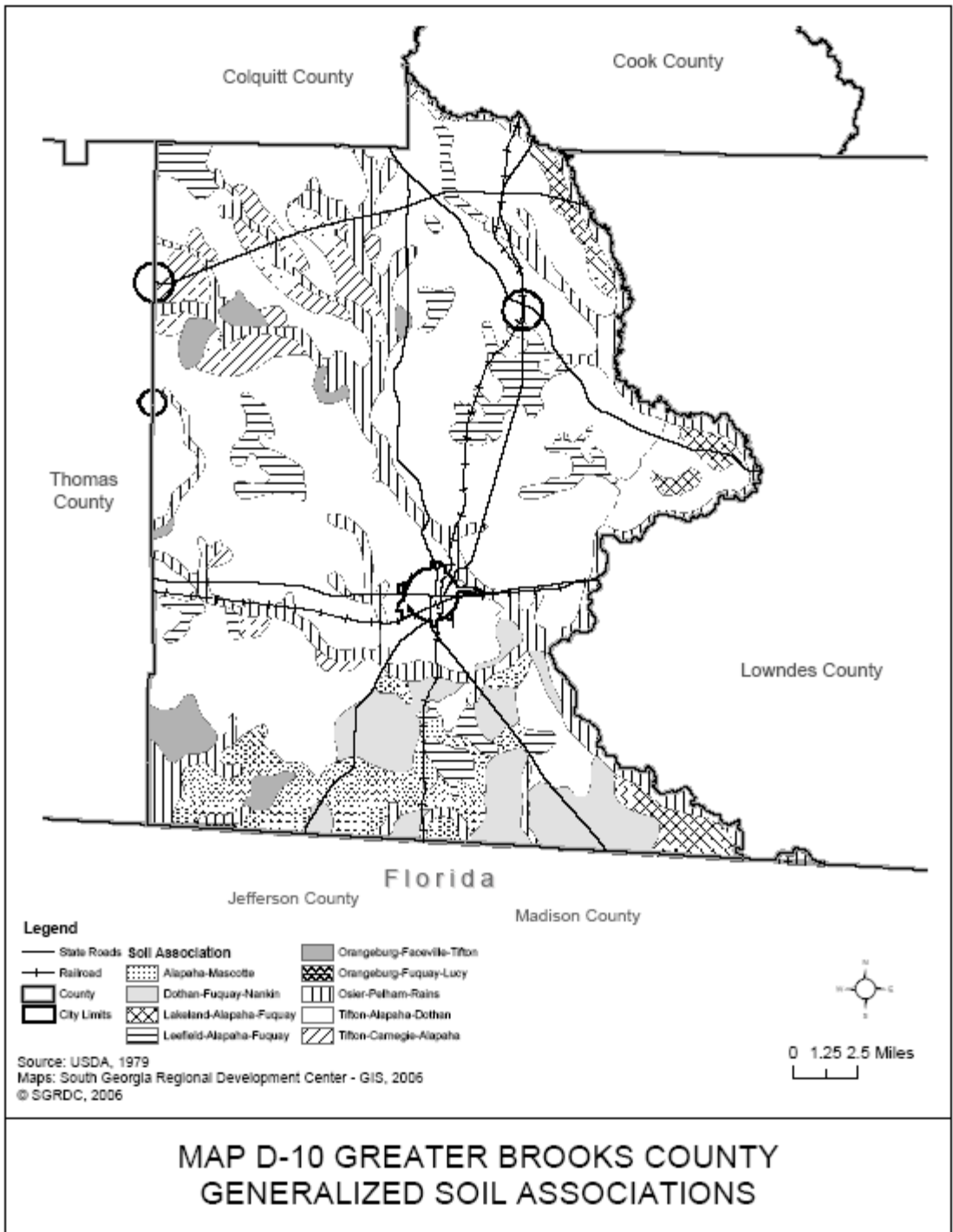


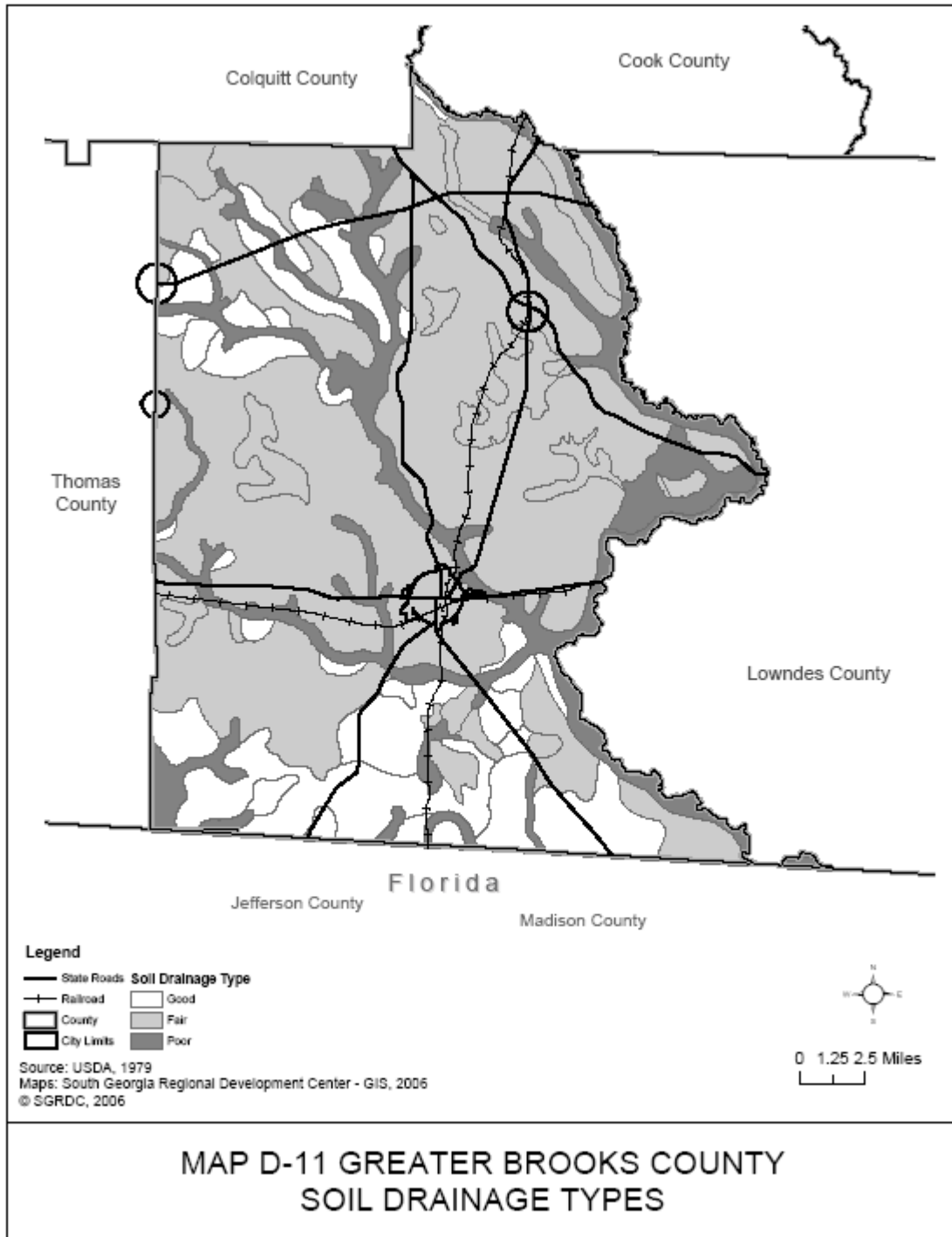


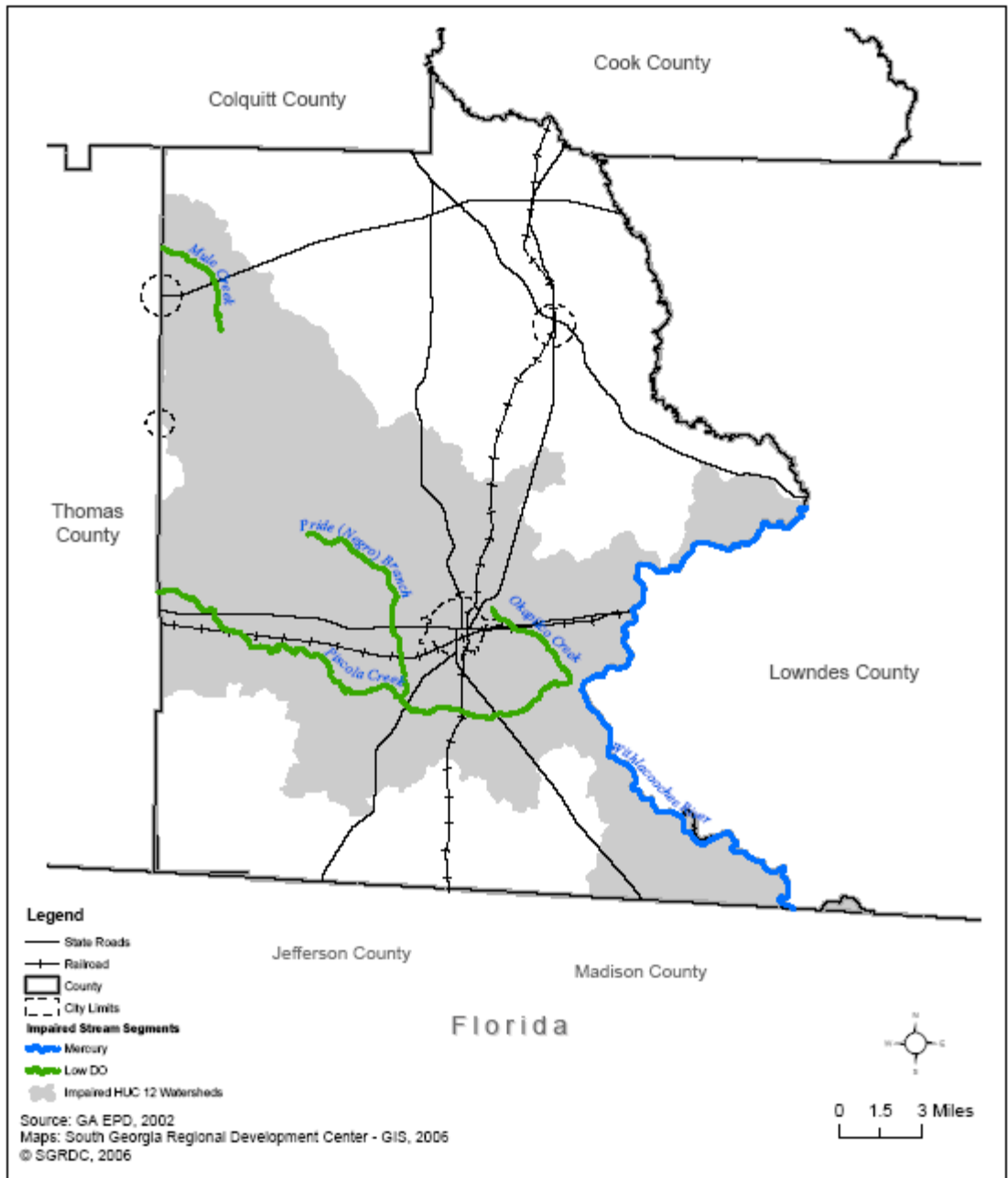




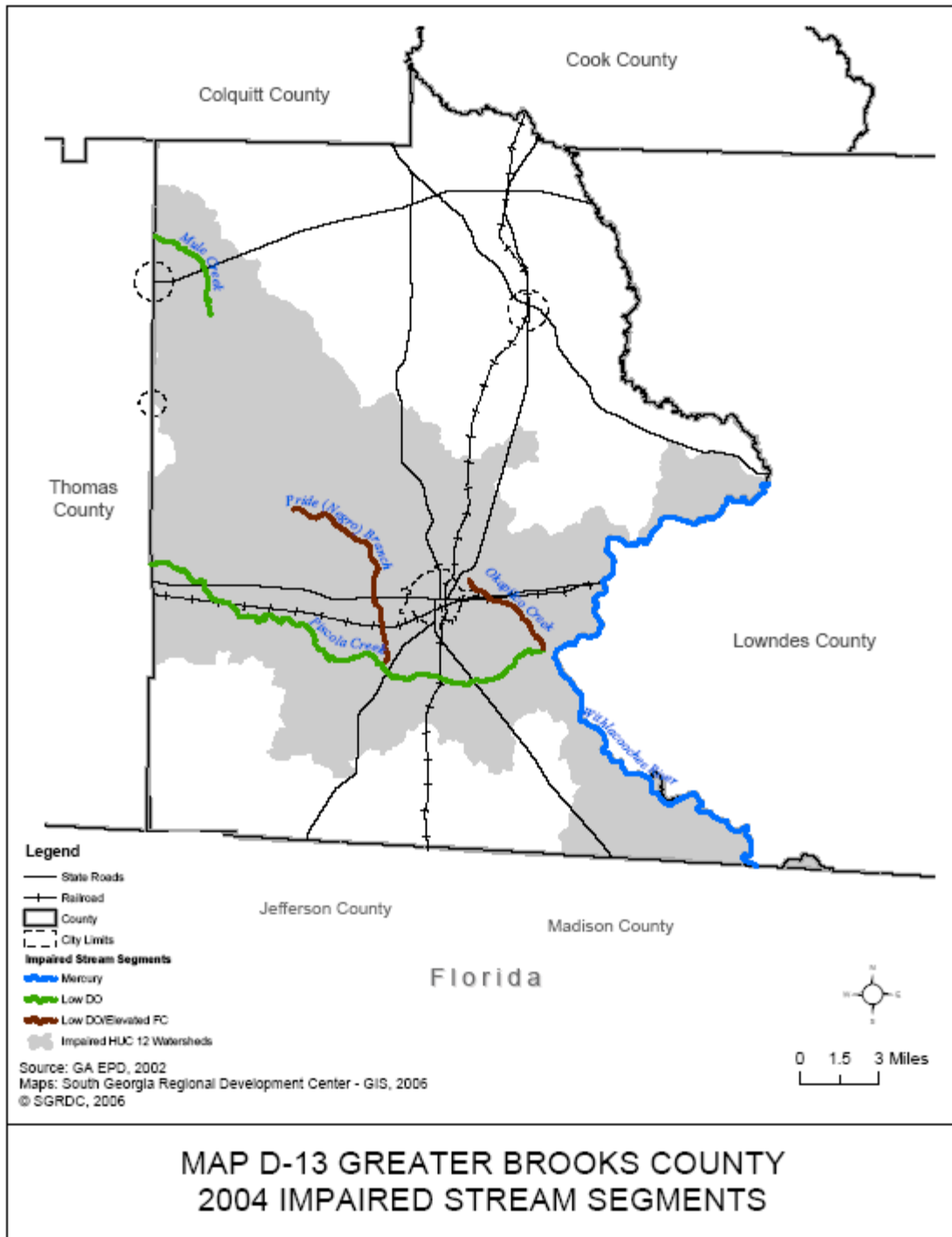


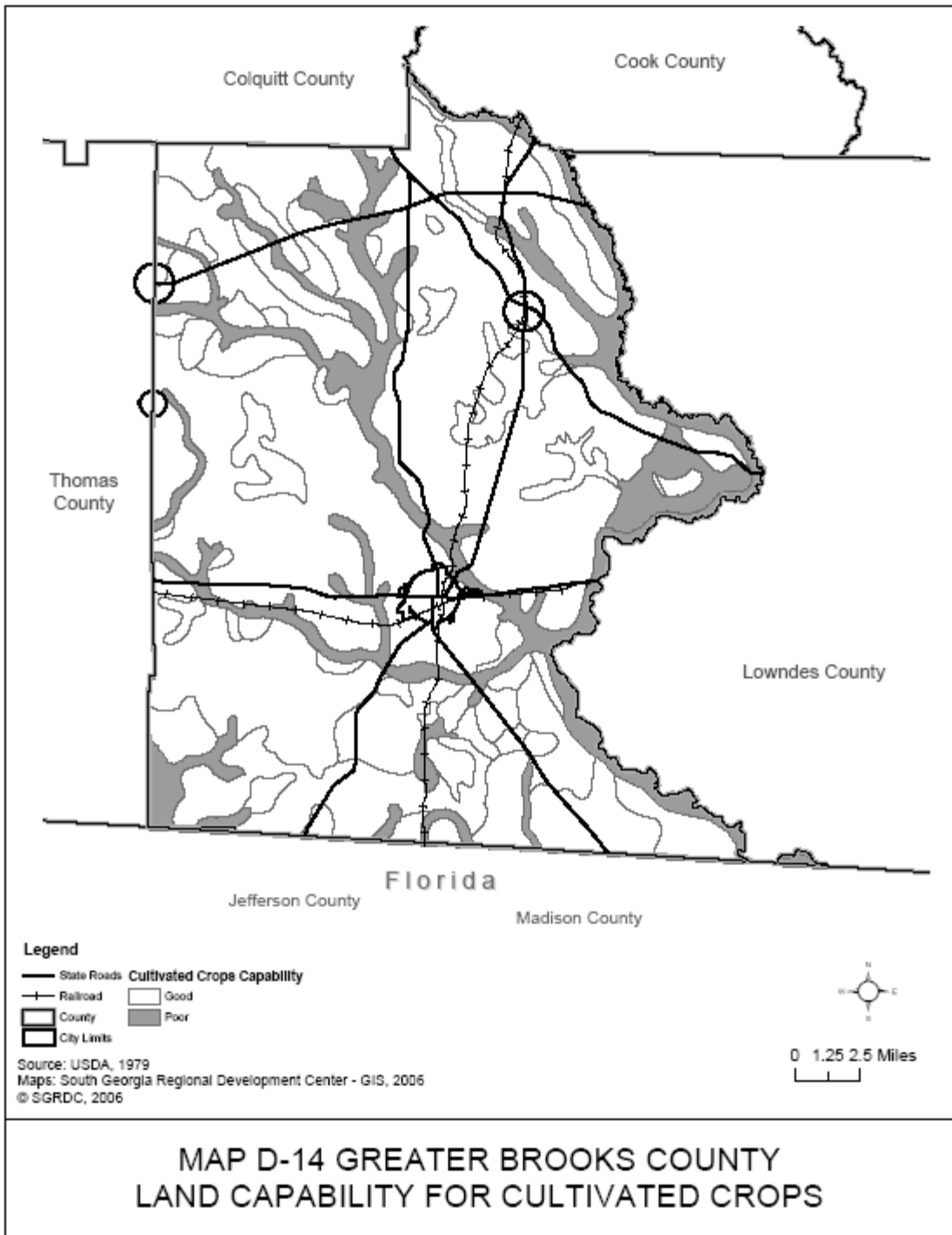


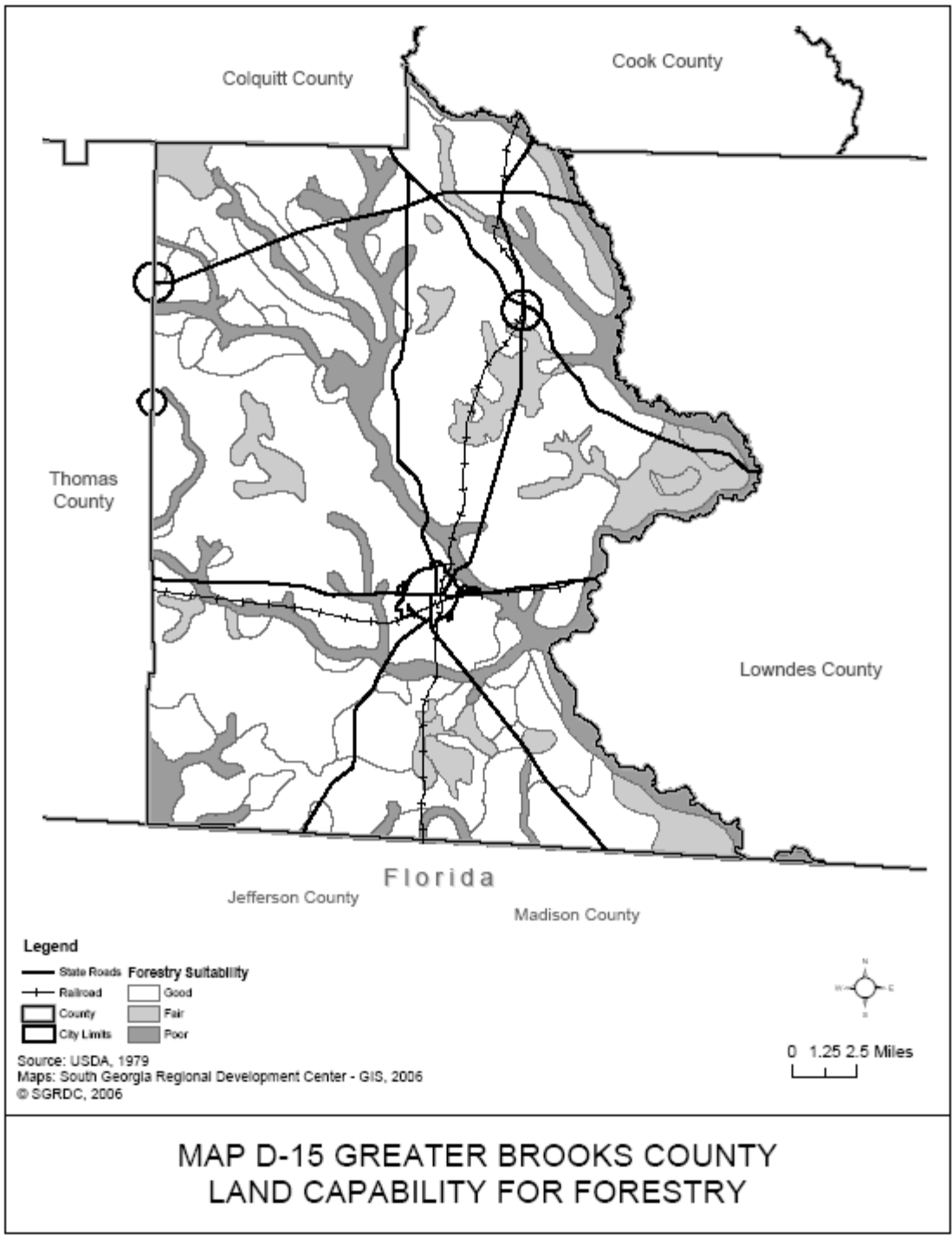


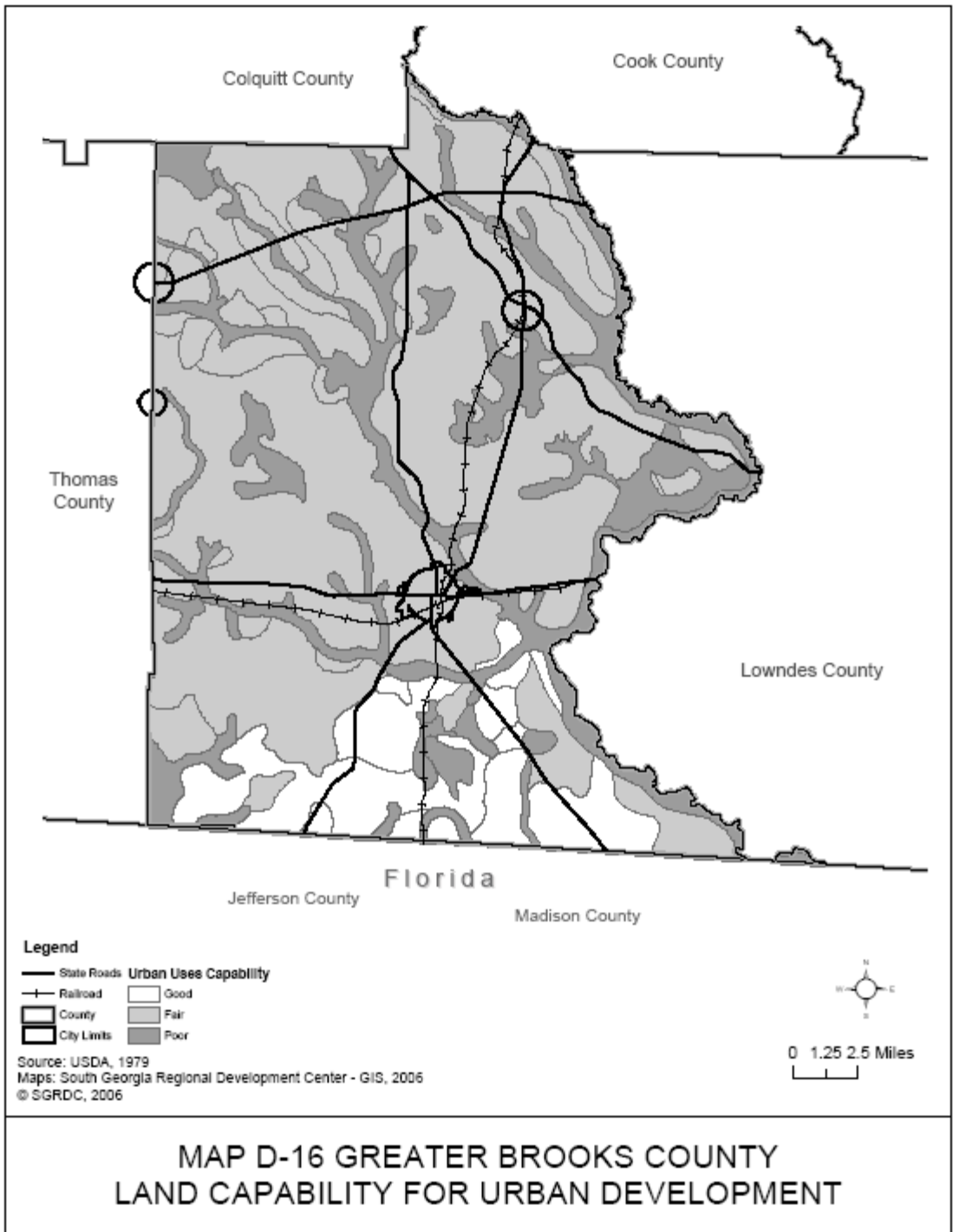


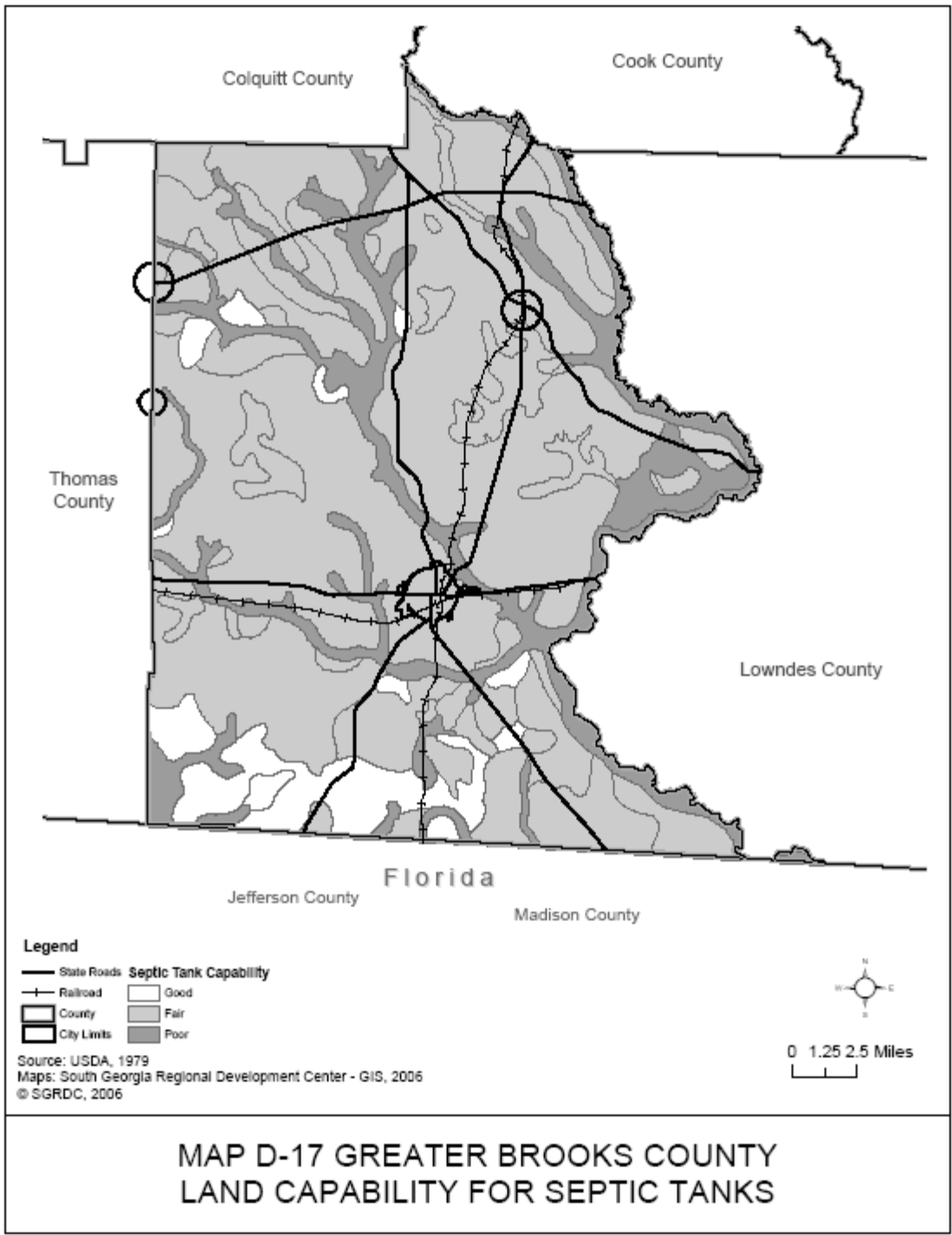
**MAP D-12 GREATER BROOKS COUNTY  
2002 IMPAIRED STREAM SEGMENTS**



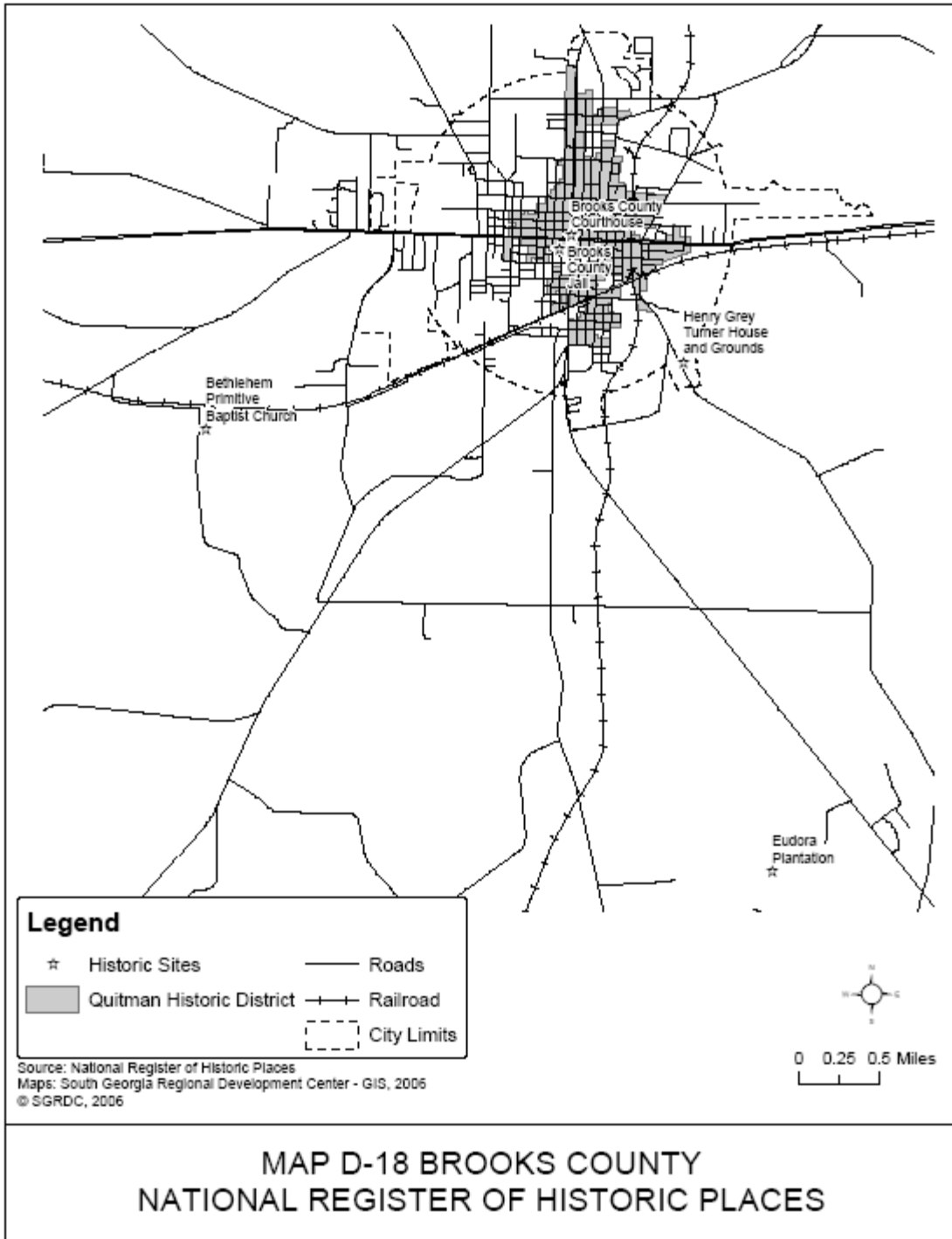


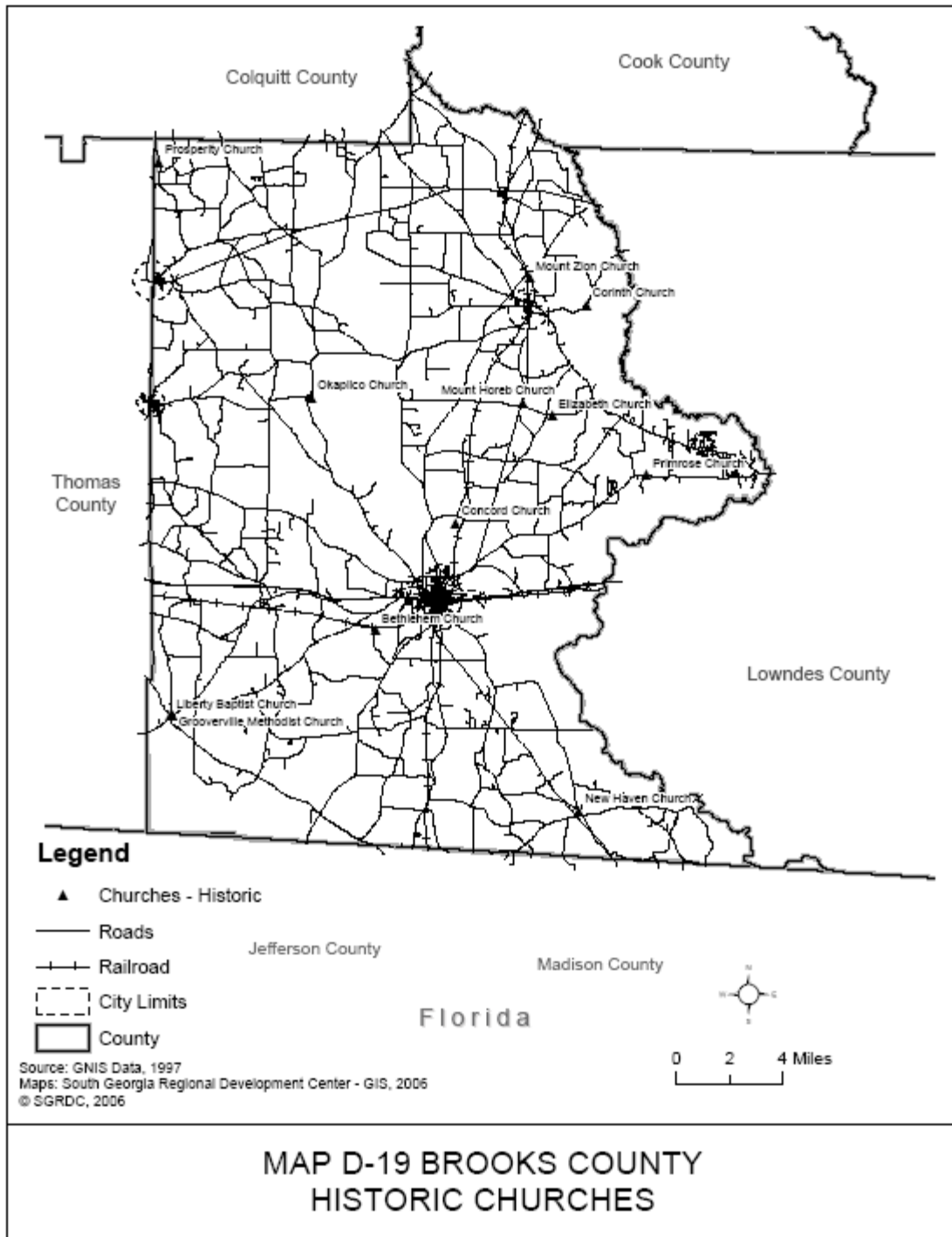


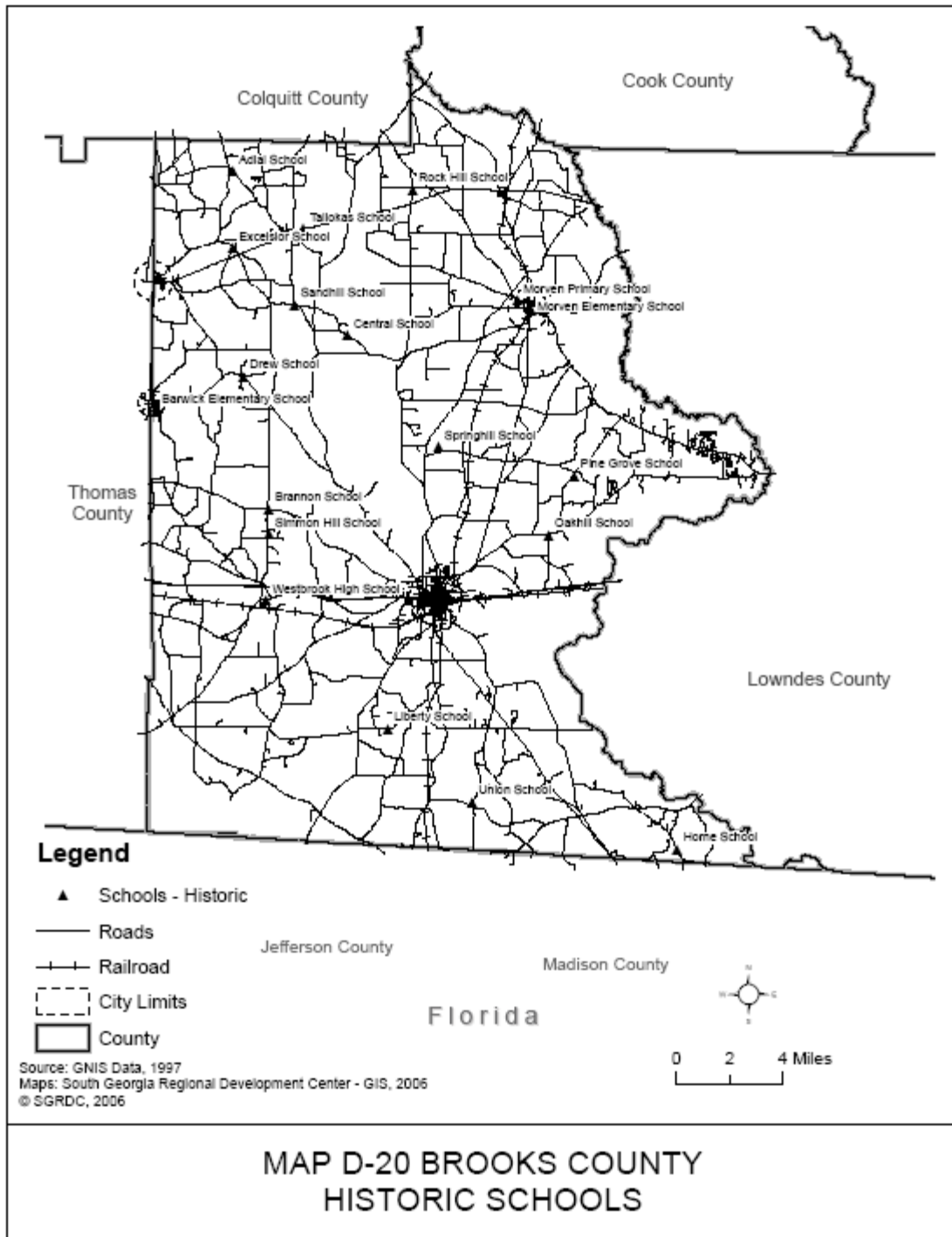


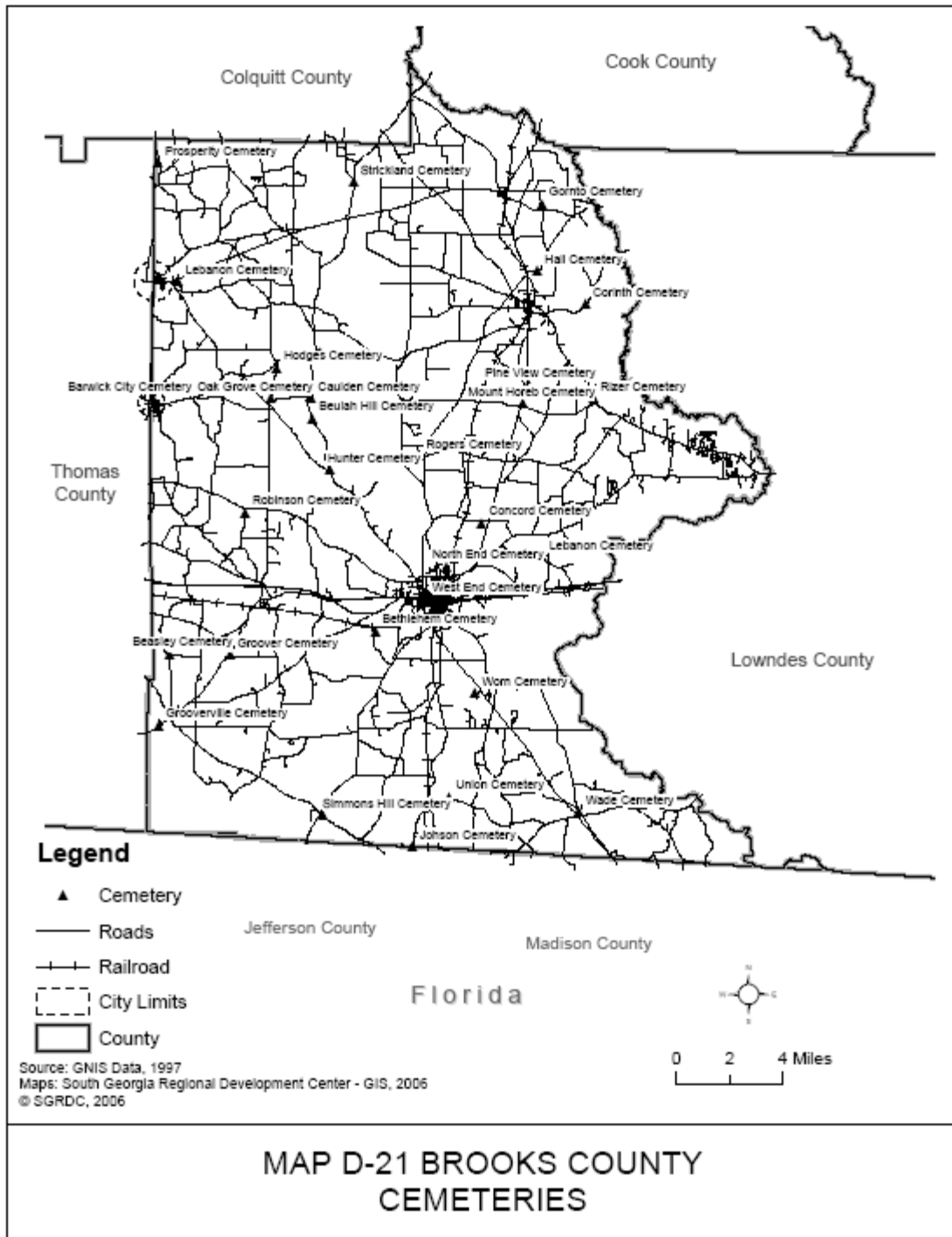




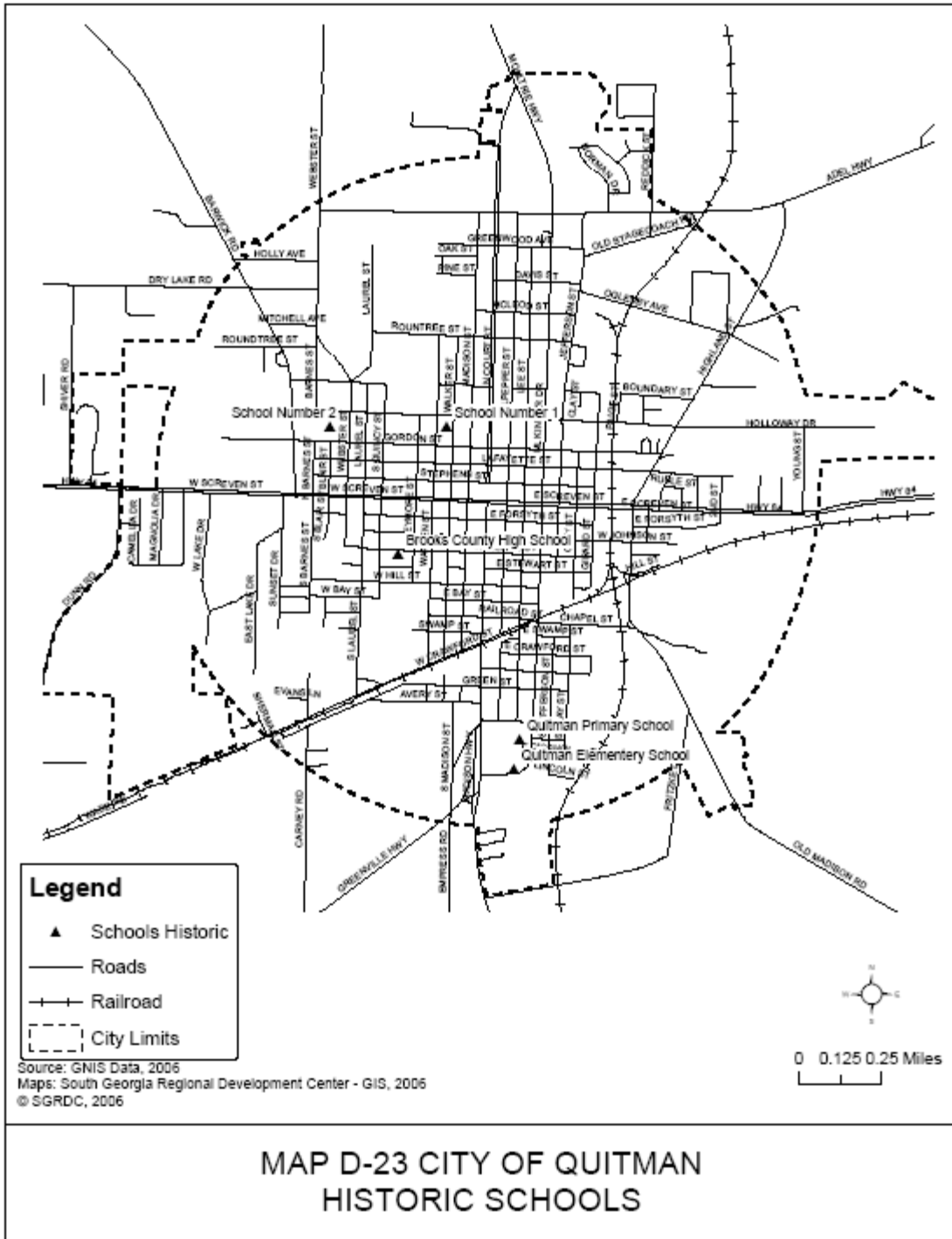


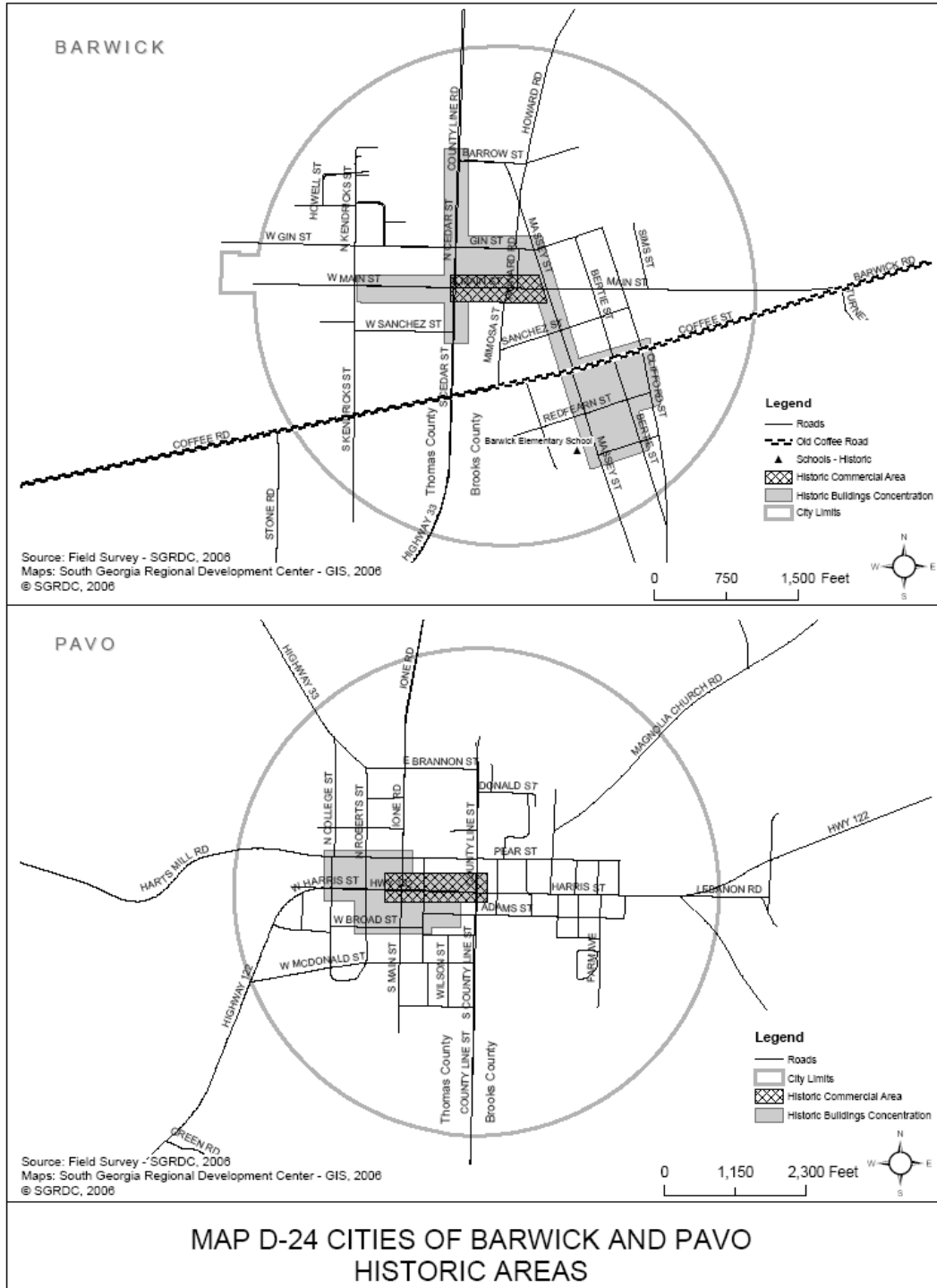






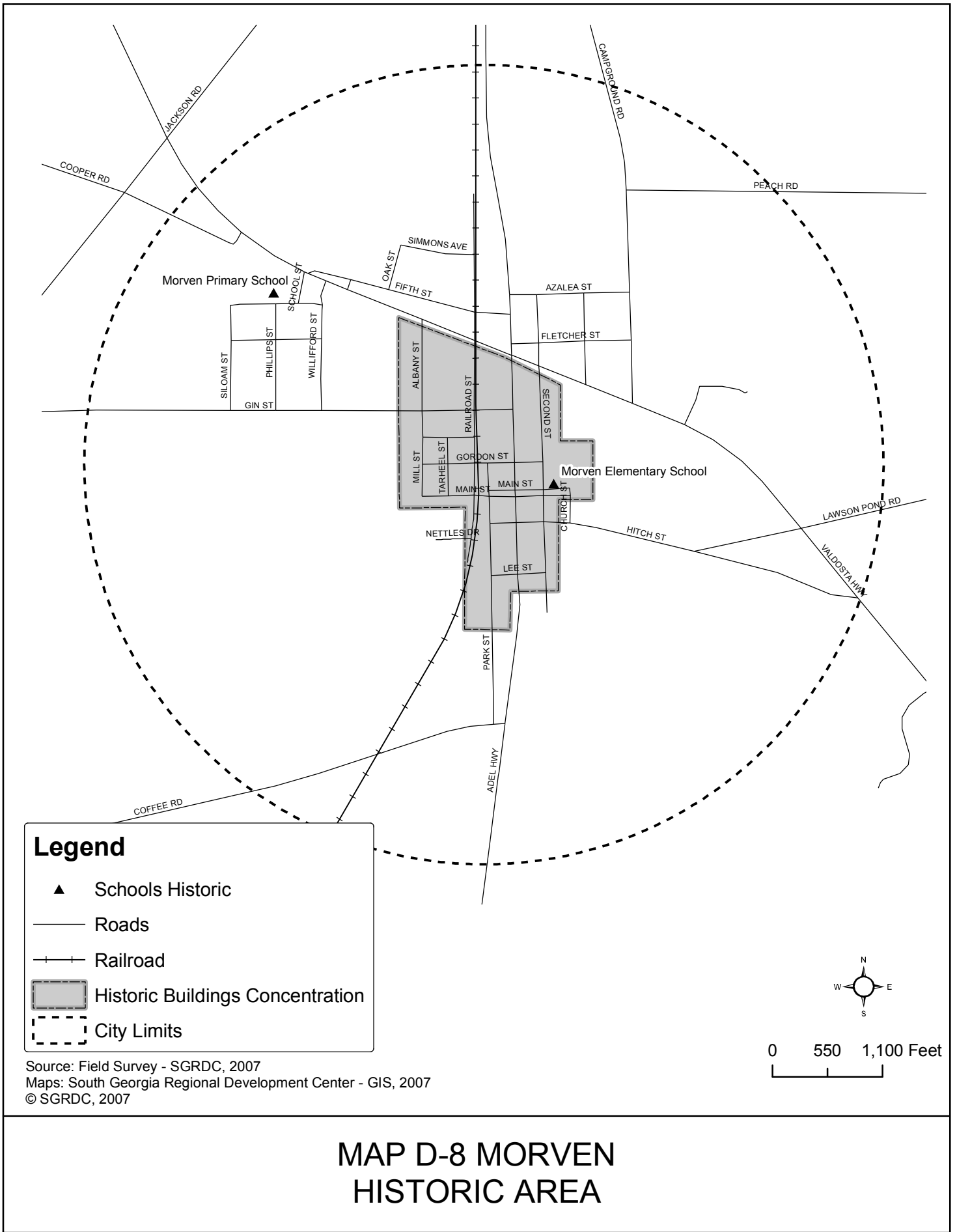




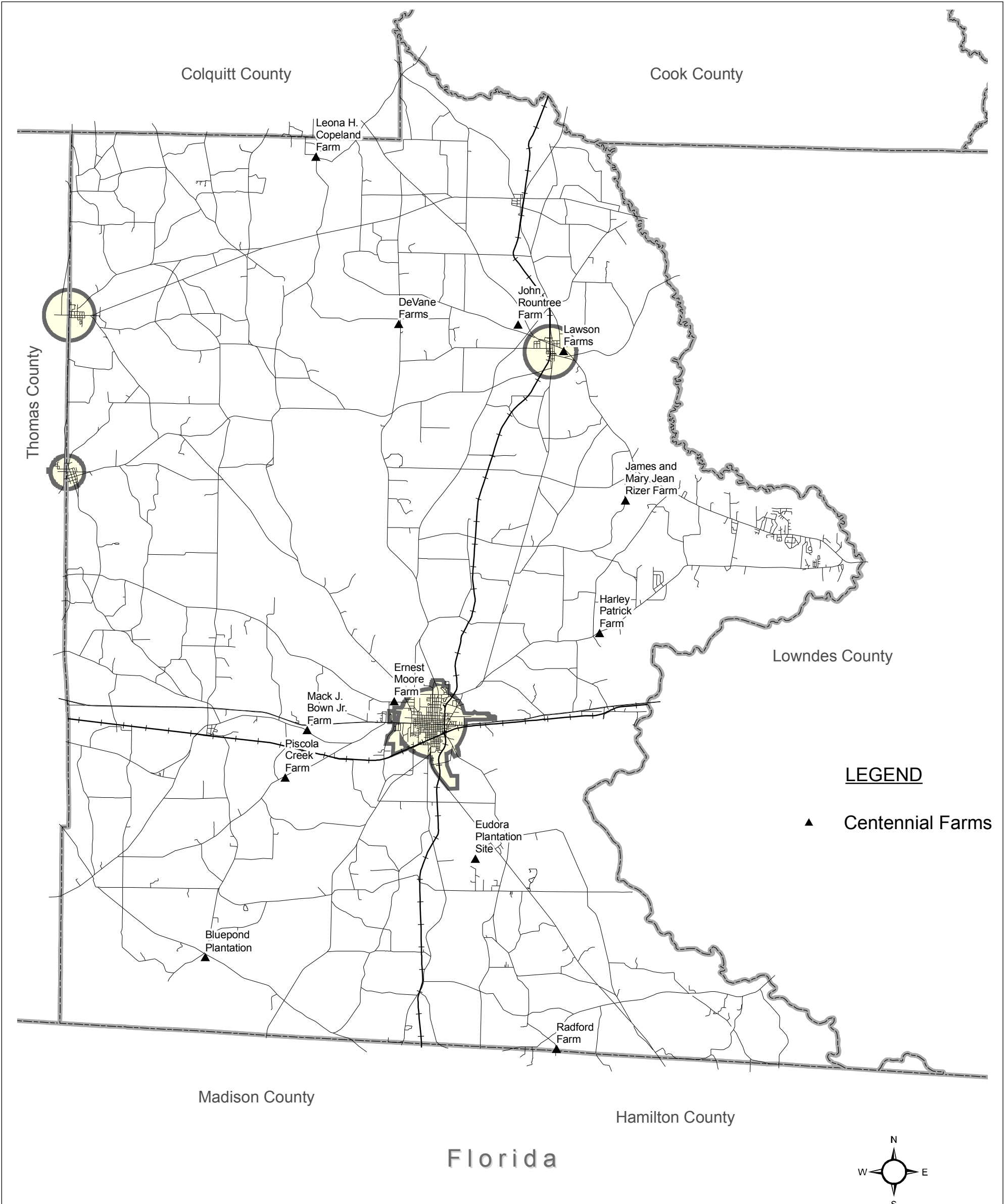








# MAP D-8 MORVEN HISTORIC AREA

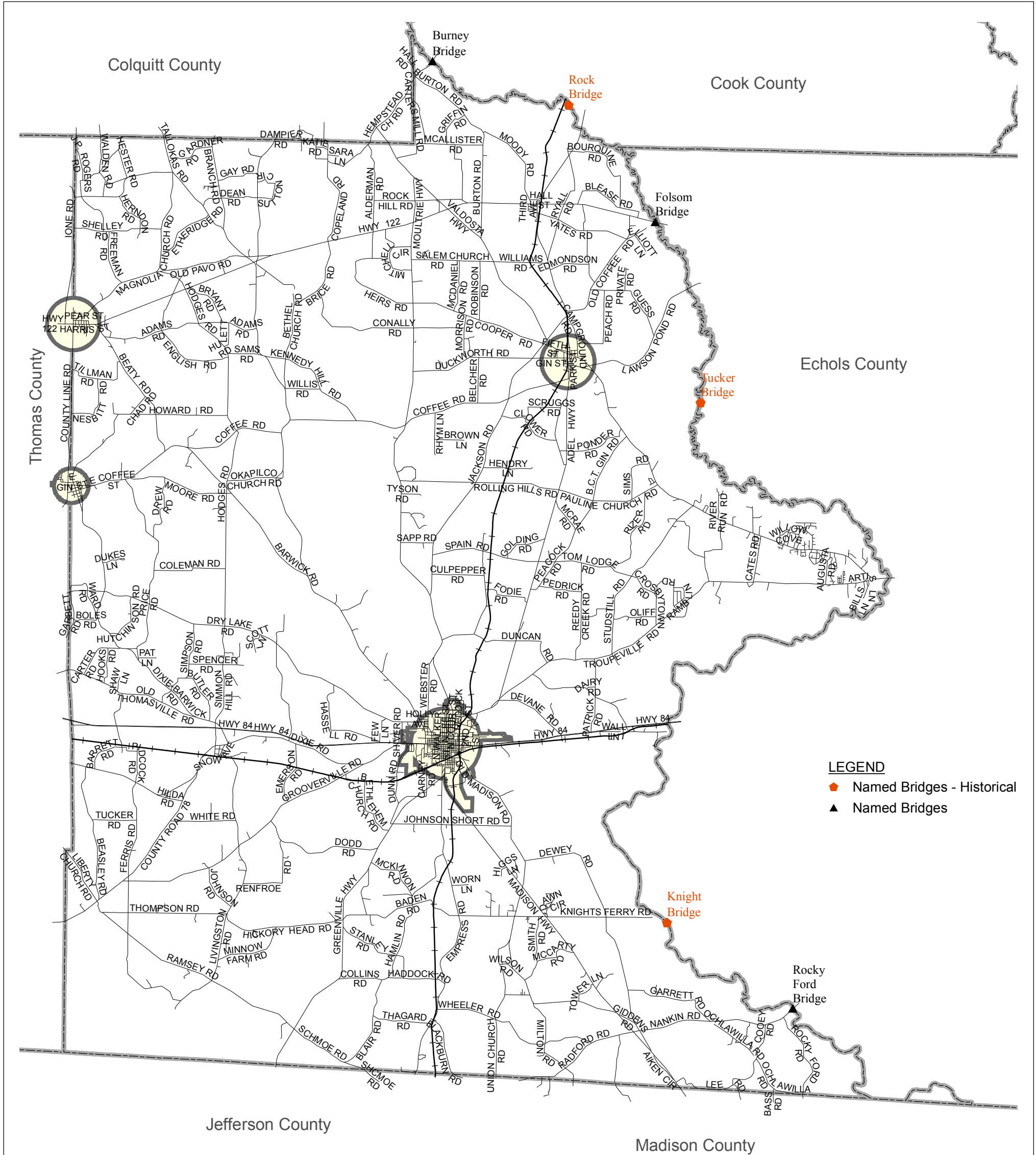


Source: DNR - Historic Preservation Division  
 Maps: South Georgia Regional Development Center - GIS, 2007  
 © SGRDC, 2007

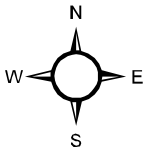
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# MAP D-26 BROOKS COUNTY CENTENNIAL FARMS





**LEGEND**  
 ◆ Named Bridges - Historical  
 ▲ Named Bridges

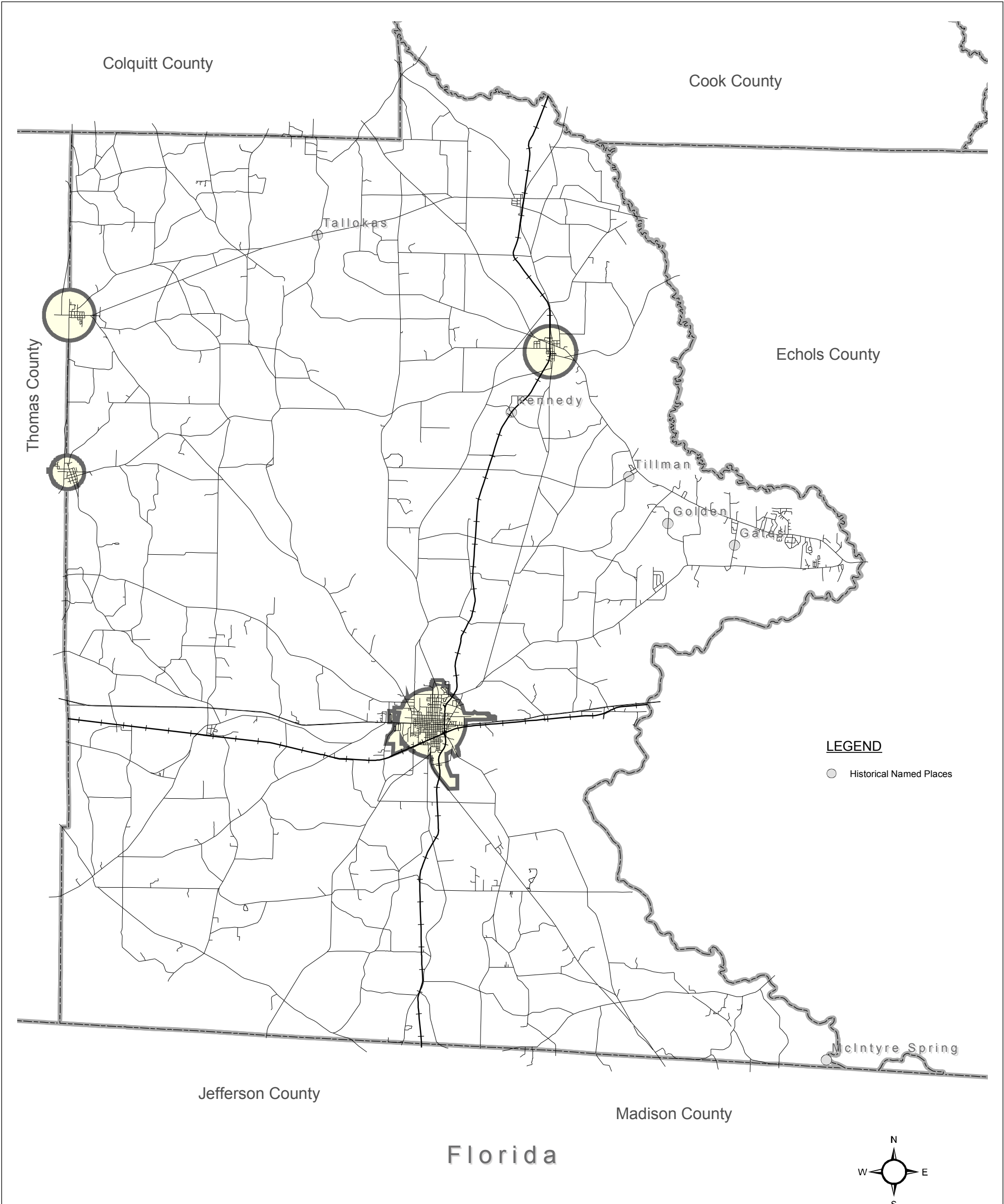


0 1.25 2.5 Miles

Source: GNIS Data - USGS  
 Maps: South Georgia Regional Development Center - GIS, 2007  
 © SGRDC, 2007

# MAP D-27 BROOKS COUNTY NAMED BRIDGES





Source: GNIS Data - USGS  
 Maps: South Georgia Regional Development Center - GIS, 2007  
 © SGRDC, 2007

# MAP D-28 BROOKS COUNTY HISTORICAL NAMED PLACES



## **APPENDIX E: COMMUNITY FACILITIES AND SERVICES**

The location and quality of community facilities and services is as important to a community's well being as the traditional development of commercial, residential, and industrial uses. Community facilities include schools, parks, government administration offices, libraries, hospitals and fire and police protection. Community services include public or semi-public water and sewer systems. Included in this appendix is the inventory and assessment of each category of community facilities grouped by jurisdiction. Countywide facilities are assessed as a group at the end of the appendix. Please see Maps E-1, E-7, E-9 and E-12 for general community facility maps for Brooks County and the cities of Barwick, Morven, Pavo and Quitman.

### **BROOKS COUNTY**

#### **A. Brooks County Public Water Systems- Existing**

The county does not own any community water systems, but it is a trustee for several systems including Green Meadows, Shady Acres, Fawn Heights, Jar-Mar Subdivision, etc. If the owners of these systems turn them over to the County, the County would not incur any debt, but would just assume responsibility for their operation.

#### **B. Sewage System and Wastewater Treatment**

All housing units within unincorporated Brooks County utilize personal septic tank systems.

#### **C. Fire Protection**

Most fire departments within Brooks County are volunteer departments. The volunteer departments include the Barwick, Dixie, East Brooks, North Brooks, Sandhill, South Brooks and Tallokas Fire Departments. Brooks County is also served by the Pavo fire department which is located in Thomas County. The only department with a paid staff is the Quitman Fire Department operated by the City of Quitman.

The Dixie, East Brooks, Sandhill, South Brooks and Tallokas Volunteer Fire Departments serve only unincorporated areas of Brooks County.

The East Brooks VFD has twelve volunteers with ten being state certified. It has an ISO rating of nine. The department possesses a 2000 model International 4900 with a tank capacity of 1500 gallons and pumping capacity of 1000 gallons per minute. It also has a 1996 Freightliner FL70 Tanker with a tank capacity of 2000 gallons and a 400 gallons per minute pump. The department also has a 1992 Freightliner FL70 brush truck with a tank capacity of 950 gallons and a 200 gallon per minute pump. The department's greatest need is for turnout gear including coats, pants, boots, helmets and gloves. The department needs five sets as several sets have become outdated. The department also needs a Self Contained Breathing Apparatus filling station as currently the department relies on Lowndes County for refilling air.

The Dixie VFD has ten volunteers with eight being certified and an ISO rating of nine. They have a 1993 Ford brush truck that hold 215 gallons, a 1968 Ford pumper that carries 500 gallons, a 1961 Ford pumper that carries 750 gallons, and a 1974 GMC tanker that carried 2000 gallons. The department is in need of a new pumper.

The South Brooks VFD has 14 members with one certified and an ISO rating of nine. The department possesses a 1975 Ford F900 which carries 750 gallons, a 1997 Ford F350 that carried 300 gallons, a 1979 Ford F700 that carried 1100 gallons, a 1970 Ford F700 that carries 1100 gallons and a 1975 Ford F700 that carried 1100 gallons. The department is in need for a new pumper.

The Sandhill VFD has four members, all certified. It has an ISO rating of nine. It has a 1961 Ford pumper that carried 750 gallons and a 1981 Mercedes tanker that carried 2,800 gallons.

Please see Maps E-4 and E-5 for more information regarding the fire departments in Brooks County and their districts. Map E-5 is especially important as it shows areas underserved for fire protection.

#### **D. Public Safety**

The Brooks County Sheriff's Department has 17 sworn officers: 10 road deputies, 3 investigators, 2 school resource officers, a chief and a sheriff. The Brooks County Sheriff's Department was the first department in the state to have a Victim's Assistance Unit that has been going on for about ten years. They have helped 15 other counties establish this program. Their school resource officers also teach the GREAT program which is a gang resistance program. This educational program is funded by grants and money from fines from drug finds.

The GREAT program is a needed program as there is a consensus between the counties and cities regarding the increase in gang activity. Such initiatives can help prevent gang activity before it becomes a severe problem. Such initiatives should be expanded in the future.

Despite all the progress the department is making, there are still several needs the department has. The Department may see a need for increased personnel in the future. There are also building needs including additions to the Road Patrol Building. There is a need for a vault and more space to store evidence as well as a training room and increased space for technical forensics. In the future, more powerful radios (800 MHz radios plus one or more new towers). The Department also sees the need for the implementation of an E-911 service. Currently Brooks County only has a 911 service. The County will also have to consider structural upgrades to the Courthouse to accommodate security improvements that will have to be made to the Courthouse in the near future.

Since the last Comprehensive Plan Brooks County has gained a new jail. The new jail is a valuable resource for all public safety departments in Brooks County and is a 112 bed facility. There are needs for expansion in this building including a new courtroom and a new magistrate's office. In the future, there will also be a need for increased personnel.

#### **E. Parks and Recreation**

Brooks County has a joint Parks and Recreation Department with the City of Quitman. Brooks County also has a number of public parks and recreational facilities. Please see the chart below to see all that Brooks County has to offer regarding parks and recreational facilities.

City/County	Name	Acres	Location	Amenities
Quitman / Brooks	Rhodes Memorial Park	.5 acres	Railroad Street	basketball facilities
Quitman / Brooks	Webster Park	2 acres	North Webster Street	four tennis courts and walking track
Quitman / Brooks	Brooks County Multi-Purpose Park	5 acres	State Route 333	four softball fields
Barwick / Brooks	Gin Street Park	.5 acres	Gin Street	two outdoor basketball courts
Barwick / Brooks	Barwick Community House	3.6 acres	Bertie Street	various amenities
Barwick / Brooks	Central Park	4.25 acres	North Cedar St.	various amenities including a walking track
Morven / Brooks	Jackson Road Park	6 acres	Jackson Road	softball field
Morven / Brooks	Ernest Lawson Park	2 acres	First Street	basketball court, tennis court
Morven / Brooks	Mother's Club Park	1 acre	State Route 76	picnic tables

Please see Map E-2 for locations of parks and recreational facilities in Brooks County.

**F. Stormwater Management**

Brooks County lacks an appropriate amount of stormwater management facilities. Brooks County has many low-level properties that would benefit greatly from stormwater management facilities should the County decide to invest in stormwater management facilities in the future.

**G. Solid Waste Management**

Brooks County has recently decided to contract with the City of Thomasville for their waste collection needs. Waste pick-up is once a week. Brooks County also has a collection site for specific types of waste including organic items and metal. For more information, please see the *Greater Brooks Solid Waste Management Plan* which is predicted to be updated by June 30, 2007.

**BARWICK**

**A. Water and Sewer**

While little improvement has been done on the Barwick water system since the last update, they have recently been awarded a CDBG grant that will provide enhancements to their water system. The enhancements will include replacements of old small lines with new larger lines.

Despite these improvements, the improvements do not include new pumps or towers that the city may eventually need.

The city does not have a sewer system.

Please see Map E-6 for the current water system.

**B. Fire Protection**

Barwick is served by the Barwick Volunteer Fire Department.

**C. Public Safety**

Barwick's Police Department is housed at the Barwick City Hall. Barwick recently hired a new police chief and is also the only police officer on duty.

#### **D. Parks and Recreation**

Barwick does not have a formal parks and recreation department. However, there are three parks within the city limits of Barwick: Gin Street Park, Central Park and the Barwick Community House. Please see Map E-7 for Barwick parks and recreational facilities.

#### **E. Stormwater Management**

Barwick currently does not have any stormwater management facilities.

#### **F. Solid Waste Management**

Barwick contracts with Thomasville for solid waste collection. They also have a small inert landfill. For more information on Barwick's handling of solid waste, please consult the *Greater Brooks County Solid Waste Management Plan* that is expected to be updated by June 30, 2007.

### **Morven**

#### **A. Water and Sewer**

The public water system in Morven is owned by the City of Morven. Morven's water and treatment system is currently being updated using a CDBG grant that was awarded to the city. Improvements will include 6" lines to replace old 2" lines and places that were once unserved will now be served. Also, a new well will replace the old one that was least productive. The new well will pump 617 gallons per minute. The other well for the city pumps 285 gpm.

Morven currently does not have a sewer system.

Please see Map E-8 for the current water system.

#### **B. Fire Protection**

Morven is served by the North Brooks Fire Department. The North Brooks Fire Department is a volunteer department serving the largest district in Brooks County. The department has undergone many positive changes over the years and has recently acquired a new Class A engine and a Jaws of Life.

#### **C. Public Safety**

Morven's Police Department currently has three full-time positions, although one of these positions has been split up into two part-time officer positions. The department averages about 20 calls per week. The department's biggest issues come from a lack of standardized weapons and the cost of ammunition. The department hopes to eventually evolve into utilizing round-the-clock protection. The department also mentions difficulties with helping in the prosecution of drug cases as being another area of difficulty.

#### **D. Parks and Recreation**



Morven does not have a formal parks and recreation department. However, Morven has three parks including the Jackson Road softball field and park, the Ernest Lawson Park and the Mother's Club Park. Please see Map E-9 for locations of Morven parks and recreational facilities.

### **E. Stormwater Management**

Morven does not have any stormwater management facilities. There is great need for stormwater management facilities. One of the most susceptible areas for flooding is in the northeastern part of town which includes many residences.

### **F. Solid Waste Management**

The City of Morven contracts with the Veolia Environmental Services (formally Oynx) for its solid waste disposal and has recently renewed its contract with them. The updated *Greater Brooks County Solid Waste Management Plan* will contain updated and detailed information regarding solid waste in Morven, Georgia. This plan is expected to be completed by June 30, 2007.

## **Pavo**

### **A. Water and Sewer**

Recently Pavo received a CDBG grant to improve its water system on the Brooks County side of the city. It plans to eventually improve the Thomas County side of the city. The project will include widened lines and added lines to unserved areas of the city.

The project does not include new wells or storage tanks. Currently the city has two wells on Sycamore St. One pumps 180 gallons per minute and the other one pumps 90 gpm. The storage tank can hold 45,000 gallons of water. Last year's average monthly withdrawal was 3,600,000 gallons per month. Some water was not accounted for some properties including churches, the library, and other community facilities.

The water pressure is currently too low, but once the lines have been widened the pressure should increase.

If there is a greater demand on water supply, eventually Pavo may have to consider purchasing another tank.

Currently Pavo does not have a sewer system.

Map E-6 shows what the new improvements are planned to do for the City of Pavo.

### **B. Fire Protection**

Fire Protection for Pavo comes from the Pavo Volunteer Fire Department that is housed in Thomas County.

### **C. Public Safety**

The Pavo Police Department has five sworn officers and one chief with a headquarters at 1005 S. Main St. The department practices community oriented policing and one-on-one senior citizen call checks. The department has a small budget and is in real need for radios, computers

and cars. There also has been talks of a impound lot for the police department. The current building is also too small to meet the needs of the community. However, despite the department's limitations, the department has managed to keep its technology up to date regarding computer software needed for policing including Courtware with RMS software. The department has made much progress in the past few years.

#### **D. Parks and Recreation**

The City of Pavo does not have a parks and recreation department. However, Pavo does have two parks within its city limits. The Pavo Park is within Brooks County but the Pavo Community Center is in the Thomas County portion of Pavo. The community center is 8 acres and located on McDonald St. It has two softball fields, a basketball court and swing sets. Please see Map E-7 for Pavo parks and recreational facilities.

#### **E. Stormwater Management Facilities**

Pavo is in need of stormwater management facilities. They have few drains and many places do not have any drains. There are also problems of soil run-off and drainage issues.

#### **F. Solid Waste**

The City of Pavo's solid waste needs are taken care of by the City of Thomasville. They also have a dump-off site for natural products such as leaves that the City of Pavo maintains. The updated *Greater Brooks County Solid Waste Management Plan* will contain updated and detailed information regarding solid waste in Pavo, Georgia. This plan is expected to be completed by June 30, 2007.

### **Quitman**

#### **A. Water and Sewer**

The City of Quitman owns its own water system with three wells. All three are located on West Forsyth St. Two of them have a pumping capacity of 800 gpm and one had a pumping capacity of 1,000 gpm. The City of Quitman also has two storage tanks. One is on West Forsyth St. and has a storage capacity of 250,000 gallons and the other on East Lafayette St. has a storage capacity of 500,000 gallons.

The system is designed to produce 1.5 million gallons per day.

Please see Map E-10 for an updated map of the Quitman water distribution system. Map E-11 shows the Quitman sewer system.

#### **B. Fire Protection**

Quitman is served by a staffed fire department of 15 firefighters. The Quitman Fire Department has an ISO rating of 6 and has two fire trucks, one rescue vehicle and one tanker. The first truck is a 1993 Pierce which carries 1000 gallons and can pump 1250 gpm. The second truck is a 1970 Ford and it carried 750 gallons and can pump 1000 gpm. The department also has a Ford F250 rescue vehicle and a tanker that carries 5,000 gallons. The 1970 Ford is an older vehicle and will eventually need replacement. The department has considered the need for a new station on the eastside of the city in case of a train potentially cutting off access to this part of town.

**C. Public Safety**

The Quitman Police Department currently has 14 officers including the chief. At the time of this plan, Quitman will be moving into their new location on 308 S. Lee St. While their new location will be better than the older building they are currently in, the new location is smaller and does not have a courtroom. The Quitman Police Department will either have to continue using the older building

Being a smaller department, the department is better able to provide more one-on-one attention. However, while they do have this advantage, there are several needs in the department for uniforms and equipment as well. Currently the department uses Chevy Impalas for transportation. A switch to using the standard Ford Crown Victorias may would ease repair costs and provide more room for equipment for the officers.

**D. Parks and Recreation**

Quitman has a joint parks and recreation department with Brooks County. This department is newly formed and will work towards improving parks and recreational opportunities for the citizens of Quitman and Brooks County. Within the Quitman area are the Rhodes Memorial, Webster, and Brooks County Multi-Purpose Parks. Please see Map E-12 for the Quitman parks and recreational facilities.

**E. Stormwater Management Facilities**

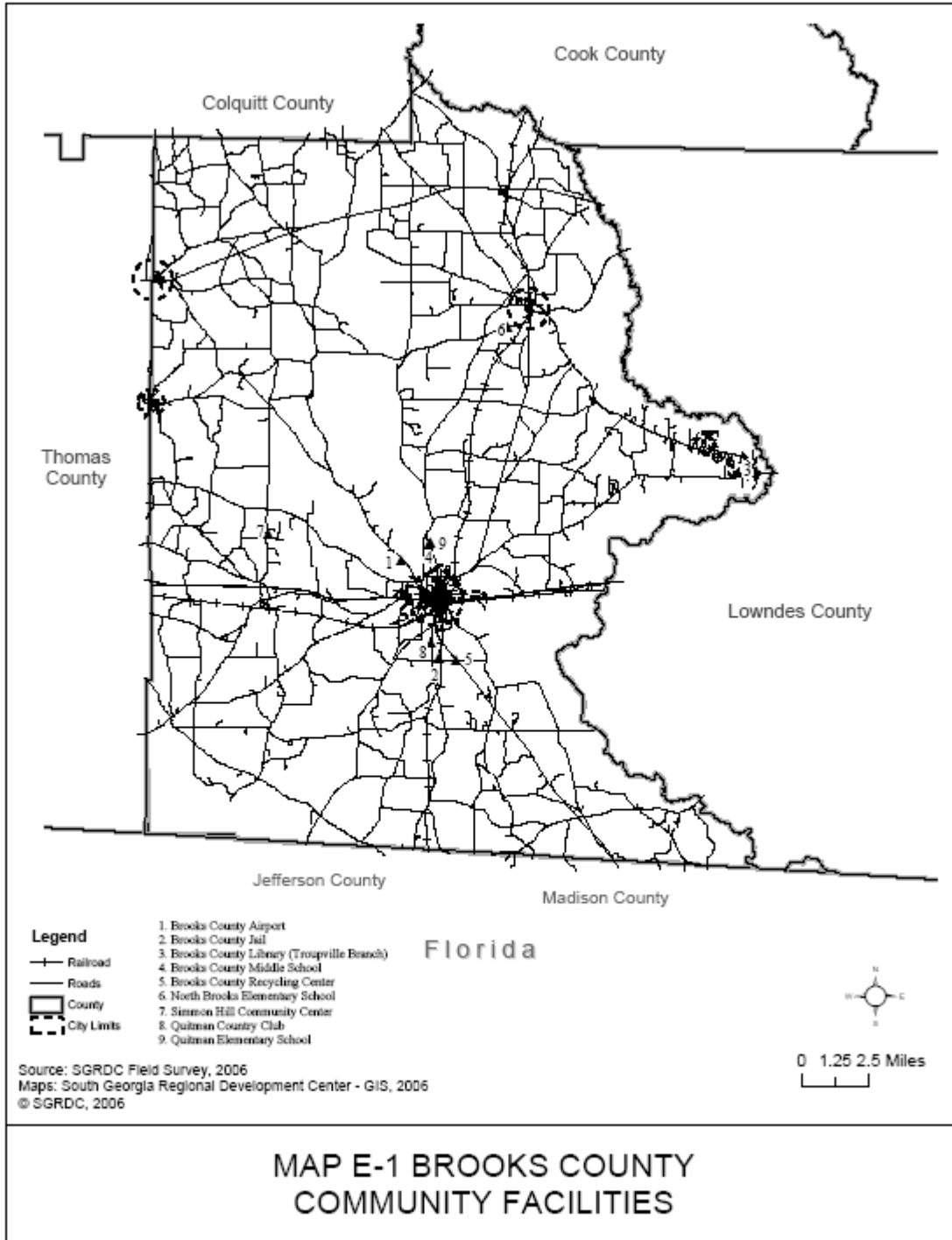
Quitman's current stormwater facilities are deemed to be adequate at the present time. However, in the future there may be need for more stormwater facilities.

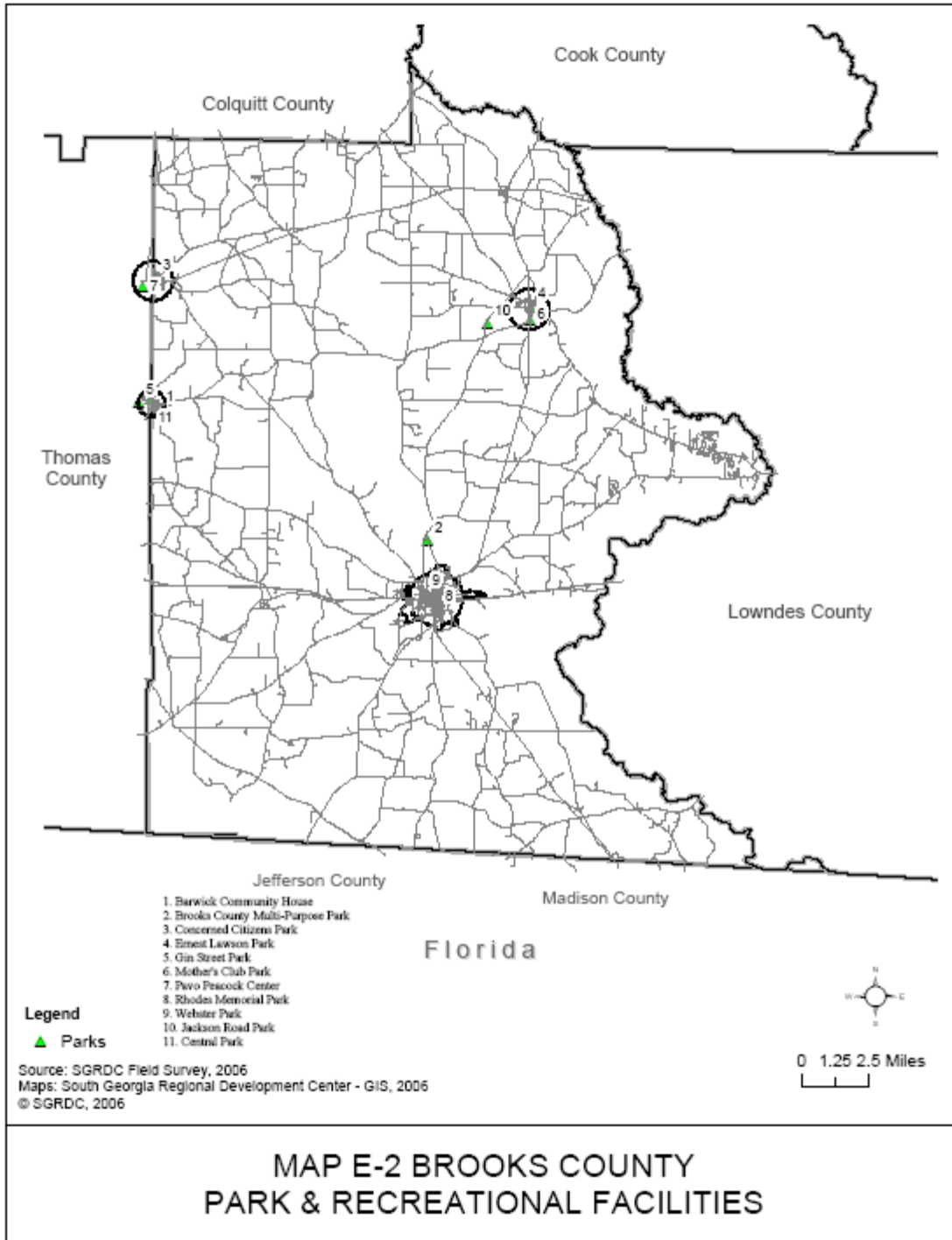
**F. Solid Waste**

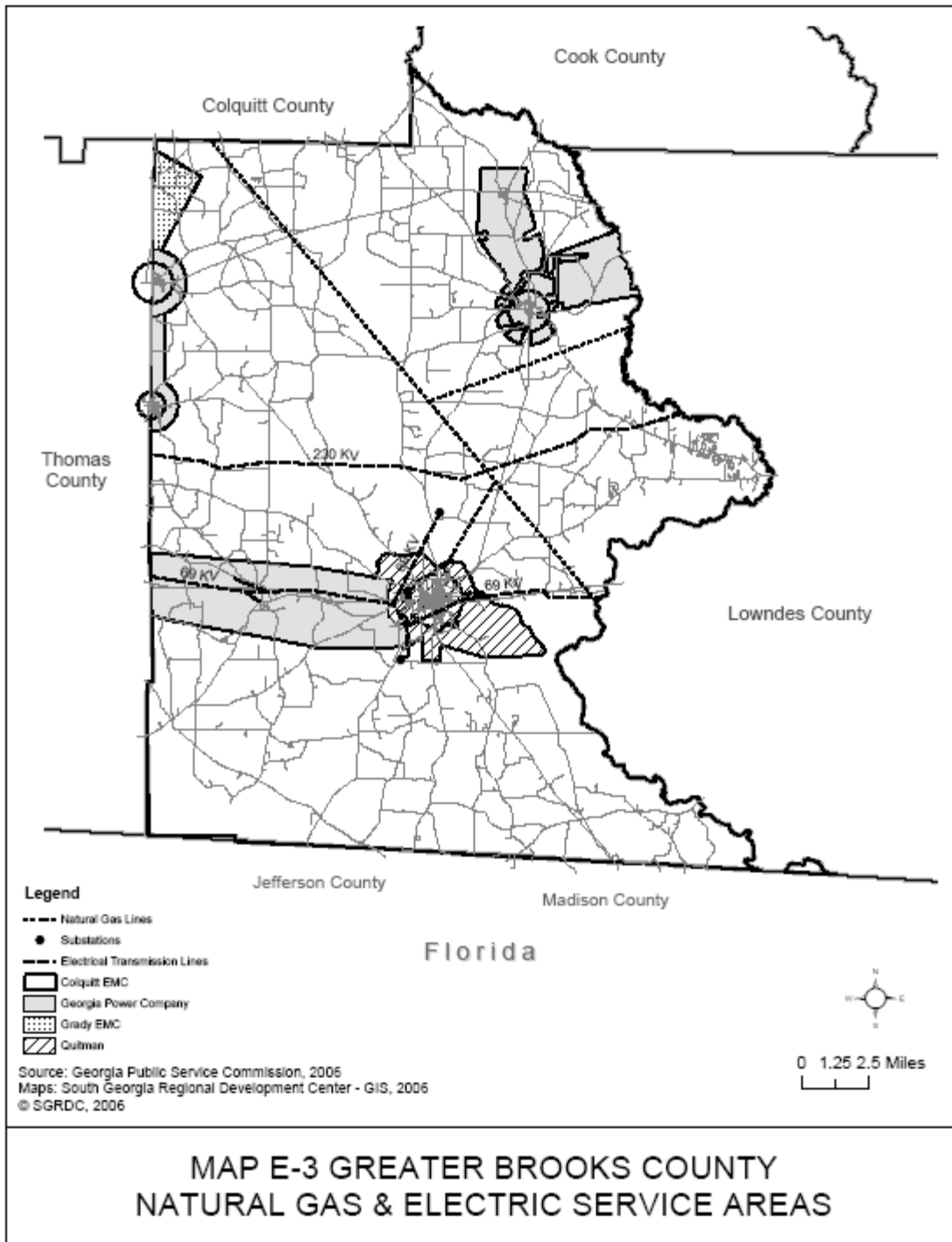
Quitman contracts with Veolia Environmental Services which picks up trash in Quitman once a week. Additionally, the City contracts with South Georgia Refuse who picks up leaves and limbs and contracts with Alley Cats which mulches the leaves and limbs. For more information regarding Quitman's Solid Waste system, please consult the *Greater Brooks County Solid Waste Management Plan*, which will be completed on June 30, 2007.

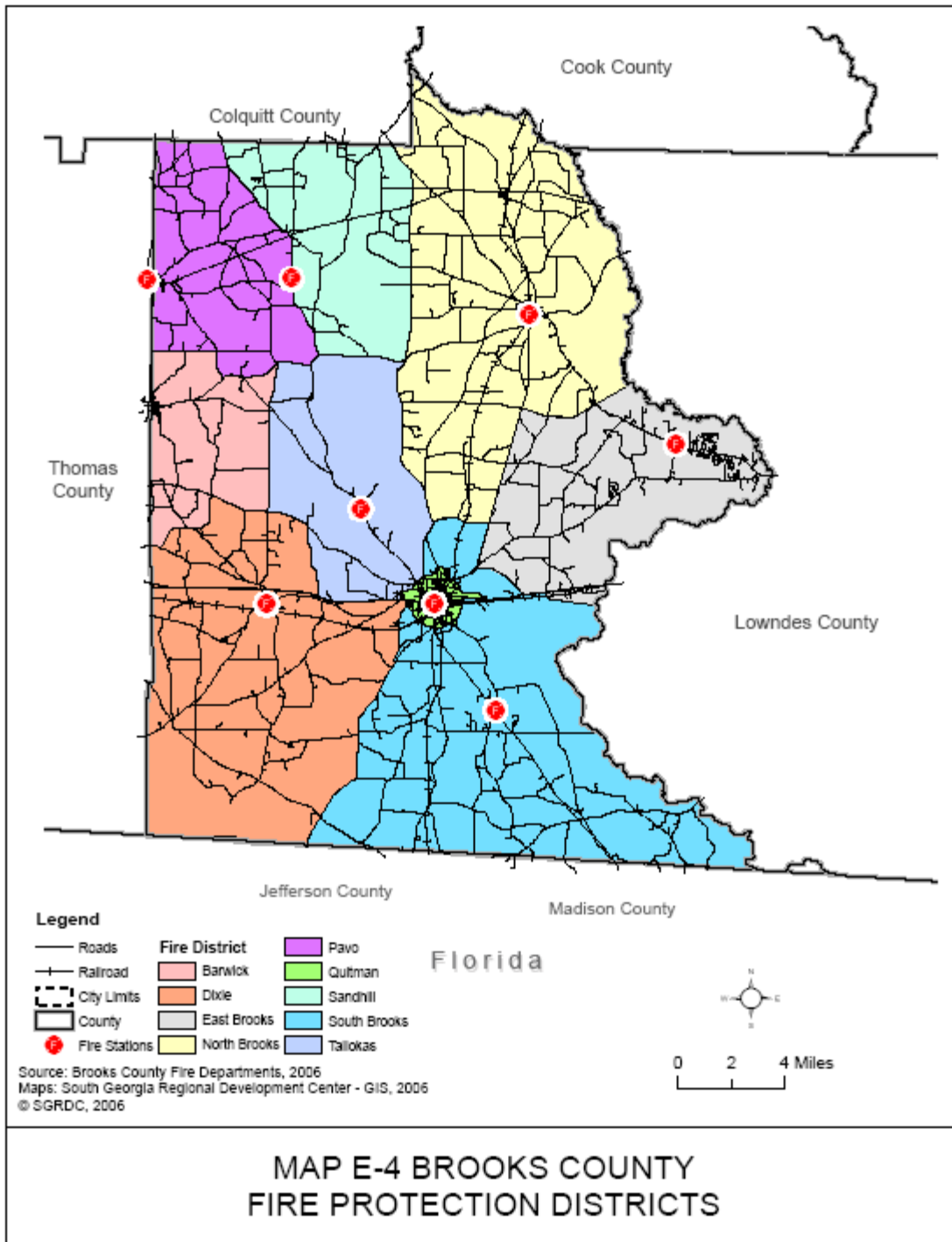
**Consistency with Service Delivery Strategy**

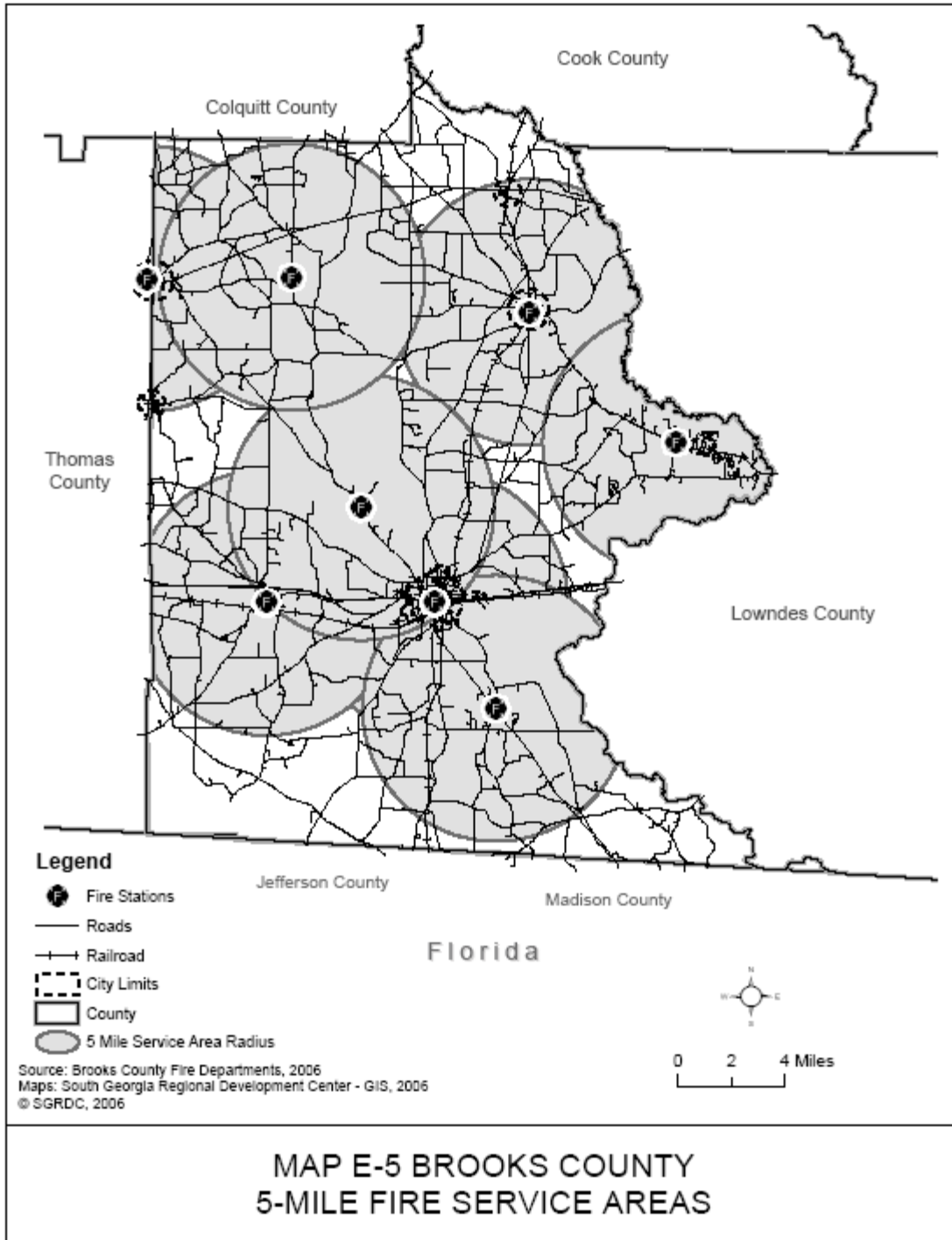
There appears to be no major inconsistencies with the transportation system and the services listed in this section with the joint Service Delivery Strategy adopted in 1999. However, the Service Delivery Strategy should be updated to include new water and sewer improvements, the new Brooks County/Quitman Parks and Recreation Department, and any other recent or upcoming changed to service delivery.



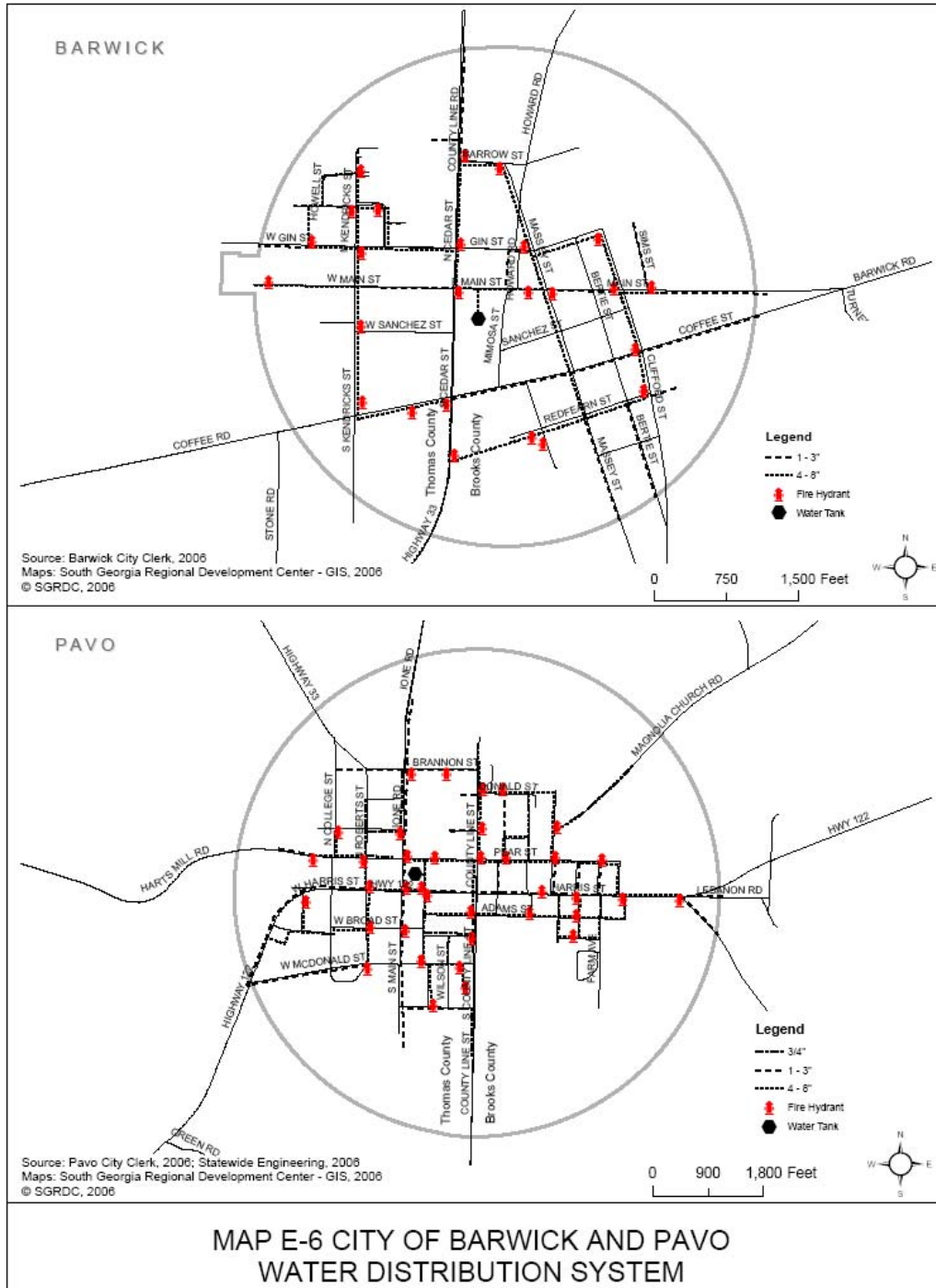


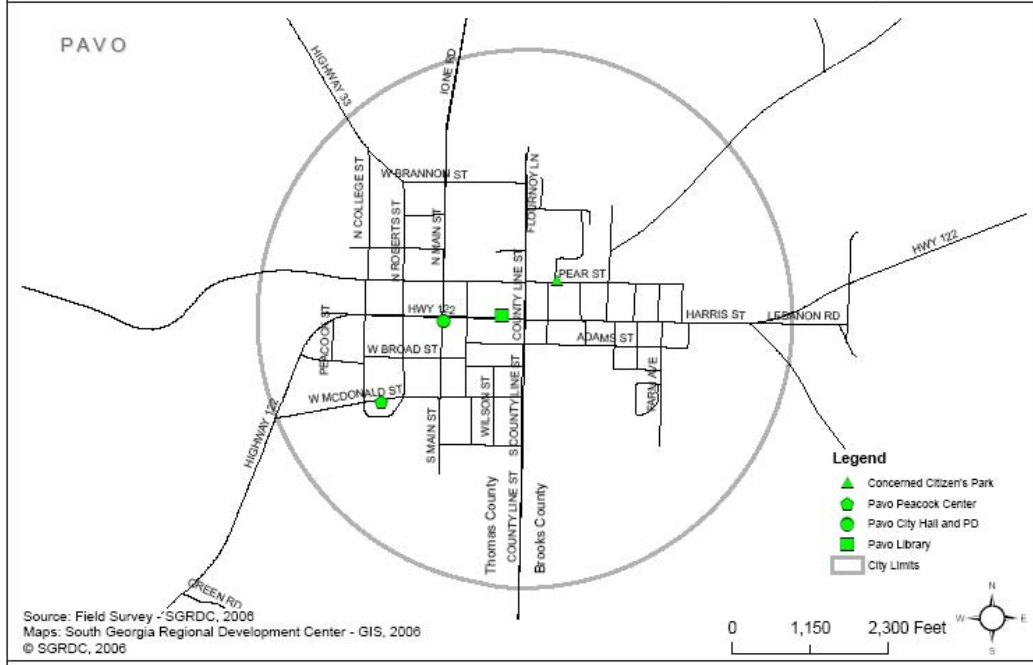
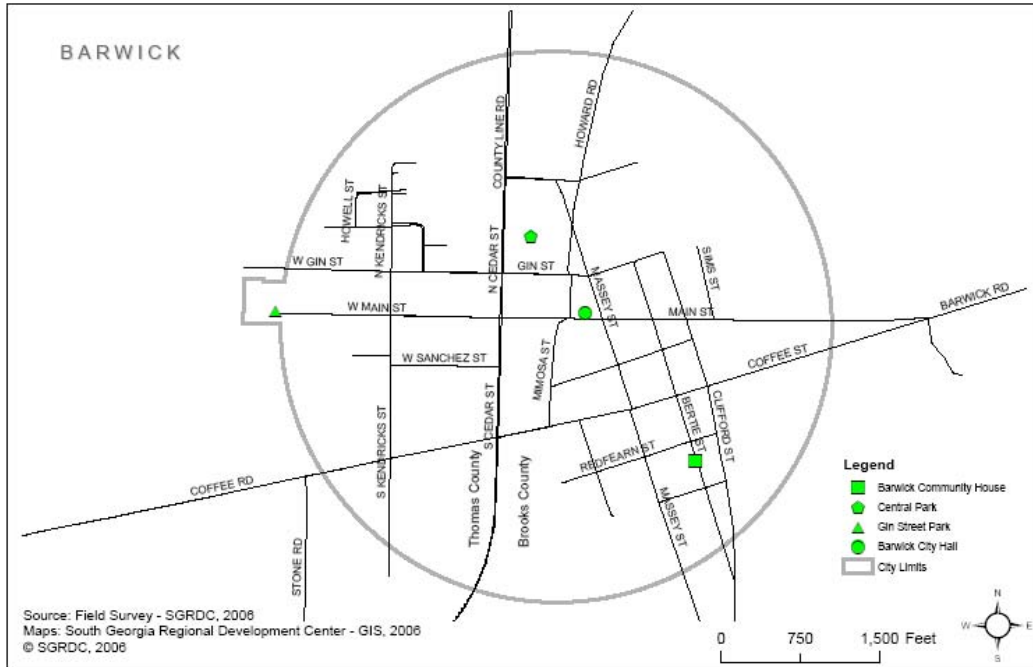




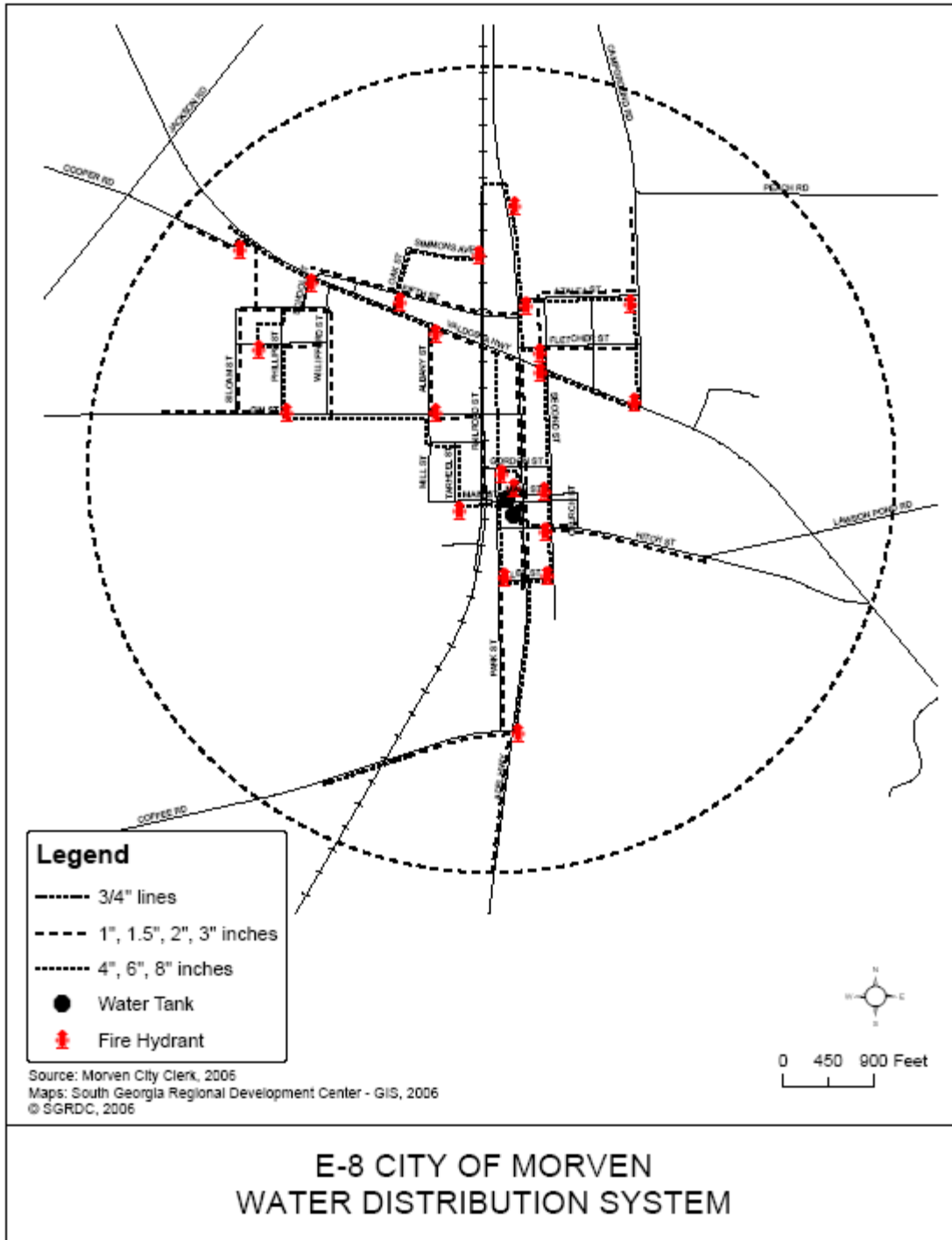


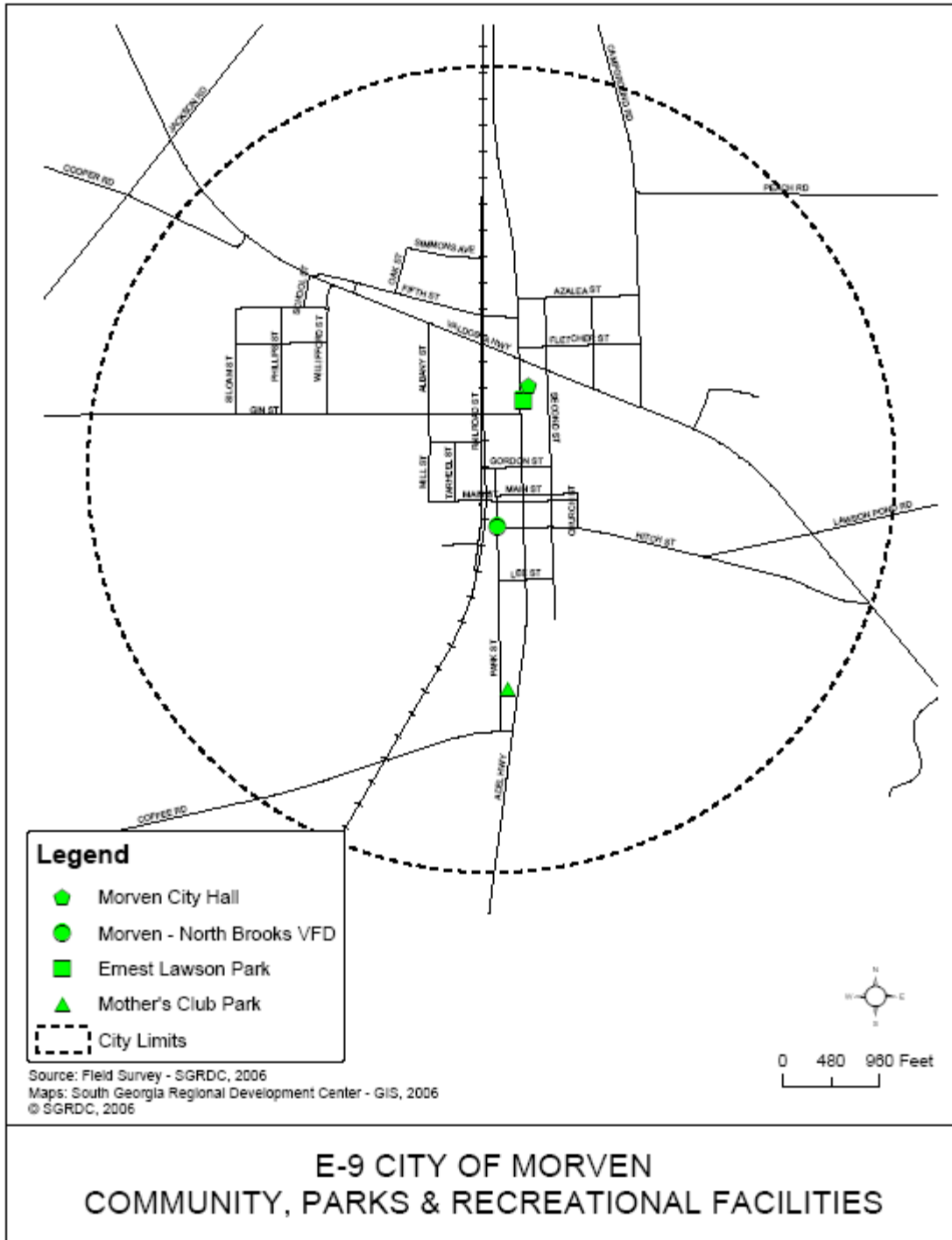


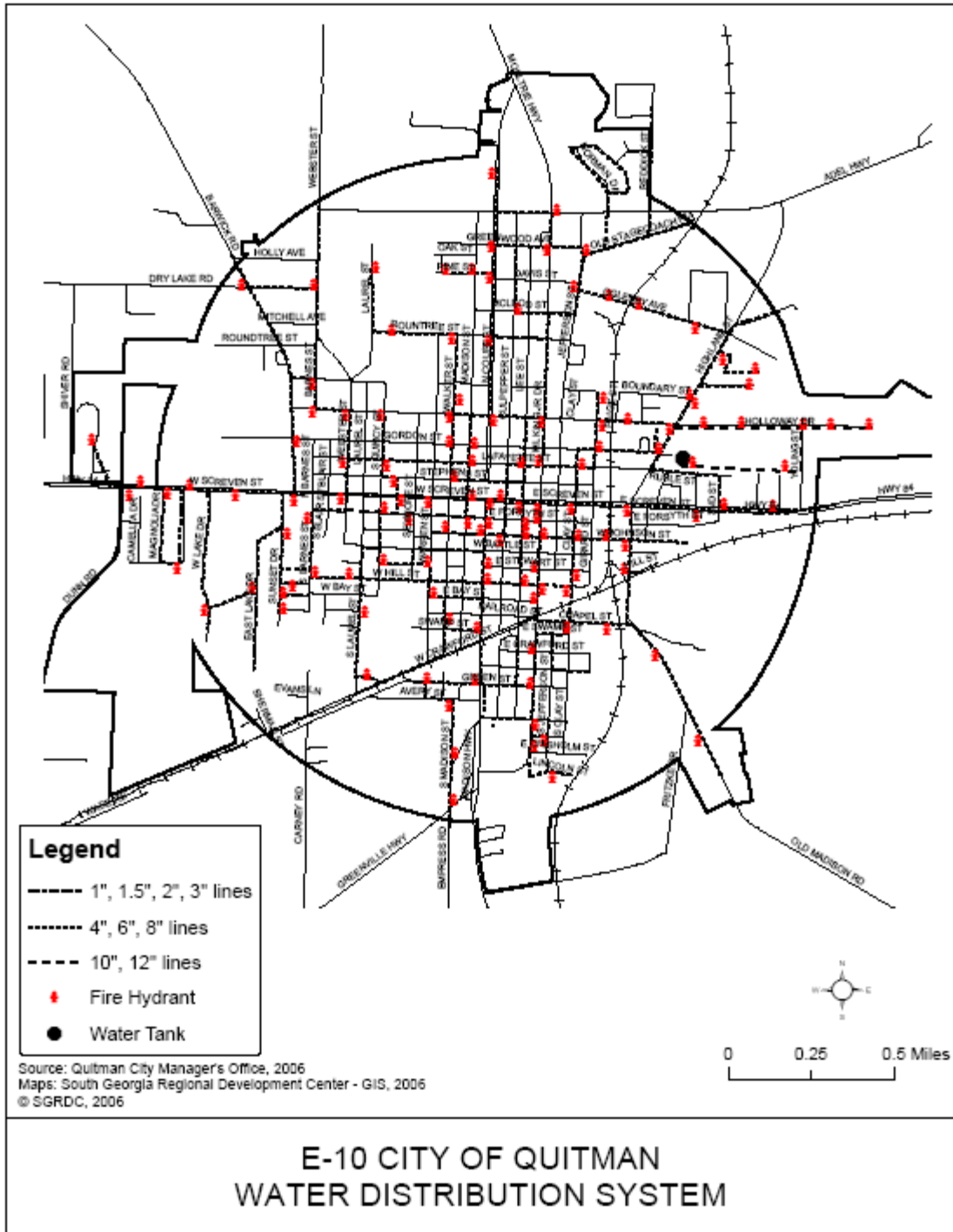


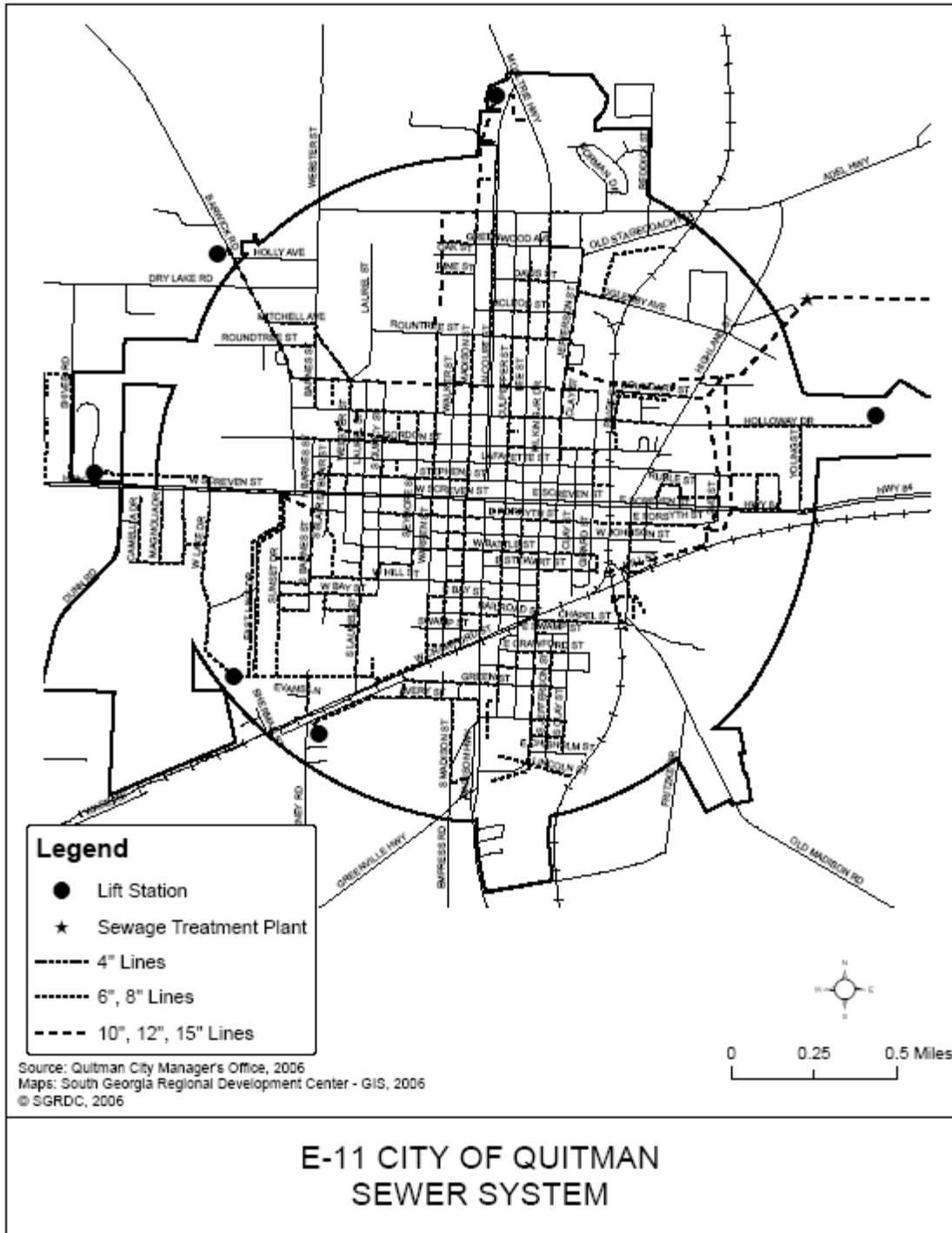


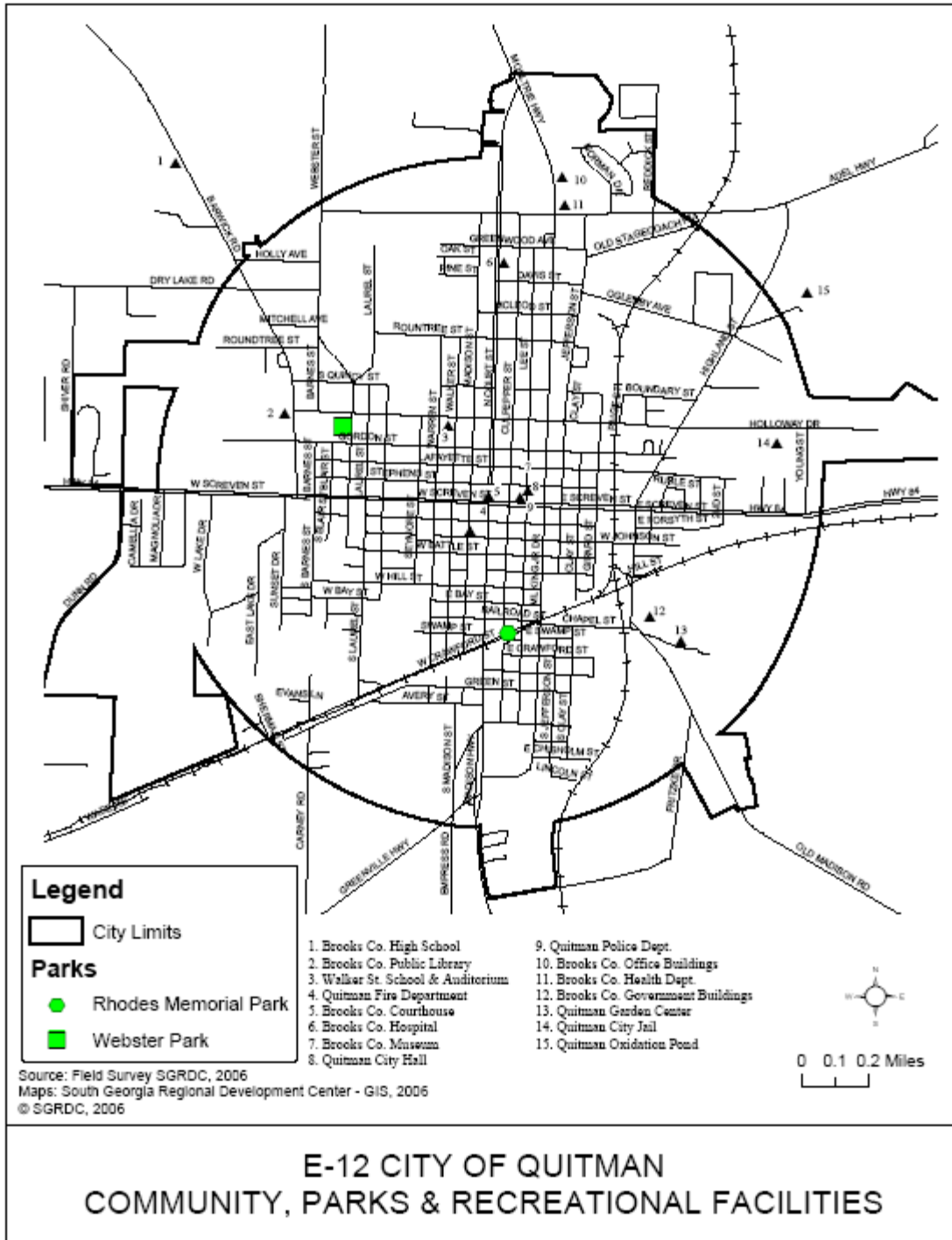
**E-7 CITY OF BARWICK AND PAVO  
 COMMUNITY, PARKS & RECREATIONAL FACILITIES**

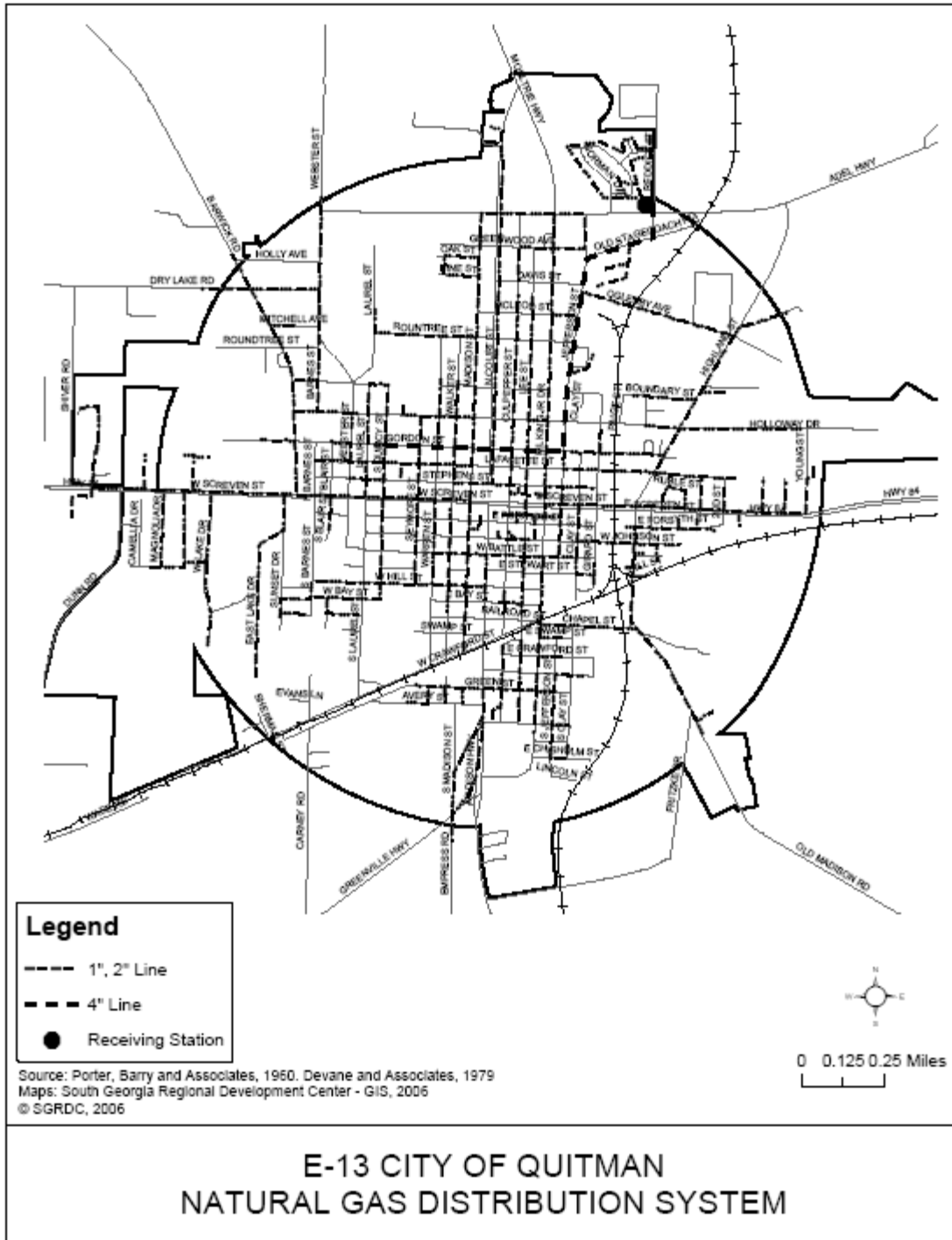














## **APPENDIX F: INTERGOVERNMENTAL COORDINATION**

The number of activities, issues and services addressed by local governments to effectively plan for a community's future is immense. Increasing complexity is the fact that the actions of other local governments, governmental entities, and local authorities can have profound impacts on the implementation of a local government's comprehensive plan. A comprehensive review of the existing intergovernmental coordination facilities allows our community to identify weakness in communication and cooperation, which are vital to ensuring quality planning on a regional level.

### **ADJACENT LOCAL GOVERNMENTS**

Brooks County is surrounded by Thomas County to the west, Colquitt County to the north, Lowndes County to the east, and Cook County to the north. South of Brooks County are Madison and Jefferson Counties in Florida

### **SCHOOL SYSTEM**

The Brooks County School system serves all of Brooks County. There are no colleges and universities in Brooks County, but Valdosta State University, Thomas University and Moultrie, Valdosta and Southwest Georgia Technical Colleges serve Brooks County. Increased communication between local government and the Brooks County Board of Education and the colleges and universities that serve Brooks County would aide in addressing workforce and economic development issues.

### **INDEPENDENT AUTHORITIES and DISTRICTS**

#### **Municipal Electric Authority of Georgia**

The City of Quitman is a member of the Municipal Electric Authority of Georgia, which is the electrical service provider for the City of Quitman. The organization is governed by a nine-member board of directors comprised of representatives from the Participant communities. The organization was formed in 1975 when 50-year contracts were signed with its retail Participants. In 2004 these contracts were unanimously extended to 2054.

#### **Quitman/ Brooks County Airport Authority**

The Quitman/ Brooks County Airport Authority oversees the airport in Brooks County which is a service funded by fees, concession, state and federal funds and occasional local government contribution.

#### **Quitman Housing Authority**

Manages public housing in Brooks County and is funded by rental fees and state assistance.

### **DEVELOPMENT AUTHORITIES**

#### **Economic Development Authority**

In the Proposed Amendment to the Constitution, Resolution No. 64, House Resolution No. 97-165, the purpose of the Brooks County Development Authority states: "Said Authority is created for the purpose of developing, promoting, and expanding, for the public good and general welfare, industry, agriculture, commerce, natural resources, and vocational training and for the making of long-range plans for the coordination of such development, promotion and expansion within its territorial limits. The Authority shall not be empowered or authorized in any manner to create a debt as against the State of Georgia or the County of Brooks. The Authority is created

for non-profit purposes and all property acquired by the Authority and any funds realized by the Authority shall be used continually and exclusively for the purposes for which the Authority is created.”

#### **SERVICE DELIVERY STRATEGY:**

As required by House Bill 489, Brooks County and the cities of Barwick, Morven, Pavo and Quitman have a joint service delivery agreement. The document was originally adopted in 1999 and will be amended by October 2006. The joint service delivery strategy should be reviewed in order to update it along with the Comprehensive Plan.

#### **PLANNING PROGRAMS AND ACTIVITIES**

##### **South Georgia Regional Development Center (SGRDC):**

Lowndes County and its municipalities are members of the South Georgia Regional Development Center (SGRDC), which serves 9 counties and 22 municipalities. All counties bordering Lowndes County, with the exception of Berrien, are members of the SGRDC. (See Figure 1) As a regional planning and advisory organization to the South Georgia Region, the SGRDC strives to improve cross-jurisdictional communication and coordination. To this affect, and as required by State law, in 1997 the SGRDC adopted a Regional Comprehensive Plan encouraging interjurisdictional, long term planning among the South Georgia Region. This plan was recently updated in 2004 and is not scheduled for update or revision again until 2014. However, the associated Regional Short Term Work Program is updated on annual basis.

##### **Brooks County Planning Commission**

The Brooks County Planning Commission serves Brooks County and the municipalities of Barwick, Morven Pavo and Quitman. It serves as an advisory role and researches, reviews, and conducts hearing concerning updates and amendments for the Greater Brooks Comprehensive Plan. The Planning Commission also makes recommendations to local bodies concerning land development codes and ordinances. The Brooks County Planning Commission will be very involved in the development and implementation of the Community Agenda for Greater Brooks County.

## APPENDIX G: TRANSPORTATION SYSTEMS

Transportation systems have one of the greatest impacts on a community's growth and development, its established land uses, and the quality of life of its residents. Understanding the general regional impact of traffic facilities, the following traffic related elements are reviewed from a countywide perspective. However, understanding that individual communities certainly have their own unique transportation issues, any specific issues or opportunities are noted separately.

### **II. ROAD NETWORK**

Every roadway within Brooks County receives a Functional Classification according to the character of traffic service intended for the roadway. There are two systems of classifications: Urban and Rural. Additionally, there are four functional classifications:

**Interstate:** The original Interstate System was developed to serve national defense access and mobility needs, personal travel, commercial freight movements and economic development (called the National Defense Highway System), Identified during the 1950's by then President Eisenhower, this bold and ambitious vision has created perhaps one of the most impressive public works project in U.S. history.

The National Highway System (NHS) is the next evolutionary phase of the interstate system as mandated under the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) and subsequent Transportation Equity Act for the twenty-first Century of 1998 (TEA-21) creating an integrated system of highways for long distance travel within and between states.

**Arterial:** These roadways are designed to carry relatively large traffic volumes throughout the community and to major trip-generating destinations such as centers of employment and large shopping districts

**Collector:** Collector roads are, as the name implies, designed to collect traffic from the local street system and carry it to the arterial roadway system. While experiencing greater volumes than the local road network, these roadways also provide access to abutting properties.

**Local:** These are low volume streets whose primary function is to provide access to abutting properties.

Brooks County does not have any portions of any Interstates within it. However, I-75, which runs through Lowndes County, runs close to Brooks County and is the closest Interstate to Brooks County. I-10, which travels south of Greenville Florida and goes into Tallahassee Florida, is another close Interstate Highway.

U.S. Highway 84 is the most active highway within Brooks County. It traverses Brooks County on an east-west axis and connects the Cities of Thomasville and Valdosta and runs through Quitman in Brooks County. In 2004 an average traffic count of 11,250 traveled on 84 from the intersection of Young St., which is close to Quitman's eastern city limit, to the county line bordering Lowndes County per day. The busiest section of 84 is in between the intersections on

Court St. and N. Lee St. which sees an average traffic count of 19,070 per day. The GDOT Statewide Transportation Improvement Plan (STIP) outlines plans, with preliminary engineering underway, to construct a median turn lane between Valdosta to Quitman (Brooks County). The other federal route serving Brooks County is U.S. 221, which runs parallel with U.S. 84 from the eastern county line to Quitman, then turns southwest to provide access to Greenville, FL and ultimately to Interstate 10.

Five state routes provide access to and within Brooks County, State Route 33 provides a north-south route through Brooks County, providing access between Moultrie, Georgia and Madison, FL. Georgia 122 provides access between Thomasville, GA and Waycross, GA and traverses the northern part of the county serving Pavo and the unincorporated community of Barney. Highway 133 provides access to and from Valdosta for the city of Morven and the communities of Barney and Troupeville.

### ***ROAD NETWORK ASSESSMENT:***

Map G-1 shows the federal and state highways in Brooks County as well as a range for the Average Annual Daily Traffic Count for each of the highways shown. Map G-2 shows the functional classification of the road. Map G-3 shows the traffic volumes for Brooks County. From these maps and from a general assessment of the development in Brooks County, a couple of concerns have shown up.

- The increasing number of developments attempting to locate in the rural portions of the county on unpaved roads or roads, which were not designed to handle large amounts of traffic.
- State routes connect Barwick mostly to other small towns. There are no state routes directly connecting Barwick to Thomasville or Quitman. Barwick is fairly isolated and isolated from most Brooks County communities.
- The amount of traffic on SR 38 will likely increase due to its importance in the South Georgia area. While efforts will eventually be underway to include a turn lane in the busiest part of this highway between Quitman and Valdosta, congestion in downtown Quitman will more than likely increase.

## **II. PARKING**

Parking is not a problem in most parts of Brooks County. Even downtown Quitman, which is more limited in space, has plenty of pedestrian-friendly sidewalks in its downtown business area making accessibility to businesses make up for any lack of parking.

## **III. ALTERNATIVE MODES**

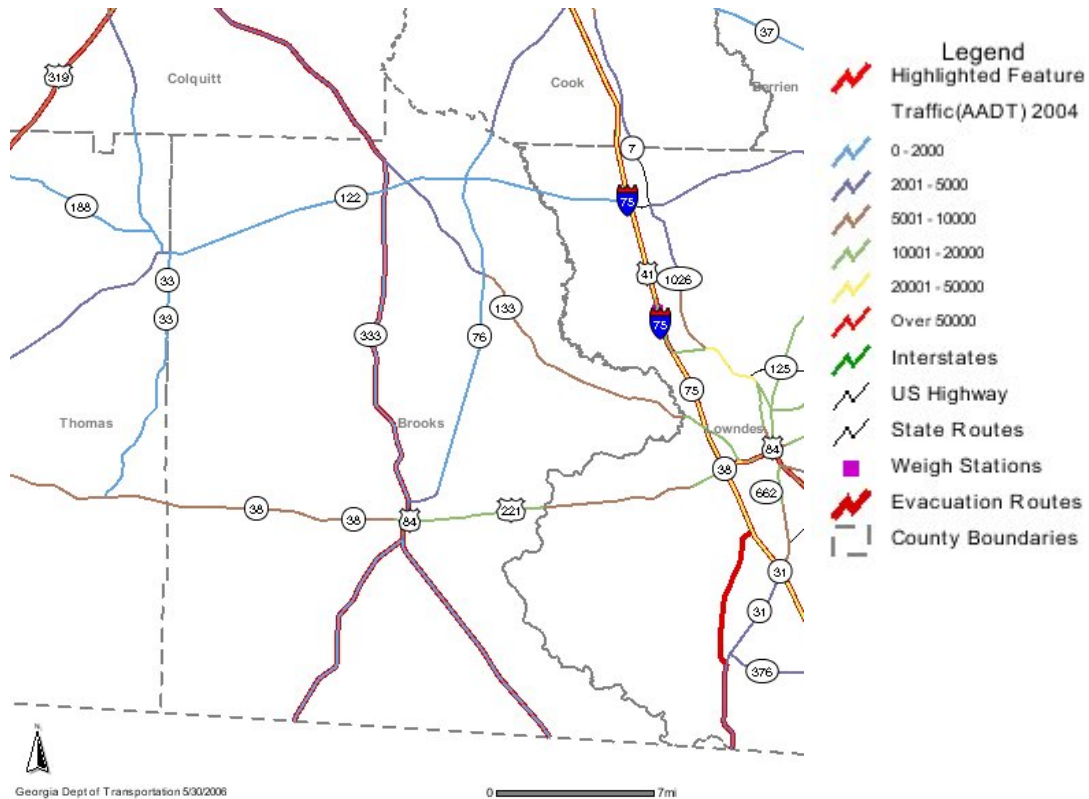
In general, there are many areas throughout the Greater Brooks community where mode choice is limited. Individuals without an automobile are often at the mercy of friends, family, and coworkers due to the lack of adequate bike paths, sidewalks or public transportation.

### ***Bicycle Facilities:***

Only one continuous GDOT bike route exists. This route runs from the east side of Brooks County on the Troupeville Road down into Quitman and out of Quitman down the Dry Lake Road.

Within the Greater Brooks community, there is a growing trend towards bicycling as a viable form of transportation, recreation, and exercise thus a concentrated effort should be made by each local government to install a connected network of bicycle facilities. To aid in this effort, the South Georgia RDC has prepared and adopted a Regional Bike and Pedestrian Plan, which examined existing conditions and goals to promote bicycle and pedestrian needs, and provides an integrated system of proposed routes. See Map G-4 for a depiction of the proposed routes within Greater Brooks County. Routes one through eight are all either proposed routes for paved shoulders or bike lanes.

**MAP G-1: BROOKS COUNTY ANNUAL AVERAGE DAILY TRAFFIC 2004**



Source: Georgia Department of Transportation 2006

**Sidewalks:**

Throughout the Greater Brooks Community, there is an increasing need for sidewalks. As of the 2000 Census, Brooks County had a population of 16,450 with a median income of \$26,911. This results in a population where 23 percent are below the poverty level. Low-income residents are less likely to be able to afford decent personal vehicles and more likely to depend on relatives or other modes of transportation such as walking

Using 2000 Census data, Map G-5 shows block groups that are low-income or densely populated. The only part of Brooks County that is densely populated is a portion of Quitman, GA. This section is also in the low-income block, therefore this part of the county deserves the most attention regarding sidewalks. More recently, proactive steps have been taken as sidewalks have been added in specific areas when roadways are widened or repaved. Each

community should ensure this practice continues. Also, Brooks County and the City of Quitman have both established regulations to ensure that new developments will include sidewalks.

The South Georgia Regional Bicycle and Pedestrian Plan explains the need for two sidewalks within the City of Quitman.

***Public Transportation:***

Presently the Greater Brooks area has no fixed route transit service. However, Brooks County does participate in a program administered by the Georgia Department of Transportation through the Federal Transit Authority. Through this program, Brooks County received funding to purchase vehicles and computer hardware to administer a demand response system. MIDS Incorporated is the third party operator providing transportation to all areas of Brooks County. This service also goes outside of Brooks County to places residents may need to go such as the Department of Labor office in Lowndes County or the Valdosta Technical College.

While the MIDS program is an extremely valuable service, the limited hours may cause a burden on those without reliable transportation.

Last year Brooks Transit made 4,734 public trips, 2,643 trips for senior citizens, 4,475 trips for the Division of Mental Health, Developmental Disabilities and Addictive Diseases in Brooks County, 1,917 trips to the Brooks County Division of Family and Children Services and 1,322 trips for Medicaid. These trips represent a total of 15,091.

Future planning regarding rural public transportation in Brooks County will be developed as the South Georgia Regional Development Center will be creating a regional plan for rural public transportation.

## **V. RAILROADS, TRUCKING, and AIRPORTS**

***Rail Transportation:***

CSX Transportation and Norfolk-Southern Corporation serve Brooks County. CSX is the main line running east-west through Quitman and to the community of Dixie. The line runs from the east coast of Savannah, and west to Montgomery, Alabama. Norfolk-Southern is an affiliated line that runs from Perry, FL through Quitman, Morven, and the community of Barney. It connects in Adel with the main line, which originates in Palatka, FL and runs north to Macon, Atlanta, Cincinnati and beyond.

The two railroads intersect in Quitman with a connector rail on the northwestern quadrant of the intersection. This provides dual rail accessibility for several sites, including the proposed new industrial park.

***Trucking:*** US Highway 84/SR 38 through Brooks County is a Surface Transportation Assistance Act Truck Route. All other state roads are frequented by trucks as well. These routes encourage travel through Brooks County and provide easy access to Brooks County communities for trucks.

***Aviation***

A very basic airstrip is jointly owned by the City of Quitman and Brooks County and is operated by an appointed Brooks County Airport Authority. The airstrip is a paved runway of 3,900 by 60 feet. The runway has a displaced threshold of 2,900 feet however, due to some tall trees

located on private property in the glidepath. The trees are part of a neighbor's front yard and they affect an approach from the east on Runway 9, Approach 27 heading west.

There are no fuel service, no electronic navigational services, and no lighting at the airstrip. There is a windsock and a pay telephone at the public parking ramp. There is a paved taxiway to the public parking ramp. Ten aircraft are locally based at the airstrip. Use of the strip is predominantly agricultural (crop dusting).

The nearest scheduled passenger service is in Valdosta, GA, 26 miles from Quitman. The nearest 5,000 foot airstrip is Thomasville, 15 miles from Barwick and Pavo.

## **VI. LAND USE CONNCTION**

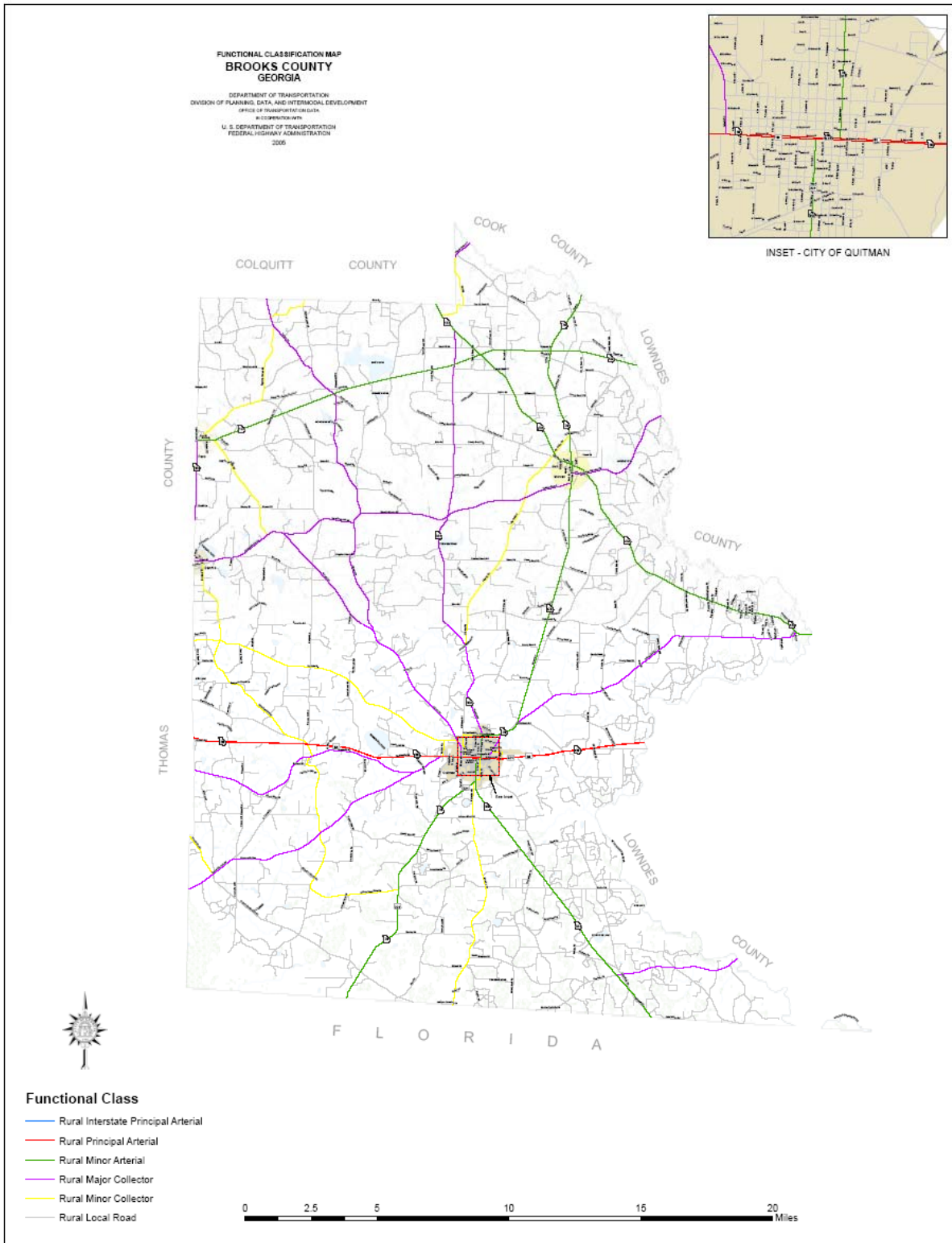
Transportation and land use are inherently connected meaning an increase in demand on one impacts the other. For the most part congestion is not expected to be a problem in Greater Brooks County. The addition of passing lanes on SR 122 and 133 and the widening of SR 38 (US 84), the major highways of Brooks County, easily accommodates the growing traffic. However, there are a few areas of concern.

*SR 38 in Quitman:* Downtown Quitman contains many businesses in an area of limited space. If traffic through Quitman increases, this commercial area may expect a more rapid increase in traffic.

*SR 133 from Valdosta:* As the Troupeville community continues to grow residentially, this route will be used for commuting to work at an ever increasing rate. Fortunately, there are plans to widen this route in the future.

*Lawson Pond Road:* As Northeast Brooks County continues to grow residentially, constant traffic across this "short-cut" has resulted in a country road in need of repair.

### MAP G-2: BROOKS COUNTY ROAD CLASSIFICATION



Source: Georgia Department of Transportation 2006



