

# Brookhaven Neighborhood

## ***Introduction***

The Brookhaven neighborhood is located on the northwestern edge of the Designated Revitalization Area.

Brookhaven is adjacent to the North Patterson neighborhood to the east, and Hightower and West Side neighborhoods to the south. It is bounded by Baytree Road on the north,



W. Gordon Street on the south, N. Oak Street on the east, and Melody Lane on the west. Developed during the early to mid-twentieth century, this neighborhood contains mostly second generation suburban residences that were built as Valdosta grew outward from its downtown core. The Brookhaven name is derived from Brookhaven Drive, a central, residential road in the neighborhood. The large city-owned Sunset Hill Cemetery, a National Register of Historic Places landmark, is located within Brookhaven, as are several tracts of land owned and utilized by Valdosta State University. This community is a suburban residential community with a large college population.

## ***General Condition***

As shown in the Character Area Map, land use in the Brookhaven neighborhood is primarily Established Residential, Transitional Neighborhood, and Institutional, along with a small area of Park/Recreation/Conservation. The core of the community is mostly residential with commercial properties along Baytree Road on the northern edge of the community, and University property along Oak Street to the east.

A small eastern portion of Brookhaven is in the Valdosta Local Historic District, which includes the entire area of Sunset Hill Cemetery. As shown on the Historic Resources map, this neighborhood contains a number of documented historic resources, many of which are considered mid-century



modern resources. Care should be taken when rehabilitation or redevelopment projects are undertaken in Brookhaven to preserve the traditional rhythm and character of this residential area.

Due to its proximity to Valdosta State University, many of the houses are rental units and kept in good condition. Overall, the community appears to be in stable condition, with the majority of houses in good repair.

### ***Census Data***

The Brookhaven neighborhood is included in parts of two Census Tracts and parts of five Block Groups:

- Census Tract 111, Block Group 3 (1%)
- Census Tract 113.01, Block Group 4 (55%)
- Census Tract 113.02, Block Group 1 (40%)
- Census Tract 113.02, Block Group 2 (3.5%)
- Census Tract 113.02, Block Group 3 (0.5%)

The following data was compiled based on the percentage of the community included in each block group. Using this method, it is estimated that the total population of the Brookhaven neighborhood is 3,674. This community contains approximately 1593 households. The median income of Brookhaven residents is \$21,163 per year and approximately 1,287 people are living below the poverty level. There are 1,463 people enrolled in school, though only 20% of the area's entire population have graduated from high school and 8% have a Bachelors degree or higher.

Table BH-1 reflects the racial composition of the Brookhaven community and Table BH-2 shows the age distribution of the residents.

<b>Table BH-1 Brookhaven - Race Distribution</b>	
<b>Race</b>	<b>Number</b>
White	1731
Black or African American	1852
Hispanic	75
Asian	73
Other	70
<b>*TOTAL:</b>	<b>3802</b>

SOURCE: U.S. Census, 2000

\*Race alone or in combination with one or more other races.

<b>Table BH-2 Brookhaven - Age Distribution</b>	
<b>Age</b>	<b>Number</b>
0-9	499
10-19	498
20-44	1761
45-64	579
65 and up	336
<b>TOTAL:</b>	<b>3674</b>

SOURCE: U.S. Census, 2000

According to the Census 2000 figures, there are 454 owner-occupied housing units and 1152 renter-occupied housing units in the Brookhaven neighborhood. This data should not be confused with the data collected as part of the housing inventory as the purpose, and therefore the data collection and analysis, was very different.

### ***Crime***

The locations of crimes committed in the Brookhaven neighborhood during 2010 are detailed on the Brookhaven Area Crime Statistics map. Overall, crime in this community makes up 2% of total crime citywide. Police should continue to work with residents in these areas to form neighborhood watch groups to increase awareness in problematic areas. In addition, due to its proximity to Valdosta State University and the number of college students residing in the neighborhood, the Valdosta State University Police should be viewed as an additional resource to aid residents in reducing crime.

Based on data obtained from the Valdosta Police Department and the Southern Georgia Regional Commission for 2007, the largest percentage (38%) of crime was due to larceny. These crimes were fairly evenly spread throughout the residential areas of the neighborhood, but concentrated

near major road corridors, such as Baytree Road, N. Oak Street, and W. Gordon Street. Twenty nine burglaries accounted for the second highest number of crime incidents, and these crimes were concentrated in the northwestern corner of the neighborhood. The third most frequent crime was simple assault, which again was concentrated along the major road corridors of Baytree Road, N. Oak Street, and W. Gordon Street.

Table BH-3 provides information on the number of specific crimes committed in Brookhaven and how these incidents compare to the percentage of crime committed citywide.

<b>Table BH-3 Brookhaven Community</b>			
<b>Crime</b>	<b>Number of Incidents</b>	<b>Percent of Total Crime</b>	<b>Percent of Total Crime Citywide</b>
AGGRAVATED ASSAULT	3	3%	2%
ARSON	0	0%	0%
AUTO-THEFT	1	1%	1%
BURGLARY	29	30%	3%
DRUG VIOLATIONS	6	6%	1%
HOMICIDE	0	0%	0%
LARCENY	36	38%	1%
ROBBERY	2	2%	2%
SEX OFFENSES	2	2%	12%
SIMPLE ASSAULT	13	14%	2%
WEAPONS VIOLATIONS	4	4%	2%
<b>TOTAL:</b>	<b>96</b>	<b>100%</b>	<b>2%</b>

SOURCE: SGRC and Valdosta Police Department

### ***Parks, Recreation, and Community Facilities***

As shown on the Community Facilities map, the Brookhaven neighborhood has access to three recreational areas: the Craig Center, the Azalea Trail, and Sunset Hill Cemetery.

The Craig Center is a Valdosta-Lowndes County Parks and Recreation Authority facility located on a 4-acre property at 1104 W. Gordon Street, on the west side of the neighborhood. This facility holds an 80-person multipurpose room, a full kitchen, two small meeting rooms, restrooms, a picnic shelter, and a playground. The Craig Center is also the western terminus of the Azalea Trail.





The Azalea Trail is a 2.7 mile paved, multipurpose trail stretching from the Craig Center to the Vallotton Youth Complex within the Brookwood neighborhood. Winding through residential areas, urban areas, Sunset Hill Cemetery, Drexel Park, and the Valdosta State University campus, the Azalea Trail is open to walkers, joggers, runners, bicyclists, and skaters. This multipurpose trail provides an opportunity for exercise in a unique and safe environment. Educational and informational markers

are provided for users along the entire length of the trail.

Established in 1861, Sunset Hill Cemetery is Valdosta's oldest publicly owned cemetery and is still an actively used cemetery. This cemetery dominates the east side of the Brookhaven neighborhood. Although not a traditional recreational area, the cemetery provides a park-like environment in the midst of the City. Designated as a National Register of Historic Places Landmark, this cemetery is a important historic resource that is open to the public. The oldest sections of Sunset Hill Cemetery feature characteristics of the Rural Cemetery Movement, which originated in the early nineteenth century and transformed desolate burial grounds into picturesque landscapes meant for public enjoyment. The cemetery also features unique funerary architecture and sculpture.



### ***Infrastructure Conditions***

The Brookhaven community contains sidewalks mainly along its outer borders, near Valdosta State University, and major roads: Gordon Street, Baytree Road, and N. Oak Street.

The City of Valdosta's Engineering Department is planning to conduct several projects in the Brookhaven neighborhood. Two sidewalk projects are planned, including a sidewalk on Lamar Street and N. Oak Street. Road improvement projects are planned for Gordon Street, including its widening from Lamar to West Streets, and the widening of West Street. An intersection improvement is planned for the Lamar Street left hand turn lane at Gordon Street.

Overall, the Brookhaven neighborhood could be improved by a several infrastructure projects. Curb and gutter installation is needed in most of the interior residential roads, and sidewalks could be placed along West Mary Street.



## Housing

According to the U.S. Census, the median year of construction of homes in Brookhaven is 1959. Though this housing stock is a bit older, it is very feasible to consider these structures as candidates for rehabilitation when circumstances warrant.



A significant number of homes in the Brookhaven neighborhood were built in 1959 or earlier. Along with other important considerations, structures that are fifty years or older are generally considered historic, according to the National Register of Historic Places criteria. This, combined with the fact that this neighborhood is located adjacent to the Valdosta Historic District (a small portion along West Mary Street, Johnson Street and N. Oak Street is within the Valdosta Historic District) and

surrounds the National Register-listed Sunset Hill Cemetery, should be taken into consideration when rehabilitation, and especially demolition or reconstruction, is suggested.

The housing survey team inventoried 226 parcels in the Brookhaven community. 161 structures and 65 vacant lots were also inventoried. The results of the inventory are summarized in Table BH-4 and are shown on the Housing Conditions map. Of the 161 structures inventoried, ten were unoccupied and two were abandoned. The break-down of occupied units is detailed in Table BH-5.

<b>Table BH-4 Brookhaven - Neighborhood Survey Summary</b>	
Business	21
Multi-Family	45
Single Family	95
Vacant Lots	65
<b>TOTAL:</b>	<b>226</b>

SOURCE: SGRC Housing Inventory 2006

<b>Table BH-5 Brookhaven - Occupancy</b>			
<b>Use</b>	<b>Occupied</b>	<b>Vacant</b>	<b>Abandoned</b>
Business	21	0	0
Multi-Family	45	0	0
Single Family	83	10	2
<b>TOTAL:</b>	<b>149</b>	<b>10</b>	<b>2</b>

SOURCE: SGRC Housing Inventory 2006

Of the 229 structures inventoried in the Brookhaven community, 81 were found to be in acceptable condition; this includes all twenty-one businesses, forty-five multi-family units, and fifteen single family homes. Thirty single family residences are in need of major repair, forty-one single family residences are in need of minor repair, and nine single family residences are in a dilapidated state as shown on the Housing Conditions Map. A summary of the condition of the inventoried structures is found in Table BH-6.

<b>Table BH-6</b> <b>Brookhaven – Building Condition</b>				
<b>Use</b>	<b>Acceptable</b>	<b>Minor Repair</b>	<b>Major Repair</b>	<b>Dilapidated</b>
Business	21	0	0	0
Multi-Family	45	0	0	0
Single Family	14	41	30	9
<b>TOTAL:</b>	<b>80</b>	<b>41</b>	<b>30</b>	<b>9</b>
SOURCE: SGRC Housing Inventory 2006				

### ***Redevelopment Opportunities***

Almost all of the commercial activity in the Brookhaven community is concentrated along the corridors of Baytree Road, Melody Lane, North Oak and West Gordon Streets. These areas are likely to see further commercial growth, which is encouraged according to the future development of this neighborhood. The majority of redevelopment opportunity is within the centralized residential portion of this area, where several structures are unoccupied and vacant lots occur sporadically. It is recommended that vacant residential structures be targeted for redevelopment and reuse to provide the community with affordable housing. Vacant lots should be targeted for redevelopment to aid in the economic revitalization of these areas and contribute positively to the tax base.

### ***Brownfields Potential***

The U.S. Environmental Protection Agency (EPA) defines a brownfield as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant” ([www.epa.gov](http://www.epa.gov)). The Georgia Environmental Protection Division (GAEPD) has not identified any brownfields in the Brookhaven community. However, the gas station at the southeast corner of North Oak and Gordon Streets and the car dealership on the southwest corner of this intersection may be considered as potential brownfields, should these businesses close. There are several two gas stations and a Laundromat on the south side of Baytree Road between Melody Lane and Baytree Drive that may be considered potential brownfields as well. In these cases, the City of Valdosta would likely need to consider a solution to mitigate any contamination found on these sites in order for redevelopment to occur.

### ***Planned Projects***

No major projects have been planned for the Brookhaven neighborhood.










### ***Conclusion***

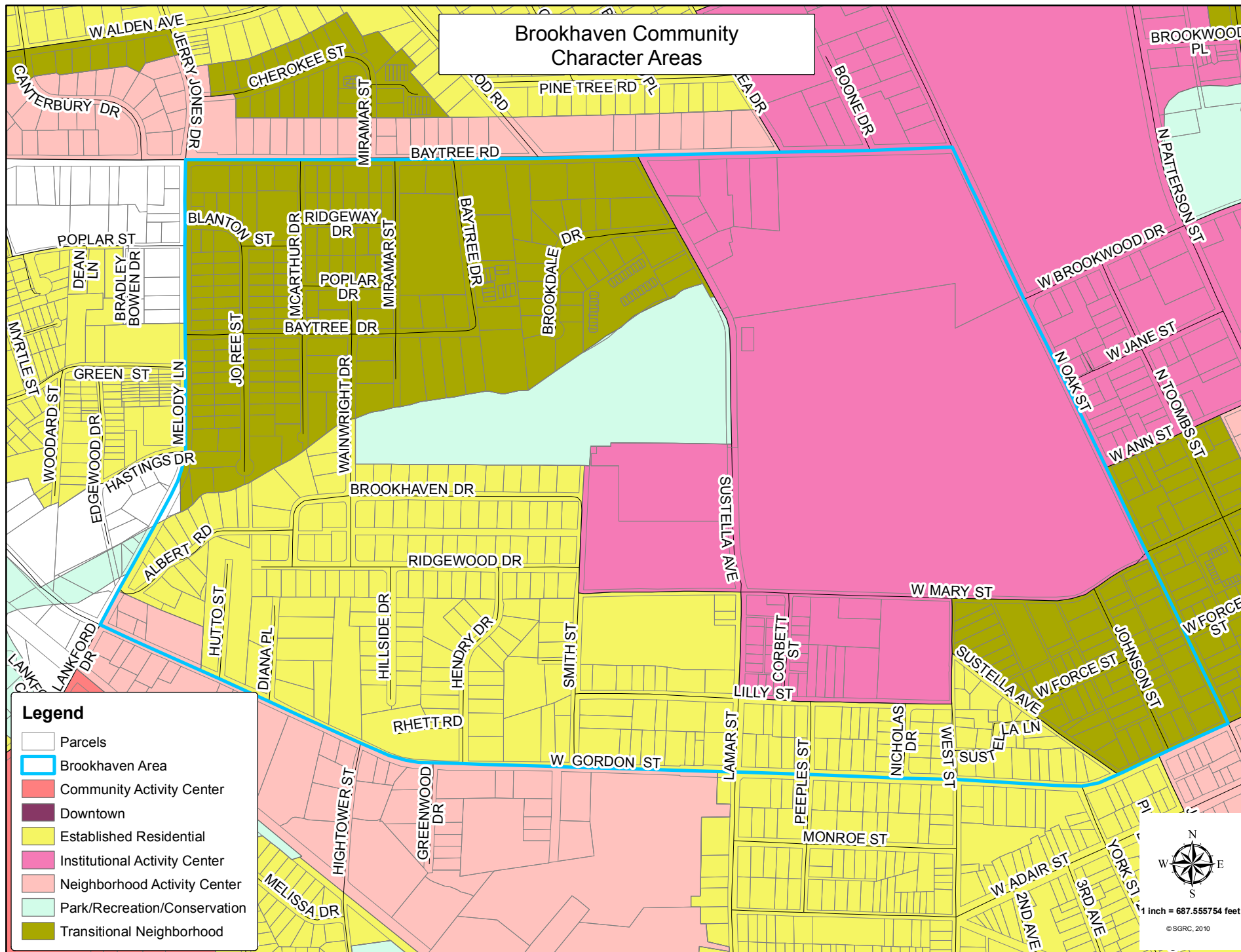
The Brookhaven community has many assets including its proximity to Valdosta State University, the Craig Center and Azalea Trail, convenient commercial corridors, and historic Sunset Hill Cemetery. The neighborhood’s biggest asset is its number of residences, many of which are historic in nature, and convenient location to downtown and Valdosta State University. However, this housing stock is aging and many houses in the community need significant repairs. Housing rehabilitation projects and infill development projects will help make the Brookhaven community thrive.



# Brookhaven Community Character Areas

## Legend

-  Parcels
-  Brookhaven Area
-  Community Activity Center
-  Downtown
-  Established Residential
-  Institutional Activity Center
-  Neighborhood Activity Center
-  Park/Recreation/Conservation
-  Transitional Neighborhood

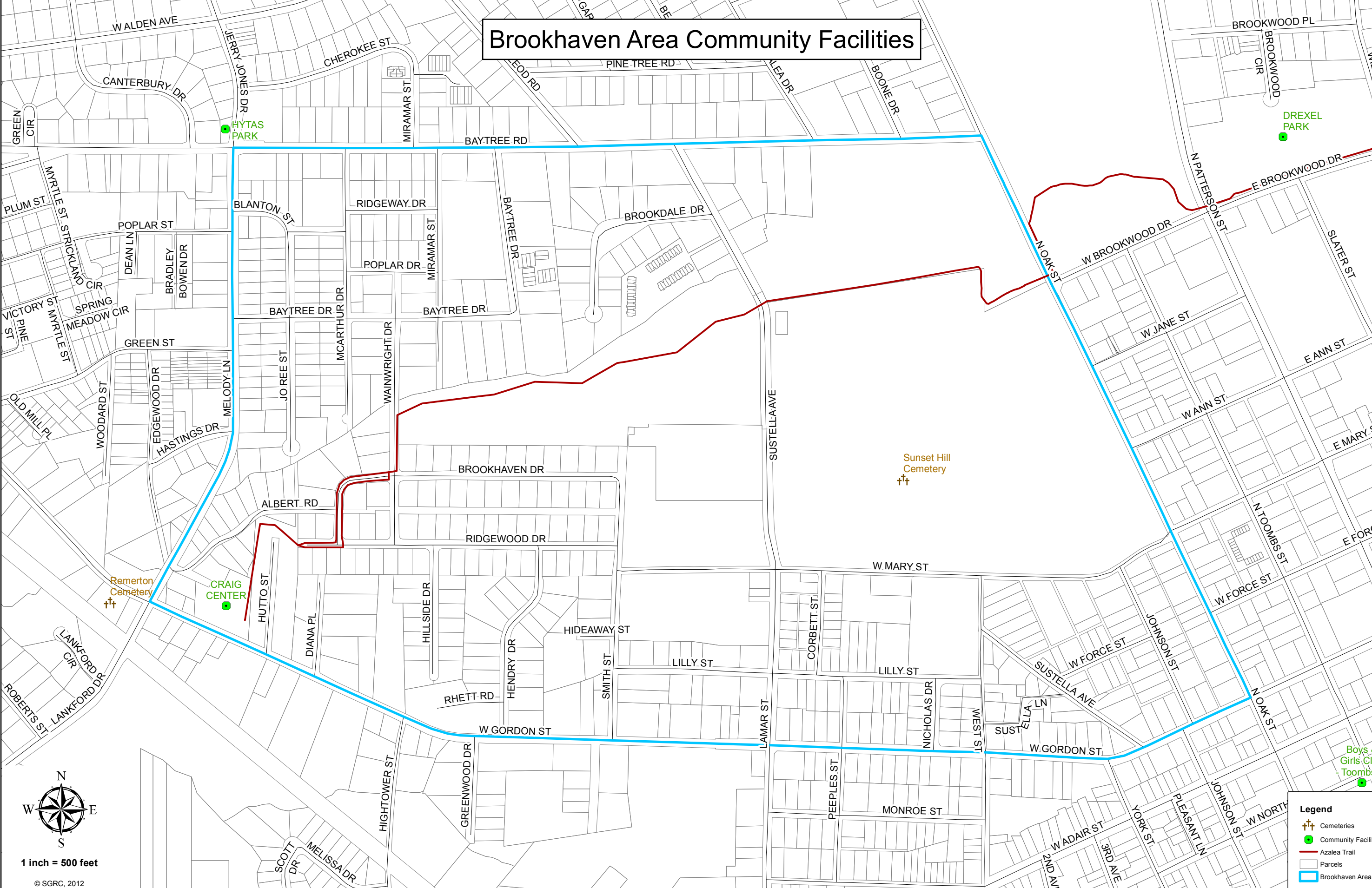


1 inch = 687.555754 feet

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# Brookhaven Area Community Facilities



1 inch = 500 feet

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**Legend**













- Cemeteries
- Community Facilities
- Azalea Trail
- Parcels
- Brookhaven Area





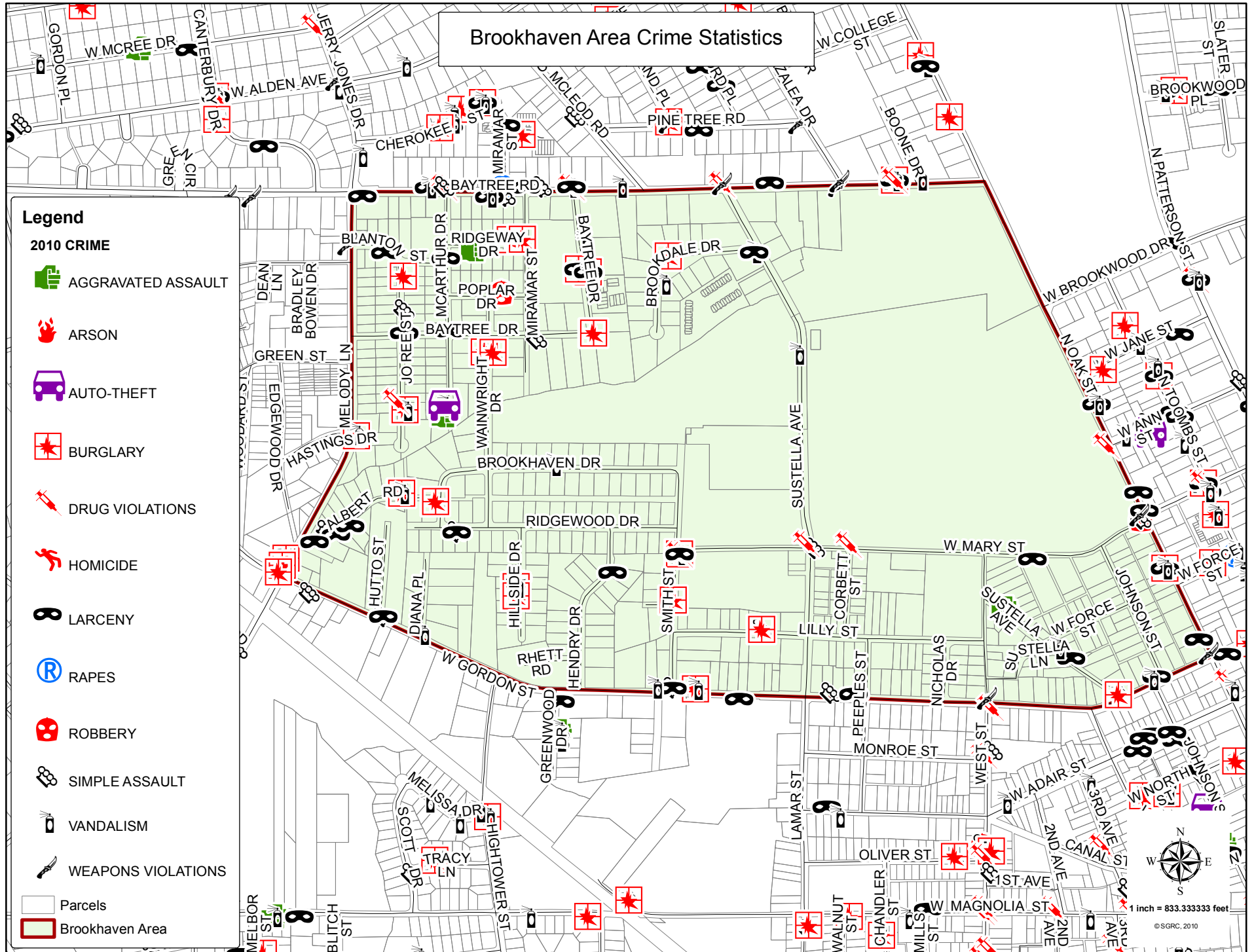
# Brookhaven Area Crime Statistics

## Legend

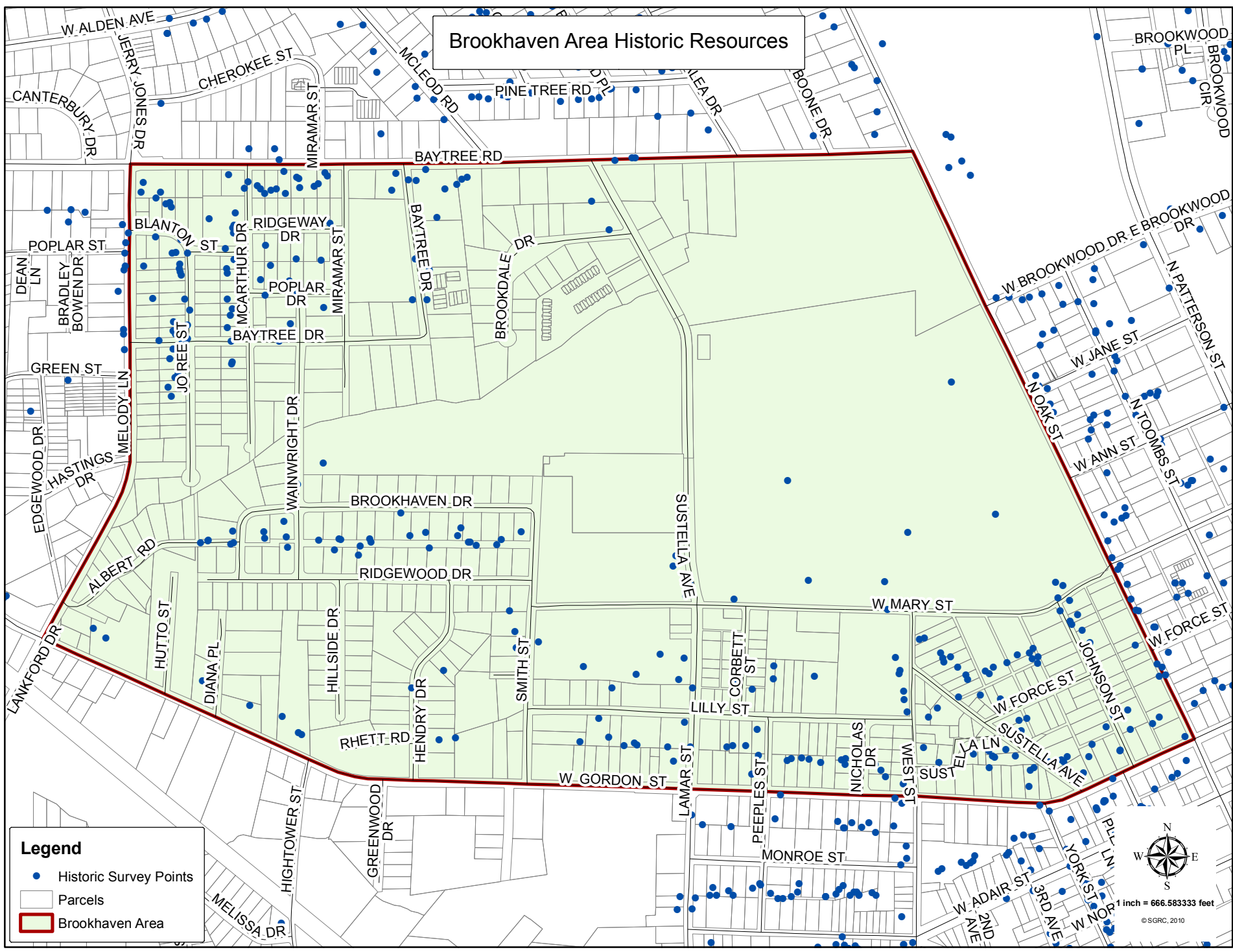
### 2010 CRIME

-  AGGRAVATED ASSAULT
-  ARSON
-  AUTO-THEFT
-  BURGLARY
-  DRUG VIOLATIONS
-  HOMICIDE
-  LARCENY
-  RAPES
-  ROBBERY
-  SIMPLE ASSAULT
-  VANDALISM
-  WEAPONS VIOLATIONS

-  Parcels
-  Brookhaven Area



# Brookhaven Area Historic Resources



**Legend**

- Historic Survey Points
- Parcels
- ▭ Brookhaven Area

1 inch = 666.583333 feet

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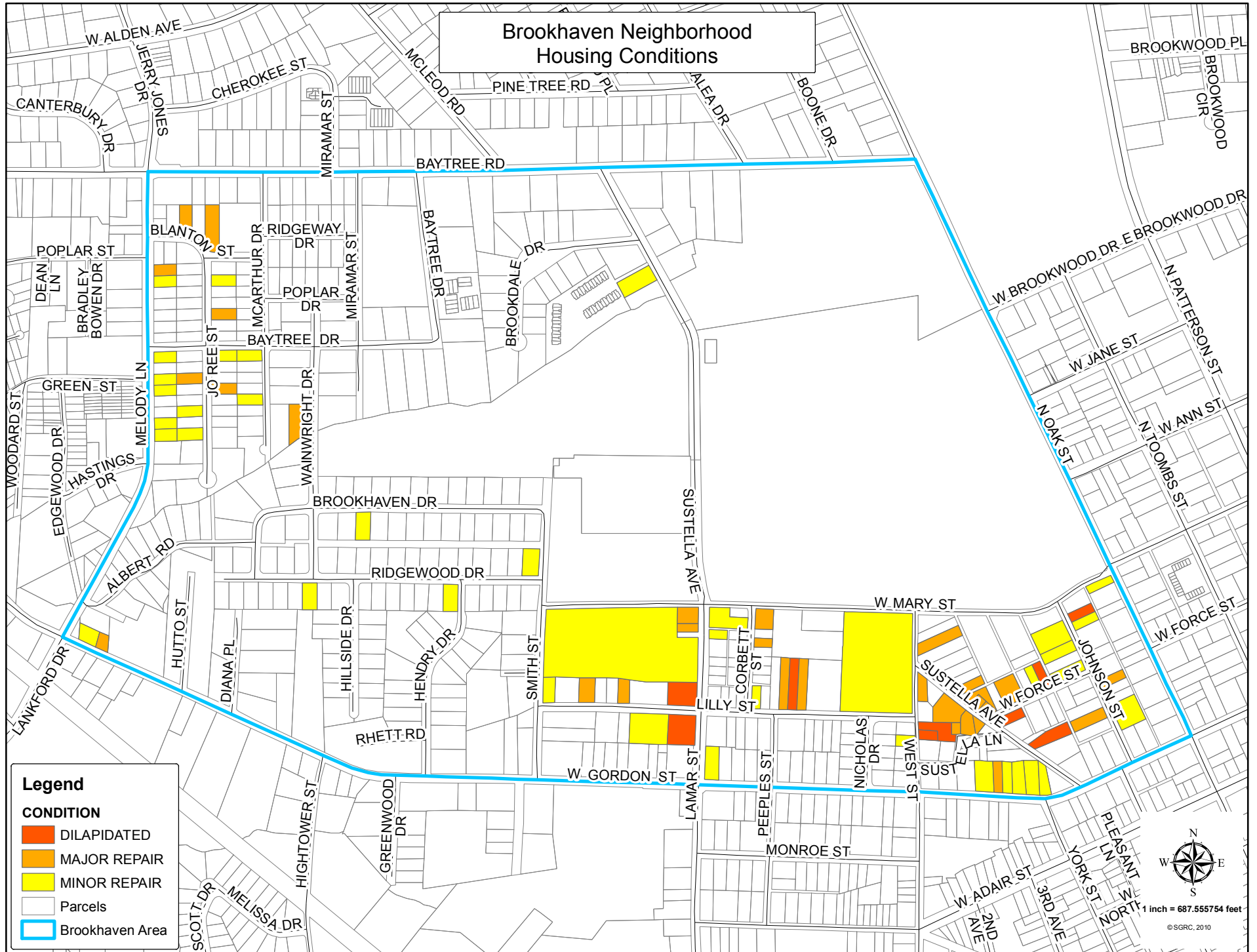
# Brookhaven Neighborhood Housing Conditions

- Legend**
- CONDITION**
- DILAPIDATED
  - MAJOR REPAIR
  - MINOR REPAIR
  - Parcels
  - Brookhaven Area



1 inch = 687.555754 feet

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# Brookhaven Community Zoning

