

## RESOLUTION


WHEREAS, the 1989 Georgia General Assembly enacted House Bill 215, the Georgia Planning Act, requiring all local governments to prepare a comprehensive plan in accordance with the Minimum Planning Standards and Procedures promulgated by the Georgia Department of Community Affairs; and


WHEREAS, the Comprehensive Plan Update for the City of Comer, Georgia, was prepared in accordance with the Minimum Planning Standards and Procedures; and

NOW THEREFORE, BE IT RESOLVED by the City of Comer that the Comprehensive Plan Update for the Comer, Georgia dated 2023, as approved by the Georgia Department Community Affairs is hereby adopted, and furthermore, that the Northeast Georgia Regional Commission shall be notified of said adoption within seven (7) days of the adoption of this resolution.

Adopted this 26th day of June, 2023.

City of Comer

  
\_\_\_\_\_  
Jimmy Yarbrough, Mayor

  
\_\_\_\_\_  
Mary Anderson, Clerk

2024–2028 Update

---

# City of Comer

## Comprehensive Plan

---

*As Adopted on June 26, 2023*



## Contents

<i>Introduction &amp; Overview</i> .....	3
Purpose .....	3
Process Overview.....	3
Public Involvement .....	4
Review Procecss.....	5
Data & Statistics .....	5
<i>Vision, Goals, &amp; Policies</i> .....	6
Vision Statement .....	6
Goals & Policies .....	6
<i>Needs &amp; Opportunities</i> .....	7
Population & Community .....	8
Planning, Land Use, & Housing.....	8
Economic Development.....	10
Transportation .....	10
Natural & Cultural Resources .....	11
Climate .....	12
Community Facilities & Services .....	13
Broadband Services .....	14
Intergovernmental Coordination .....	15
<i>Land Use</i> .....	16
Future Land Use Categories .....	17
Future Land Use Map.....	18
<i>Community Work Program</i> .....	19
Report of Accomplishments, 2019–2023.....	19
Short-Term Work Program, 2024–2028.....	20
<i>Appendix</i> .....	A-1

## Acknowledgments

### *Steering Committee*

Jimmy Yarbrough.....	Mayor
Sherman Mattox .....	Council District 1/Economic Development
Ron Farren .....	Council District 2
Laura Minish.....	Council District 3
Michael Wilder.....	Council District 4
Mary Anderson .....	City Clerk
Bruce Gandy.....	Resident
Henrietta Browne.....	Resident

### *NEGRC Staff*

Burke Walker .....	Executive Director
Mark Beatty .....	PGS Director
Carol Flaute .....	Community Planner
Sara Kaminski .....	Community Planner
Phillip Jones .....	Community Planner
Jon McBrayer .....	GIS Planner

## Chapter 1

# Introduction & Overview



### Purpose

A Comprehensive Plan is a community's guide for growth and improvement to public services, community resources, local policies, and the built environment. The Plan represents the preferred vision for the community's future and provides a tangible list of actions that the community is committed to undertaking to achieve that vision. It is intended to provide guidance to local elected officials on land use patterns, the existing needs of facilities and services, and the protection and enhancement of quality of life within the community.

The Plan seeks to establish the ground rules for how the community will develop and invest by asking four questions:

- Where are we now?
- Where are we going?
- Where do we want to be?
- How do we get there?

By considering current needs and existing opportunities, the plan provides a foundation for decision-making in support of achieving short- and long-term goals.

### Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018. The DCA rules require that the Comprehensive Plan of Comer consist of the following elements:

#### **Community Vision and Goals**

*Through public and steering committee engagement, the City's vision, goals, and policies are developed to determine the community's future direction. As a part of this component, policies are identified to assist in making decisions that are consistent with community goals.*

#### **Needs and Opportunities**

*An analysis of the community's needs and opportunities helps to determine local conditions. Public engagement was used to identify existing issues, and opportunities on which the City can capitalize to address those issues.*

### **Broadband Services**

*All communities require a broadband element to analyze available services and identify potential improvements. This element is an action plan with steps for promoting reasonable and cost-effective access to broadband.*

### **Future Land Use**

*This section is required for any community that has a local zoning ordinance and assigns future land use categories by parcel. The map and narrative in this section will guide local elected officials on zoning and land use policy decisions. The intention is to influence growth and development throughout the community in consideration of existing development patterns, access to utilities and services, and community needs and goals.*

### **Community Work Program**

*The final element of the comprehensive plan, the Community Work Program, outlines steps and strategies for achieving the community’s goals and implementing its plans. The Work Program will include a Report of Accomplishments from a previous list of projects and a Short Term Work Program that identifies priority projects, timelines for implementation, responsible parties, and funding strategies for the next five years.*

## **Public Involvement**

### *Public Input & Steering Committee*

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a public hearing and community input session on March 28,



Figure 1. The Steering Committee and other community members gathered during one of three public input workshops for this Comprehensive Plan update.

2022, where the public was invited to complete a SWOT analysis (page A-4) and discuss the assets and challenges found in the city and their hopes for its future. Following the initial public meeting, two additional public work sessions were held with a Steering Committee, a group of citizens representing various communities and interests throughout the city (Figure 1). This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community’s vision.

In addition, the public was invited to provide their input through public surveys, which allowed the local government to receive a wider range of input than otherwise would have been possible. A general online public survey was available from May 23 through June 22, 2022, which received responses from 17 participants, 14 of which are residents of Comer and 3 of which reside outside city limits. In addition, survey responses were collected at Taste of Madison County, which was held on May 14, 2022, at J. Cliff Yarbrough Memorial Park in Downtown Comer. At this event, 24 surveys were submitted,

13 of which were completed electronically and 11 were completed on paper at the event. All public survey responses are provided in the Appendix (page A-5).

A final public hearing was held on March 27, 2023, before submittal of the plan to the DCA for review.

### *NEGRC's Role*

The Northeast Georgia Regional Commission (NEGRC) Planning & Government Services Division oversaw the development of this plan, including facilitating public involvement and input meetings.

### *Madison County Joint Comprehensive Planning Process*

During the same 2022–2023 time frame as Comer's comprehensive plan update, Madison County and the cities of Carlton, Colbert, Danielsville, and Ila worked together on a joint comprehensive plan update, led by Hall Consulting, Inc. While the City of Comer chose to keep its comprehensive plan separate from the joint plan, some Comer officials and residents actively participated in the public workshops for the County's plan. In addition, Hall Consulting and NEGRC shared survey results and input from public workshops with each other and communicated about the communities' mutual priorities and concerns. Therefore, public input from both planning processes was considered during the development of this comprehensive plan.

## **Review Process**

According to the DCA's rules for comprehensive planning, effective October 1, 2018, the City must transmit the plan to the NEGRC when all required components are complete. The transmittal must also include the community's certification that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria. Once it completes its review, the NEGRC will forward the plan to the DCA for review.

Once the plan has been found by the DCA to be in compliance with Minimum Standards and Procedures, the approved Plan must be adopted in order to maintain Qualified Local Government status.

## **Data & Statistics**

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies.

## Chapter 2

# Vision, Goals, & Policies



The plan’s vision, goals, and policies look to the future. The vision paints a picture of what the community wants to be in 20 years. Goals and policies articulate ideals toward which the community is working and provide guidance and direction for achieving those ideals.

### Vision Statement

Comer will continue to be a rural community and will be anchored by a vibrant and historic downtown where residents of all ages can safely walk, recreate, and connect with neighbors. Small-scale economic activity, such as events and limited commercial development, will support local needs.

### Goals & Policies

The goals and policies below are designed to help Comer elected officials and staff in decision-making processes. They target identified needs and opportunities from the previous section.

1. Plan for, build, and adapt complete streets that are safe for all residents.
2. Develop and enhance recreation opportunities within walking distance of residents.
3. Reestablish downtown as the core of the community by encouraging activities that preserve, enliven, and draw people and small businesses.
4. Manage access and growth along State Route 72 bypass to attract development that will not compete with downtown business.
5. Improve broadband connectivity.

## Chapter 3



# Needs & Opportunities

The following list of needs and opportunities were identified by the Steering Committee and the public during a series of input meetings, a SWOT analysis (page A-4), two surveys (page A-5), as well as through a professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, to establish a set of goals the community can work toward achieving. Unless otherwise noted, all data are sourced from Esri’s Business Analyst Software, which is based on the U.S. Census American Community Survey (ACS).

Needs and opportunities are categorized into the topics below, which are found on the following pages:

Population & Community .....	8	Climate .....	12
Planning, Land Use, & Housing .....	8	Community Facilities & Services.....	13
Economic Development .....	10	Broadband Services.....	14
Transportation .....	10	Intergovernmental Coordination.....	15
Natural & Cultural Resources .....	11		

Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.

*\*High priorities within the community are blue and italicized.*



## Population & Community

Comer is a rural town in Northeast Georgia, with an estimated population of 1,574 in 2022. Between the 2010 and 2020 U.S. Censuses, the population increased at an annual rate of 1.3%, and it is projected to continue to increase at a similar rate for the next five years.

With a 2022 estimated median age of 45.5 years, Comer's population is older than the populations of Madison County (median age 41.7 years), the 12-county Northeast Georgia Region (median age 36.7 years), and the state (median age 37.2 years). The city's median age is projected to increase to 47.8 years by 2027. *As Comer's population continues to age, ensuring there are adequate housing options, infrastructure, and support services to meet the needs of seniors should be a priority for the City.* However, it is also worth noting that the 2022 projection is based on 2016–2020 ACS data, and input meeting attendees noted anecdotally that most of the households they have observed moving into Comer in more recent years are young families.

Overall, survey respondents described the community as friendly, welcoming, supportive, and close, and some attributed these traits the City's small-town characteristics (Figure 2). In addition, several respondents listed the city's diversity as something they value, and one identified being welcoming of all racial and ethnic groups as a defining characteristic of the city. As of 2022, Comer's population is approximately 72.1% White, 12.6% Black, and 8.9% Asian, with the remaining 6.3% of the population identifying as multiracial or another race. Approximately 3.5% of people in Comer are of Hispanic origin. The SWOT analysis identifies the City's diversity as an opportunity for the community.



Figure 2. Survey respondents described the Comer community as friendly and welcoming, a message echoed by this sign that greets motorists entering town.

## Planning, Land Use, & Housing

Comer is a former railroad stop sitting at the crossroads of State Routes 72, 98, and 22. Unlike many small towns, Comer has four entire blocks of traditional downtown development. *Several downtown buildings are vacant, and some are in disrepair, but efforts are underway to reestablish downtown as the heart of the community and nearby areas.* For example, the City rehabilitated a building in 2010 that now functions as a community facility, the Comer Travel Museum, and they have since developed a parking area adjacent to this facility. *This type of adaptive use and targeting public investment is one of the community's strategies for improvement. To further this objective, Comer applied for and was designated by the State as a Rural Zone in 2022, a designation which lasts five years and provides tax incentives for job creation and qualifying investments within historic downtown areas.*

Based on 2016–2020 estimates, Comer's housing stock is approximately 56% low-density single-family homes,

followed by 37% in structures containing two-to-four units (Figure 3). There has been a great deal of recent interest from developers in building more housing in Comer, but the pace of new home construction is slowed by a residential sewer moratorium that is in place until the City can increase wastewater capacity. Survey respondents observed that several existing houses in and near downtown are in very poor condition. *The City will continue its efforts to enforce existing building codes, demolish blighted homes when necessary, and explore options for incentivizing property owners to restore blighted homes when possible.*

Comer's projected 2022 median home value of approximately \$174,000 is lower than the median home values in Madison County, the Northeast Georgia Region, and the state. Similarly, Comer's median rent in 2016–2020, \$558, was about the same as Madison County's median rent and lower than median rents in the region and state. *Despite having low living costs relative to surrounding areas, respondents to the online survey overwhelmingly identified more affordable housing as a need for the community.* However, many survey respondents and input meeting attendees also expressed a preference for single-family homes on large lots, which tend to be more expensive than houses on smaller lots or multifamily housing. Allowing the conversion of some aging homes into two-to-four-unit housing may be one approach to increasing affordable housing availability while maintaining the appearance and feel of existing single-family neighborhoods. Some current affordable housing initiatives in Comer include Habitat for Humanity and a public housing complex operated by the Athens Housing Authority.

Comer has an H+T Index of 57%, meaning that in 2019, a regionally-typical household earning \$47,214 annually spent 57% of its income on the costs of housing and transportation together (26% housing, 31% transportation). Housing is

usually considered affordable if it costs no more than 30% of income; however, also considering transportation costs provides a more comprehensive understanding of the affordability of place. Housing and transportation combined are considered affordable if they cost no more than 45% of a household's income (Center for Neighborhood Technology). *Based on this information, one way to reduce the overall cost of living in Comer would be to attract more local jobs and amenities that align with the skills, needs, and interests of community members, to reduce the distance residents must travel for work, services, and entertainment.*



Figure 3. Most homes in Comer are detached single-family houses (top) or small (two-to-four unit) multifamily residences (bottom).

## Economic Development

*The potential for new development along the bypass and the desire to improve downtown necessitates an economic development plan that emphasizes intentional growth while re-establishing a thriving downtown. Examining and adjusting codes and ordinances, supporting “pop-up” businesses, and facilitating façade improvements are examples of small steps that can be taken to activate downtown.* Expanding opportunities to start businesses and develop property may also grow employment opportunities for people with post-secondary education. As noted in the previous section, Comer’s 2022 Rural Zone designation will be an important tool in the next five years for job creation and other qualifying investments downtown. In the near-term, development along the bypass is expected to be slow, as there is no sewer or water infrastructure there yet. When development does occur there, growth and access must be managed selectively to avoid both competition with downtown business and development that is difficult to access without a car.

The City collaborates with the Madison County Chamber of Commerce on economic development initiatives. Examples include the Rural Zone designation and for general economic development support.

According to survey responses, many Comer residents are interested in having a grocery store in or near Comer. However, attracting one to the area has been a challenge, as the vehicular counts on Comer’s highways are below the threshold for most grocery store chains. To attract a grocery store to the area, it may be necessary to focus on opportunities for independent grocers. Attracting a grocery store to the area was also identified as a need during Madison County’s comprehensive planning process, which presents an opportunity for collaboration between Comer and the County.

Comer’s unemployment rate was 2.6% in 2022, which was lower than the unemployment rates for the county, region, and state for the same period. However, despite this low unemployment rate, Comer’s 2022 median annual household income of \$57,064 is nearly \$600 below the county average, \$4,800 below the Northeast Georgia Region’s average, and \$10,400 below the state’s average. County-wide, many residents are financially challenged: as of 2018, 15% of households earned below the Federal Poverty Level, and an additional 30% of households were considered ALICE (“Asset Limited, Income Constrained, Employed”), meaning that they earn between the Federal Poverty Level and the area’s cost of living (United for ALICE).

## Transportation

In 2016–2020, one third of Comer’s commuters traveled more than 30 minutes to work. Approximately 48% of the city’s workforce left Madison County for work, which is influenced by the town’s proximity to Athens and location close to the county border. As noted in the “Planning, Land Use, & Housing” section, above, *transportation costs are unaffordable for many households in the area, a burden that can be reduced somewhat by growing local businesses and building alternative transportation infrastructure for pedestrians, bicyclists, and golf carts.* The City should review the survey responses in the Appendix for specific recommendations from the community about where additional sidewalks and crosswalks are needed. In addition, some survey respondents noted that many existing sidewalks are in disrepair and need to be fixed (Figure 4). However, under current ordinances, property owners are responsible for sidewalk installation and maintenance, and the City’s role in maintenance is limited to code enforcement.



Figure 4. Sidewalks are found throughout the historic downtown (top) and are required in new developments. In much of the rest of the city, sidewalks are either missing or are in disrepair (bottom). In addition, many sidewalks, like those pictured, are difficult to use on hot days due to the lack of shade.

The GDOT reports that 99 collisions occurred in Comer from 2018–2021. Locations with the highest number of crashes during this time included the intersection of the Highway 72 bypass with Highway 98/Gholston Street, the intersection of the same bypass with Paoli Street/Comer-Paoli Road, and the downtown intersection of Sunset Avenue with Gholston Street. Additional information about Comer’s crash history can be found in the Appendix.

Comer experiences a great deal of pass-through traffic on Highways 22, 72, and 98, including by people traveling to and from nearby Watson Mill State Park. The few existing restaurants in town gain business from this through traffic. *It is hoped that the City’s ongoing downtown revitalization efforts, including the future investments made possible through Comer’s 2022 Rural Zone designation, will provide additional restaurants and small retail establishments to entice drivers to stop on their way through town.* Adding additional welcome and wayfinding signs along the bypass might also help attract and direct passing motorists to downtown destinations.

## Natural & Cultural Resources

Comer benefits from a healthy agricultural sector, and extensive undeveloped land exists within the city limits. The community’s most distinguishing resource is the relatively large stock of healthy early 20th-century buildings in the downtown, which are located within a National Register historic district (Figure 5). Community leaders think this area may be attractive to the movie industry. As Madison County is certified as a Camera Ready Community, Comer should work with the designated Madison County Camera Ready liaison to add suitable locations to the Camera Ready Communities map. The map, contact information for Madison County’s liaison, and additional information about the program can be found at <https://cameraready.georgia.org/>.

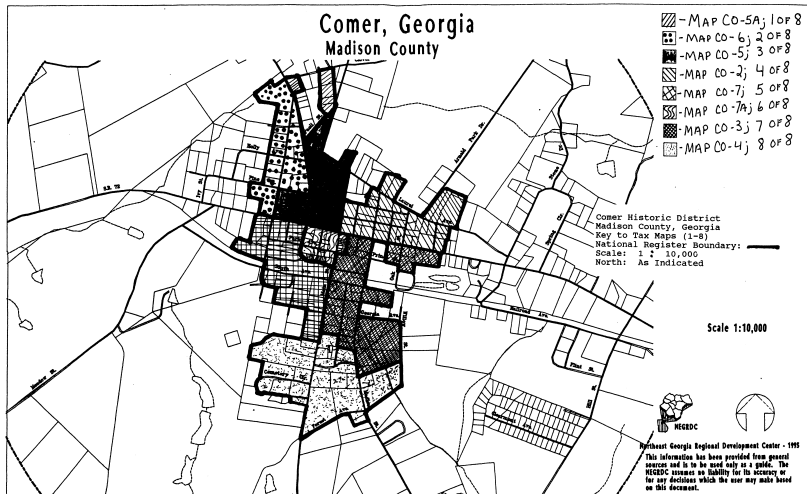


Figure 5. Map showing Comer’s historic district boundaries, from its 1995 historic district application.

A nearby natural resources amenity that many people associate with Comer is Watson Mill State Park (Figure 6). While this park is located outside of city limits, many survey respondents and meeting participants noted the State Park’s proximity as a strength of Comer, including as a destination for recreation in nature. In addition, this park receives many visitors, many of whom pass through Comer, creating economic development opportunities for local restaurants and other businesses. *To increase awareness among park visitors of dining and retail opportunities nearby in Comer, the City should inquire about whether they would be allowed to distributed flier about Comer’s amenities at the State Park’s visitor’s center.* Such a flier could also be made available during events at the Madison County Fairgrounds, a cultural resource located within the city.

Comer is located within the Savannah River Basin, as rain that falls within it runs off into the South Broad River, which flows into the Broad River and ultimately to the Savannah



Figure 6. Watson Mill Bridge State Park is southeast of Comer. It’s proximity is both a strength and an opportunity for the city.

River. Comer is also within the Savannah-Upper Ogeechee Water Planning Region and is included within the Savannah-Upper Ogeechee’s Regional Water Plan, which was last updated in 2017, with the next update expected in 2023. Like most of northern Georgia, Comer is within an area dominated by crystalline-rock aquifers, which generally do not provide significant amounts of groundwater.

## Climate

Communities can address climate change through two mechanisms: climate mitigation and climate adaptation. For a city, climate mitigation means taking steps to reduce the community’s contributions to climate change, such as by:

- Increasing the efficiency of the City’s buildings, vehicles, lighting infrastructure, and electrical grid,

- Protecting greenspace and planting new trees and other plants,
- Increasing renewable energy usage, and
- Making the city more walkable and/or bikeable.

Climate adaptation means taking steps to live with the effects of climate change. Climate adaptation is a key component of climate resilience, which means becoming better able to withstand and cope with the effects of climate change. Some examples of climate adaptation to increase a City’s resilience include:

- Ensuring that the City’s water system has the capacity to deal with increased water demands, as higher temperatures are expected to result in increased evaporation and lawn irrigation,
- Increasing stormwater management capacity as needed to prevent flash flooding during large storm events, which are expected to occur more frequently, and
- Working with community organizations to designate cooling shelters where residents without adequate air conditioning can go for safety on very hot days and nights.

*Between now and the next Comprehensive Plan update, it is recommended that City officials work to inventory ways in which Comer is vulnerable to future effects of climate change, and then to identify specific actions for the next plan’s Short-Term Work Program that the City can take to increase its resilience by addressing identified vulnerabilities.* These could be direct actions like the examples given above, or indirect actions such as revisions to building codes and land development ordinances.

## Community Facilities & Services

Comer’s government is led by a mayor and four-member City Council. Agendas and minutes for the Council’s monthly meetings are posted on the city’s website, and the public may comment during the Council meetings. The City provides services through the following departments:

- Police Department,
- Public Works,
- Municipal Staff and Professional Personnel, and
- Volunteer Fire Department (contracted).

Comer has water and wastewater systems. The sewer network is undergoing extensive repairs, upgrades, and expansion. In addition to providing sewer service within city limits, the City also provides services to some industrial sites outside of town. The Savannah-Upper Ogeechee Regional Water Plan (2017) notes that Madison County may need to add additional permitted capacity for point source discharge in order to be able to meet future wastewater treatment needs. Due to limited wastewater capacity in Comer, the City has a residential sewer moratorium in place, meaning that new homes built must use septic systems rather than connecting to sewer.

Existing City-owned parks include Arnold Park and the J. Cliff Yarbrough Memorial Park (Yarbrough Park). Arnold Park is an active park with playground equipment, and Yarbrough Park is a passive park downtown that includes several historic structures. The City has been working on improvements in Yarbrough Park and plans to use the improved barn as a community space. Another community facility operated by the City is the Travel Museum, a renovated historic building downtown that is used for meetings and events.

## Broadband Services

Expansion of broadband is a top priority region-wide. The Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026 update, crafted through key stakeholder input from the entire Northeast Georgia Region (including economic development professionals, educators, business leaders, and elected officials), prioritizes broadband expansion through specific tasks in its Action Plan (Strategy 2.a). Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

### *Existing Services*

The Georgia Department of Community Affairs considers 97% of populated areas in Comer to be “served” by broadband (Figure 7). The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. This speed may be sufficient for certain kinds of digital needs, but it may not meet the speeds necessary for higher demand needs like streaming content or virtual learning. The remaining 3% of populated areas in the city do not meet this state threshold of broadband availability. While the City has not identified broadband improvements as an immediate need, they will remain open to opportunities to improve broadband speeds and access.

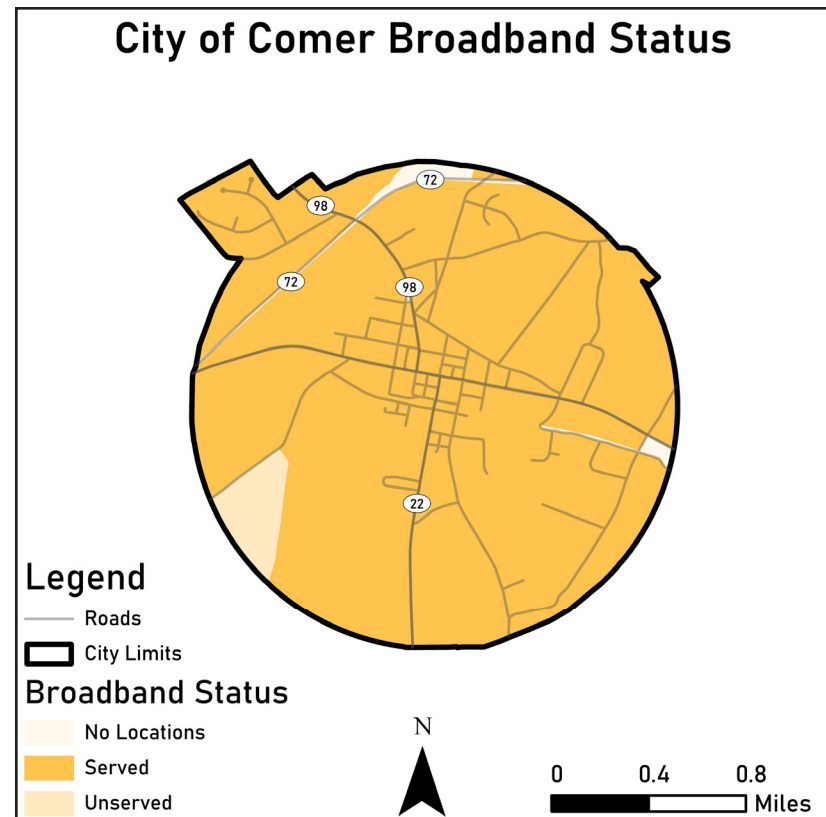


Figure 7.2022 broadband availability status, according to the Georgia Department of Community Affairs.

## Intergovernmental Coordination

In 2022 some Comer officials and residents participated in workshops for Madison County's joint comprehensive plan update. While Comer chose to keep its comprehensive plan separate from the County's, the City recognizes that it is part of the larger Madison County community and that there is overlap between the City's priorities and the County's.

The following priorities were identified during the joint planning process, which are reflected in the joint comprehensive plan update's goals and policies for the County and the cities that are included in the joint plan (Carlton, Colbert, Danielsville, and Ila):

- Sustainable Economic Growth and Prosperity,
- Responsible Public Investment in the Future,
- Treasured Natural and Cultural Resources, and
- Housing for People in All Stages of Life.

Many of the needs and opportunities and Short-Term Work Program activities identified in this plan relate to and can help address the priorities listed above. Where overlapping priorities exist between this plan and the County's joint comprehensive plan, Comer should seek opportunities for collaboration.

Comer is a participant in and beneficiary of the county-wide Special Purpose Local Option Sales Tax (SPLOST) program. Through this program, local governments are able to use a portion of sales tax revenue to fund capital outlay projects.



## Chapter 4

# Land Use



The Land Use Chapter includes a description of future development categories with a Future Land Use Map. The “future land use” methodology was chosen for the format of land use planning in this document in lieu of the “character area” methodology. The future land use method involves assigning land use categories to each parcel with example uses associated with each category.

It is crucial to have a holistic understanding of land use patterns and existing regulations as they will have the most significant influence over future growth and development. A review of existing land use was performed to accurately inform any potential future changes. In addition, the future land use map is conceptually consistent with the local zoning ordinance so that the local government’s ability to manage land use appropriately is not diminished.

The future land use (FLU) categories on the next page correspond to the map that follows (Figure 8). While zoning and development regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, it is natural that certain areas may appear to be inconsistent between the FLU and zoning maps because FLU presents a blueprint for what is to come.

## Future Land Use Categories

### *Agriculture / Forestry*

Predominantly farms. Residential development should maintain a rural character with single-family homes on large lots.

### *Commercial*

Property where business and trade are conducted. Includes retail stores, shopping centers, and office buildings.

### *Industrial*

Property used for warehousing, distribution, trucking, and manufacturing.

### *Government and Public/Institutional*

Used for local community facilities, general government, and institutional purposes. Examples include schools, government buildings, health facilities, places of worship, and libraries.

### *Residential*

Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses.

### *Public Recreation / Conservation*

Recreation areas, lands held for conservation, and floodplains.

### *Transportation / Communication / Utilities*

Areas used for transportation-, communication-, or utility-related activities, such as power generation plants, sewage and water treatment facilities, landfills, railroad facilities, telecom towers, public transit, telephone switching stations, airports, or similar uses.

# Future Land Use Map

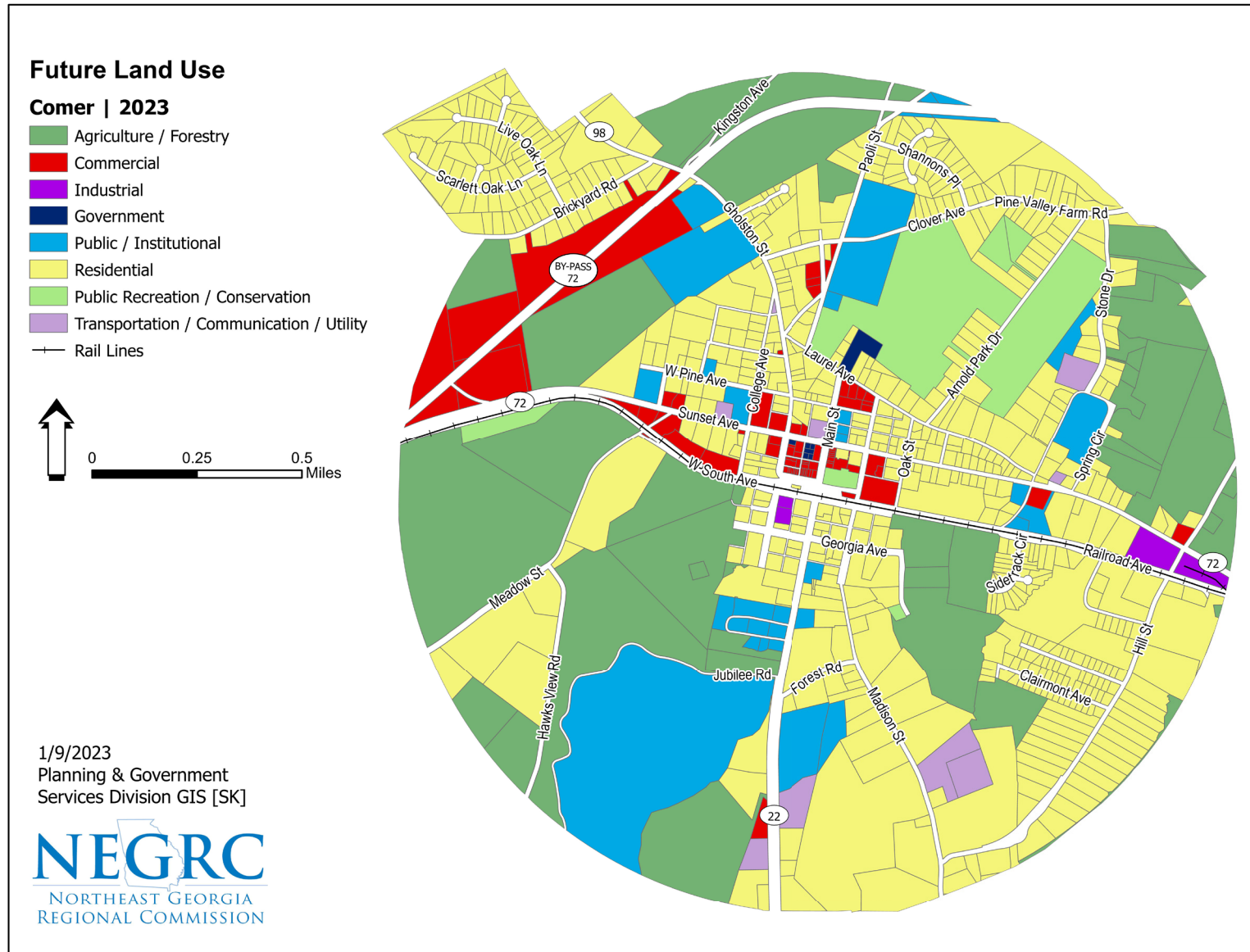


Figure 8. Future land use categories, by parcel. Each category is defined on the previous page.

## Chapter 5

# Community Work Program



### Report of Accomplishments, 2019–2023

(\*entries with an asterisk represent items carried over to the next Short-Term Work Program)

#	Activity	Status	Notes
1	Conduct a tax-value-per-acre study to efficiently direct public and private investment	Cancelled	Decided study is not necessary to efficiently direct investments
2	*Identify locations and funding paths for restoring historic commercial buildings	Ongoing	Modified and carried over to STWP #1
3	*Audit existing development patterns and internal city practices to promote compact, walkable development	Ongoing	Carried over to STWP #2
4	*Consider and, if appropriate, adopt design guidelines for commercial and/or residential development	Ongoing	Carried over to STWP #3
5	*Pursue state certification as a Camera Ready Community	Ongoing	Certification is at the county level; modified and carried over to STWP #4
6	*Expand downtown park and farmers market including preservation of relevant structures	Ongoing	Carried over to STWP #5
7	*Adopt a complete streets and trails plan	Ongoing	Carried over to STWP #6
8	Create a plan for infrastructure and maintenance including broadband	Cancelled	Removed from STWP; this is an ongoing responsibility completed on an as-needed basis
9	*Partner with Madison County to ensure that the county's planned 12" water line connects with the city's existing system	Ongoing	Revised and carried over to STWP #7
10	Identify projects for SPLOST and TSPLOST funding	Cancelled	Removed from STWP; this is an ongoing responsibility completed on an as-needed basis
11	Create an economic development plan	Cancelled	Removed from STWP; this is an ongoing responsibility completed on an as-needed basis
12	Develop plan to support pop-up businesses in historic downtown commercial buildings to enliven the community, draw interest towards core buildings, and test local business concepts	Cancelled	Removed from STWP; this is an ongoing responsibility completed on an as-needed basis

## Short-Term Work Program, 2024–2028

(\*entries with an asterisk represent items carried over from the previous Short-Term Work Program)

#	Activity	Target Year of Completion	Responsible Party	Cost Estimate	Funding Source
1	*Perform a historic resource needs assessment	Ongoing	City	Staff time	City
2	*Audit existing development patterns and internal city practices to promote compact, walkable development	Ongoing	City	\$2,000	City, GDOT
3	*Consider and, if appropriate, adopt design guidelines for commercial and/or residential development	2028	City	Staff time	City
4	*Work with the designated Madison County Camera Ready liaison to add Comer locations suitable for filming to the State's Camera Ready Communities website	2025	City, County's Camera Ready Liaison	Staff time	City
5	*Expand downtown park and farmers market including preservation of relevant structures	Ongoing	City	TBD	City, Grants, SPLOST
6	*Adopt a complete streets and trails plan	2025	City	\$1,000	City, GDOT, NEGRC
7	*Continue negotiations with Madison County regarding the County's planned 12" water line	TBD (in negotiations with County)	City, County	TBD	County



This section provides documentation of public meetings, public involvement, and data collection associated with the development of the Comprehensive Plan.

## Appendix Contents

Public Hearing #1 / Input Meeting #1 Documentation .	A-2	SWOT Analysis.....	A-4
Public Hearing #2 Documentation.....	A-2	Public Survey Reponses .....	A-5
Input Meeting #2 Documentation.....	A-3	Community Data.....	A-22
Input Meeting #3 Documentation.....	A-3	References .....	A-35

# Public Hearing #1 / Input Meeting #1 Documentation

PAGE 2A — THE MADISON COUNTY (GA) JOURNAL, THURSDAY, MARCH 10, 2022

**NOTICE OF PUBLIC HEARING**

The City of Comer will conduct a Public Hearing on Monday, March 28<sup>th</sup>, 2022, at 5:00 p.m. at Comer City Hall, 70 Highway 72 East, Comer, GA 30629. A Steering Committee/Public Input Meeting will occur immediately following the Public Hearing.

**Comprehensive Plan Update for the City of Comer**

The purpose of the Public Hearing is to brief the community on the process for developing the comprehensive plan and to obtain input on the proposed planning process. At the Steering Committee/Public Input Meeting, attendees will discuss community needs and opportunities. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing and Input Meeting to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, the input meeting, or future input opportunities, please contact Eva Kennedy, NEGRC Director of Planning & Government Services, at [ekennedy@negrc.org](mailto:ekennedy@negrc.org).

NEGRC NORTHEAST GEORGIA REGIONAL COMMISSION		City of Comer: Comprehensive Plan Update Public Hearing #1 and Steering Committee/Input Meeting #1: March 28, 2022 – 5:00 p.m. Travel Museum, 1984 Center St, Comer, GA 30629	
NAME	TITLE	ADDRESS	EMAIL
JIM BARRA	RESIDENT		
MICHAEL WILDER	COUNCIL DIST 4		
Sherman Mattox	Council Dist 1		
Mary Anderson	clerk		
Jimmy Yarbrough	mayor		
Laurel Marsh	council district 3		
Ron Farren	council district 2		
Ruthie Holloman	community member + Hi		

# Public Hearing #2 Documentation

PAGE 2A — THE MADISON COUNTY (GA) JOURNAL, THURSDAY, MARCH 9, 2023

**NOTICE OF PUBLIC HEARING**

The City of Comer will conduct a public hearing during its Council Meeting on **March 27, 2023, at 6:00 p.m.** at the Comer Travel Museum, 1984 Center Street, Comer, GA, 30629.

**Comprehensive Plan Update  
for the City of Comer**

The purpose of the public hearing is to brief the community on the contents of the plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are invited to attend the Public Hearing and provide comments. If you are unable to attend and wish to receive information regarding the hearing, please contact Carol Flaute at the Northeast Georgia Regional Commission (NEGRC) at 706-369-5650. A draft of the plan can be found on the City of Comer website, [www.cityofcomer.com](http://www.cityofcomer.com).

COUNCIL MEETING FEB 27, 2023  
PLEASE PRINT

Jimmy Yarbrough
Sherman Mattox
Michael Wilder
Ron Farren
Mary Anderson
Bruce Gandy
Betsy Gandy
Cherilyn Bell (not on steering committee)


**City of Comer  
Regular Council Meeting  
March 27, 2023**  
Mayor Jimmy Yarbrough Presiding

Mayor: Jimmy Yarbrough  
Council Members: Ron Farren, Michael Wilder, Sherman Mattox  
City Attorney: absent  
Chief of Police: Cherilyn Bell  
Utilities Superintendent: absent  
City Clerk: Mary Anderson


- Meeting called to order at 6:00 pm, along with the final public hearing for the Comprehensive Plan. Mr. Bruce Gandy asked about the inclusion of certain projects in the Plan, and after discussion it was concluded that the rough draft of short term projects was complete. Motion to approve the minutes of February 27, 2023 by Ron Farren, second by Michael Wilder. Passed unanimously.
- 
- 
- 
- The final public hearing for the Comprehensive Plan was closed, with no further comments.

- Regular Council Meeting March 27, 2023  
AGENDA**
- Call to order
  - Open hearing for final public comments regarding Comprehensive Plan
  - Adopt minutes from previous meeting
  - Department reports
    - Police Department
    - Utilities: consensus of council to not allow residential sewer taps until studies and sewer rehab are complete
  - Visitors
  - Other business
  - Close hearing for Comprehensive Plan
  - Adjourn

## Input Meeting #2 Documentation

		City of Comer: Comprehensive Plan Update Steering Committee Input Meeting #2: June 27, 2022 – 5:00 p.m. Travel Museum, 1984 Center St, Comer, GA 30629
NAME	TITLE	EMAIL
Carol Flaute	Community Planner, NEGRC	
Ruthie Holloman	Resident; Pres. of MCHFH	
Mary Anderson	city clerk	
JIM BAIRD	LOCAL RESIDENT	
Jimmy Yarbrough	mayor	
MICHAEL WILDER	DISTRICT COUNCILOR	
Henrietta Browne	Resident	
Bruce Gandy	VP Honey Pond Gander Club	

## Input Meeting #3 Documentation

		City of Comer: Comprehensive Plan Update Steering Committee Input Meeting #3: August 29, 2022 – 5:00 p.m. Travel Museum, 1984 Center St, Comer, GA 30629
NAME	TITLE	EMAIL
Carol Flaute	Community Planner, NEGRC	
Phillip Jones	Community Planner, NEGRC	
JIM BAIRD	LOCAL RESIDENT	
Jimmy Yarbrough	City of Comer Mayor	
Marilyn Hall	Hall Consulting, Inc.	
<del>Phillip Jones</del>		
Jennifer Drago	Comerian	
Brad Smith	Local Resident egypt	
Laura Minum	City of Comer, district 3	
Mary Anderson	Comer clerk	
Conna Common	Community member	
Shawn Mattox	Comer Co.	
Dena Chandley	Local Resident	
Henrietta G. Browne	Local Resident	
RON FARRIN	CITY OF COMER DIST 2 COUNCILOR	
Jeff Pentz	Retired IT Director, Comer Co.	



## SWOT Analysis

During the first input meeting, the Steering Committee and public in attendance completed a SWOT analysis. This information was used to help guide discussion of needs and opportunities during subsequent input meetings.

### *Strengths*

- New businesses that are friendly and cooperative with each other
- Small Town businesses create an inviting environment
- Public Spaces to achieve goals
  - Parks for gathering
  - Use space to grow opportunities
- Great bones in the downtown
  - Lot of opportunity and character in what is existing
- Chamber of Commerce that has been recently developed
  - Anna as a resource is a great strength
  - Come together with other cities in the County to pull together resources
  - Ex. Workforce development
  - Capitalizing on resources offered by Chamber
- Have the facilities to host community events
- Small Town Charm
  - Christmas Parade

### *Opportunities*

- Opportunity for businesses to work together
- Have the resources to capitalize facilitate and create inviting events that unite the community
- There is diversity within the City
  - Emphasize the opportunity of diversity rather than a threat
  - Celebrate cultural events to bring citizens together
- Providing services to industrial industries to generate revenue
- Public-Private partnerships between cities, counties, and private organizations
- Expecting growth, but controlled growth
- Planning a space that people are attracted to

### *Weaknesses*

- No big tax industry to help with revenue
  - Burden is on private property owners

### *Threats*

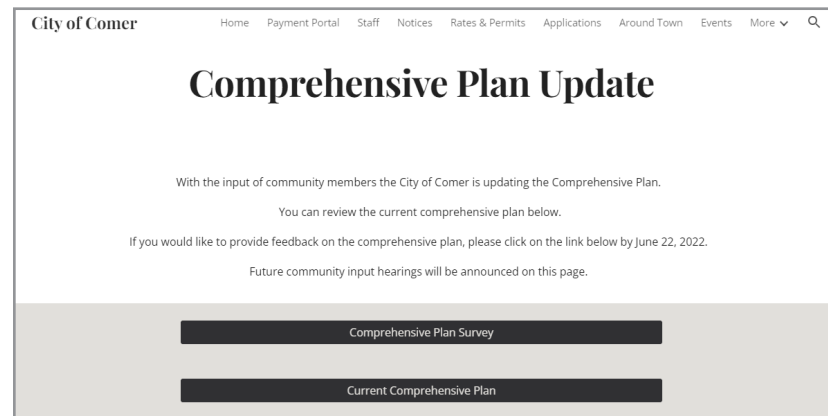
- Competitions of other Cities attracting industries wanted in Comer
  - Grocery stores
- Uncontrolled Growth

## Public Survey Responses

Two public surveys were conducted during plan development to gather input from the public.

The first survey was conducted at the “Taste of Madison County” event in Comer on May 14th, 2022. Participants had the option to fill out the survey either on paper or on their mobile devices. The event survey was completed by 24 people, 13 of whom live within Comer city limits. Responses to the event survey are provided beginning on page A-6.

The second survey was a longer, web-based survey. It was advertised on the City of Comer website, and it was available online from May 23rd through June 22nd, 2022. The online survey was completed by 17 people, 14 of whom live within city limits. Responses to the online survey are provided beginning on page A-11.



## *Event Survey Responses*

### **1. Where do you live?**

- Inside Comer City Limits (13)
- Outside Comer City Limits (11)

### **2. What is your age?**

- <18 (0)
- 18-30 (0)
- 31-44 (12)
- 45-64 (8)
- 65+ (4)

### **3. How would you rate the community or atmosphere in Comer?**

#### ***LIVE INSIDE CITY LIMITS***

***[Average 3.5 (where “Very Poor” = 1 and “Excellent” = 5)]***

- Very Poor (0)
- Poor (2)
- Average (5)
- Good (4)
- Excellent (2)
- No Opinion (0)

#### ***LIVE OUTSIDE CITY LIMITS***

***[Average 4.1 (where “Very Poor” = 1 and “Excellent” = 5)]***

- Very Poor (0)
- Poor (1)
- Average (2)

- Good (3)
- Excellent (5)
- No Opinion (0)

### **4. How would you rate the safety in Comer?**

#### ***LIVE INSIDE CITY LIMITS***

***[Average 4.5 (where “Very Poor” = 1 and “Excellent” = 5)]***

- Very Poor (0)
- Poor (0)
- Average (0)
- Good (6)
- Excellent (7)
- No Opinion (0)

#### ***LIVE OUTSIDE CITY LIMITS***

***[Average 4.3 (where “Very Poor” = 1 and “Excellent” = 5)]***

- Very Poor (0)
- Poor (0)
- Average (1)
- Good (6)
- Excellent (4)
- No Opinion (0)

### **5. How would you rate the emergency services in Comer?**

#### ***LIVE INSIDE CITY LIMITS***

***[Average 4.7 (where “Very Poor” = 1 and “Excellent” = 5)]***

- Very Poor (0)
- Poor (0)

- Average (1)
- Good (2)
- Excellent (9)
- No Opinion (1)

**LIVE OUTSIDE CITY LIMITS**

**[Average 4.2 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (0)
- Average (1)
- Good (2)
- Excellent (2)
- No Opinion (6)

**6. How would you rate parks and recreation in Comer?**

**LIVE INSIDE CITY LIMITS**

**[Average 3.0 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (1)
- Poor (1)
- Average (7)
- Good (3)
- Excellent (0)
- No Opinion (1)

**LIVE OUTSIDE CITY LIMITS**

**[Average 3.4 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (1)
- Poor (1)
- Average (2)

- Good (3)
- Excellent (2)
- No Opinion (2)

**7. How would you rate housing affordability in Comer?**

**LIVE INSIDE CITY LIMITS**

**[Average 3.8 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (1)
- Average (5)
- Good (2)
- Excellent (5)
- No Opinion (0)

**LIVE OUTSIDE CITY LIMITS**

**[Average 3.6 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (1)
- Average (2)
- Good (3)
- Excellent (1)
- No Opinion (3)

**8. How would you rate employment opportunities in Comer?**

**LIVE INSIDE CITY LIMITS**

**[Average 3.3 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (1)
- Poor (4)

- Average (2)
- Good (0)
- Excellent (5)
- No Opinion (1)

**LIVE OUTSIDE CITY LIMITS**

**[Average 3.0 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (4)
- Average (1)
- Good (0)
- Excellent (2)
- No Opinion (4)

**9. How would you rate education or the schools in Comer?**

**LIVE INSIDE CITY LIMITS**

**[Average 4.6 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (0)
- Average (1)
- Good (3)
- Excellent (9)
- No Opinion (0)

**LIVE OUTSIDE CITY LIMITS**

**[Average 4.8 (where “Very Poor” = 1 and “Excellent” = 5)]**

- Very Poor (0)
- Poor (0)
- Average (0)

- Good (0)
- Excellent (7)
- No Opinion (2)

**10. What defining characteristics of Comer would you like to see preserved?**

**LIVE INSIDE CITY LIMITS**

- Small town community feel
- No more multi family housing. More single family homes on large lots 3-5 acres
- Small town feel
- Small town charm and update but preserve the downtown district
- I would love to see the buildings in the downtown area preserved and taken care of.
- The downtown/mainstreet district and Arnold park.
- Small town feel
- Family atmosphere, small town, community culture
- Community works together

**LIVE OUTSIDE CITY LIMITS**

- I love the small town atmosphere. Everyone knows everyone or would like to.
- Downtown Buildings. Trees :)
- The park near the Comerian & downtown
- Farming
- Farmland, small town feel, friendly
- Old homes & buildings
- The buildings & atmosphere

**11. Are there any places in Comer that require special attention?**

***LIVE INSIDE CITY LIMITS***

- Arnold park
- Main street buildings could use some asthetic improvements. More greenery. Possibly murals on city walls.
- Comer farmers market and the perch. These places are encouraging voter fraud and other unethical and illegal activities as well as taking advantage of immigrants
- Downtown area needs improvements. Empty store fronts and eye sores such as the former comer cleaners.
- The downtown district
- Would love to see more benches, picnic tables, etc in Yarborough Park. More trash cans. A public bathroom. It would also be nice to have the large gulley filled in so it would be more safe for the public to use the park.
- The entire downtown and Main Street area.
- Park, Pridgen Yard area, downtown store fronts
- Sidewalks

***LIVE OUTSIDE CITY LIMITS***

- Although the work has began in the community park known as Arnold’s park there is a lot to still needs to be done . We absolutely could use a walking track upgraded swing set and many other play areas and picnic tables or seating
- Sometimes the bushes past the Comerian get a little big to see around to pull out onto the highway.
- The park, medians, sidewalks
- Downtown, near Parham’s
- Downtown
- Not sure
- Old building & farmer’s market

**12. What is Comer’s greatest weakness, need, or threat?**

***LIVE INSIDE CITY LIMITS***

- Would like to see less multi family housing and more single family homes and communities.
- Population growth is our greatest concern.
- The drive to try and make Comer like Athens. We moved to small town for the small town atmosphere. No more multi family housing. Only 3-5 acre lots for smallest pieces.
- Land use and economic development
- Land use and economic development
- I honestly feel like low income immigrants are going to drive down housing prices and they are going to increase the need for group housing. They are super nice people, but so many of them move out of Jubilee and live multiple families in one housing unit which drives down neighboring value.
- Voter integrity, keeping comer from turning into east Athens
- Internet access, road maintenance, truck traffic & safety
- Housing

***LIVE OUTSIDE CITY LIMITS***

- The ability to entertain kids and for those without a way to commute are grocery store with fresh produce
- There is a lot of housing development and I’ve wondered how that will impact the school and traffic.
- Truck traffic, lack of trees
- Be careful of having the throughway bring commercialism
- Population
- Land use
- Supermarket with veggies & fruit

### 13. What is Comer's greatest strength or opportunity?

#### **LIVE INSIDE CITY LIMITS**

- Economic development
- One of our greatest strengths is Comer fire dept. It is the only tax funded dept that directly pays the taxpayers back. Comer city council and mayor need to remember that before cutting the FD budget and running off the volunteers
- Keep rural farmers in business, less land development.
- There is opportunities for economic growth and development through revitalizing the existing downtown into usable but a quaint experience.
- Greatest opportunity would be to make better use of the land and buildings that are already there to add to the great Comer charm.
- The downtown area could be a great attraction if enough businesses can stay open there! Hopefully Comer coffee will thrive, along with Maggie's, the Mexican restaurant, chief burger, and the future distillery! We need more mom and pop successful businesses like these in the city limits.
- Location, architecture, retail spaces
- Community

#### **LIVE OUTSIDE CITY LIMITS**

- Its a quite community/ family environment
- The churches are the greatest strength.
- Community, Mayor, Distillery
- Small town feel, warm environment
- Small, rural
- Unsure, new to Comer and Georgia
- Park & Christmas parade
- People

### 14. Do you have any additional comments?

#### **LIVE INSIDE CITY LIMITS**

- If we don't stand and protect comer the socialist agenda that is moving in [NAMES REDACTED] will bankrupt our town.
- Would love to see the Comer Christmas parade and tree lighting become a Friday night tradition to be able to enjoy to magical Christmas spirit.
- Don't get me wrong, I have no problem with immigrants and they are very nice. But if you look at the homes and properties they live in, the yards are a disaster, and will eventually drive other families away. Just my opinion.
- I love Comer

#### **LIVE OUTSIDE CITY LIMITS**

- We do love living here :)
- Dog laws need to be looked at, number of dogs allowed, barking dogs, noise nuisance
- Would be nice not to have to listen to the neighbor dogs who bark 1-2 sometimes 3 hours at a time. Why are there no noise rules?

## Online Survey Responses

### 1. Which area of the community are you a resident of?

**Please choose one:**

- City of Comer (14)
- Outside City Limits (3)

### 2. Do you feel that the local government manages land use and zoning appropriately in your community? If not, explain what changes you would like to see:

**LIVE INSIDE CITY LIMITS**

- I would like to see more single family homes.
- As Comer grows, I'd like to see zoning preserve a historic downtown promoting small commercial businesses. I'd also like to see a preservation of trees and green spaces as residential areas grow.
- I believe there is a good mix of both residential and agricultural spaces and would not like it to become a bedroom community to Athens. We have different values and customs being rural and I would not like to see that change.
- It looks like a trend has started toward multi-housing. That can lead to a strain on infrastructure: water, sewer, and public services if the trend continues. Comer has a very small police department and a volunteer fire department. It would not take much growth to tax that.
- Land zoned for single family residences should remain so, not rezoned for multi family use.
- More sidewalks.continue work started by garden club.improve Administration
- No, there have been several zoning changes that increase downtown housing density and were perfect examples of the City not following its own comprehensive plan and its Zoning Ordinances. Another example is that the parking lot at the

Travel Museum lake any landscaping. The City ordinances stipulate trees be included: Zoning Ordinance 6.2.6.

- No, they do not. I would like to see more support for people trying to develop in the downtown area. Be that mixed use, or single use, but there is no support from the powers that be.
- No. I would like to see more zoning for industry, recreational, eateries, and business growth.
- What do I think or how do I feel? There is a difference. I don't think Comer City understands its own ordinances. Comp planning was imposed by the state in 1989 and Comer has been dragged kicking and screaming the whole time.
- Yes
- Yes based on my limited knowledge of land use and zoning. I hope that there are zoning plans that would limit expensive multi-family housing that crowds the streets and allows no room for children to play or families to plant gardens. On the other end of the economic spectrum, I hope there are policies in place to avoid "slum lord" style trailer parks as well.
- No response (2)

**LIVE OUTSIDE CITY LIMITS**

- No more stupidly planned apartments or apartments in the downtown area in general.
- Some of the recent developments seem a little haphazard and don't include any green space for the residents
- No response (1)

### 3. Are there any activities you would like to do in your community but cannot? Explain:

**LIVE INSIDE CITY LIMITS**

- At the moment it is not clear on the sales of alcohol how this can be used for events or businesses etc. This is key to getting any new restaurants into downtown.



- Comer seems to be civic and community minded, it is hoped that this continues without the need to make it “trendy”.
- Have a friendly place (like a Pub atmosphere) to enjoy adult beverages and light food. Preferably a business with an outside sitting area.
- i enjoy watching young people participate in group sports such as volleyball and other types of court and nets sports.
- I think it would be great to have a more established and safe walking/biking path within the city limits, so that people within a mile of the elementary school can safely commute without a vehicle.
- I would like to see some activities focused on the middle aged and senior population. We have a lot for young families but not so much for those of us that are getting older and can’t be quite so physical.
- More shopping options.
- More Sidewalks
- PLAY PICKLE BALL. HAVE PICKLE BALL COURTS AT ARNOLD PARK.
- Sidewalks are the most important thing we can include in any plan of action.
- Sit outside in shade
- Walkability is an issue especially for those with limited mobility.
- Yes. I would love to see a health center, i.e. gym, a YMCA or similar facility.
- No response (2)

**LIVE OUTSIDE CITY LIMITS**

- Grocery shop at a small local retail grocery store
- We should have drive in movies
- No response (1)

**4. Are the streets and sidewalks adequately maintained?**

**LIVE INSIDE CITY LIMITS**

- Yes (6)
- No (8)

**LIVE OUTSIDE CITY LIMITS**

- Yes (2)
- No (1)

**5. If no, where are the streets or sidewalks in most need of repair?**

**LIVE INSIDE CITY LIMITS**

- Central downtown area
- College street is always bad. Limbs over hang the road, branches are in the road and there is a pot hole that has been there for at least two years.
- Hill St (I think that’s what it is called) should be paved. As mentioned in answer 3, paths in town to safely walk to school.
- Hill Street is need of upgrading from being a dirt/gravel filled road to a paved road. Also, Laurel Ave is too narrow to accommodate the amount of traffic that travels on it.
- I have sent thoughts to RDC already.
- I would answer “partially” if given the option. The sidewalk from the Cliff Yarbrough Park on the other side of the bridge needs work and perhaps some attention to the water flow that moves dirt onto it. Other sidewalks are in good shape, but the green spaces adjacent to them are not. Improvements that were made several years ago were not maintainable, and the resulting space is a bit unattractive. The Honey Pond Garden Club has done a nice job on North Avenue and I am grateful to the city for allowing them to do that.

- NEED SIDEWALKS ALONG HWY 72. A LOT OF PEOPLE WALK TO DOLLAR GENERAL AND THAT CAN BE DANGEROUS.
- Sidewalks: On Madison Street and all through the city the sidewalks are uneven and need to have trip hazards smoothed with a grinder; Also, need crosswalks for the considerable number of pedestrian patrons at Dollar General, and a pedestrian crosswalk crossing the railroad tracks near Mains Street to unite the 2 halves of the town; Roads: Madison Street needs to be paved down to the Sewer plant; Meadow street needs to be repaired and paved to the City limits.
- The sidewalk directly outside of the downtown blocks are in terrible need of repair and upkeep.
- The sidewalk is broken on Madison Street at the corner of Madison and the “alley” going toward Comer United Methodist Church.
- The streets are great. The sidewalks are in need of repair pretty much all over Comer. There is no safe way to cross over the train tracks. I think this is the most dire need for accessibility to our growing downtown.
- No response (3)

**LIVE OUTSIDE CITY LIMITS**

- We don't have a wide sidewalk to the elementary school from downtown Comer.
- No response (2)

**6. Is the community safe, comfortable, and inviting for people to walk or bike to activities, jobs, shopping, dining, services, etc.?**

**LIVE INSIDE CITY LIMITS**

- Yes (8)
- No (6)

**LIVE OUTSIDE CITY LIMITS**

- Yes (2)
- I Don't know (1)

**7. If not, what are some improvements you would recommend?**

**LIVE INSIDE CITY LIMITS**

- sidewalks
- 1. Take action to bring the unsafe derelict building into acceptable standards. (Old cotton warehouses); 2. Repave the North Avenue parking lot (between the median and the railroad tracks.); 3. Cross walks!; 4. More natural shade: Trees on Main Street, along North Ave at Yarbrough Park, and by the Baptist Church where tree stumps now sit; 5, Yarbrough Park could be much better with public rest rooms, a small performance stage, and some children play equipment; 6. Consider making some downtown streets pedestrian only; 7. Lack of a small food market where fresh food would be available (Danielsville has a nice community food market)
- Even though I chose yes, there are areas for improvement. I would love to see attractive signage coming into town, even on the by-pass if possible, that announces what businesses, churches, and civic organizations we have. It would be reasonable for such groups to pay a fee for this. Signage for North Avenue businesses would be helpful. The parking area by the railroad tracks could be improved with clean lines and entrances, as well as signage. If this parking space is utilized for Main Street and N Avenue businesses, marked crosswalks would be extremely helpful. Improving this area as well as possibly water and power access at CYP would help with future “pop up” businesses as mentioned in the current plan. (#12)
- I would recommend getting a crosswalk at the train tracks on 22.

- More sidewalks
- More trees in downtown shopping area. More sidewalks especially on Main St. Figure out something with trucks coming through town on Main so it is safe to walk and cross the street.
- The stop lights that were in downtown on the corner of main and sunset were removed, there are no crosswalks to get across any of this intersection or any other crosswalks going towards the railroad tracks. Crossing the rail road tracks for people on the other side is life threatening, there is no pathway for them other then to walk in the road. If they cross on the lower area by the farmers market it is a blind hill for cars going over, you cannot even see a person till its to late on the other side.
- We could use more sidewalks on the side streets.
- YES IT IS BUT MORE COULD BE DONE. WOULD BE NICE TO HAVE SIDEWALKS ALONG HWY 72 AS PEOPLE WALK FROM BOTH ENDS OF HWY 72 TO DOLLAR GENERAL.
- No response (5)

**LIVE OUTSIDE CITY LIMITS**

- It would be really great to expand on the park areas to include sidewalks and plantings.
- No response (2)

**8. Does your community have any traffic issues?**

**LIVE INSIDE CITY LIMITS**

- Yes (7)
- No (7)

**LIVE OUTSIDE CITY LIMITS**

- No (3)

**9. If yes, what are the specific traffic issues (check all that apply)**

**LIVE INSIDE CITY LIMITS**

- Unsafe inconvenient to travel without a car (6)
- There aren't enough parking options (1)
- The experience of driving in unpleasant (1)
- No response (8)

**LIVE OUTSIDE CITY LIMITS**

- No response (3)

**10. In your opinion, is park space within or near your community easily accessible to all residents? If not, explain:**

**LIVE INSIDE CITY LIMITS**

- Arnold Park is accessible. Yarborough Park is accessible but could have more attractive sitting areas with trees. The Lions Club Pavilion field could utilize more (pool?).
- It is difficult to access the park if you live on the south side of the train tracks on 22 especially if you are walking with young children. Vehicles speed through the area and there is no safe way to cross the train tracks.
- Yes (2)
- Yes but much of it is on railroad property. We need to have a negotiation with the railroad over space and its rights of way.
- Yes, but generally all parking area need resurfacing and marking.
- Yes, but there is not enough, people with apartments take all the business parking spaces, the large parking lot by the railroad track is not kept up so people do not park there. Over all parking is limited in downtown without these areas.

- Yes, the parking area across from new coffee shop is large and mostly adequate. It needs lines painted to maximize and delineate how to park safely there. Maybe across from farmers market also.
- Yes, Yarbrough Park is a nice addition to the community. I would like to see more benches added through the area, not just in the gazebo. What about restrooms? I know that can present many problems, but may be worth further study. What was the purpose of the covered pavilion in the field near the fairgrounds? If it is a park, the tall grass will deter any use. (This may be Lions Club property.)
- Yes. Arnold Park is a great place and is easy to get to. CYP is a nice place to meet friends, take pictures, and is a good anchor for the festivals we have had in the past. I am curious about the pavilion area on 22 south. Signage for it would be helpful so we know if it is city, county, or privately owned and how it can be used.
- Yes. but more sidewalks to access parks
- No response (3)

**LIVE OUTSIDE CITY LIMITS**

- Yes
- Yes, there seems to be plenty of parking by the railroad tracks and around the city blocks.
- No response (1)

**11. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)? If yes, please explain**

**LIVE INSIDE CITY LIMITS**

- “Crossing the railroad tracks as a pedestrian means stepping into the roadway to cross the railroad tracks. It is very unsure footing; Derelict buildings! We need to bring back recycling of

plastics and glass to trash pick-up, even if we need to slightly increase usage charges.

- Empty building across from Fields Auto Parts needs repair NOT to be torn down
- I don't see any public safety issues other than the difficult to enforce speeding that happens on the Gholston Street curve and Laurel Avenue. The business property along 72 (on the left as you come into town) is an eye-sore that, in my opinion, gives visitors a negative impression of what Comer is like. It is sad to me that this is among the first thing people will see coming to town. I appreciate that a business owner has cleaned up property on the other end of town as people come into Comer from Carlton. I have not checked lately, but in the recent past I was very concerned with the potential danger of metal coming off of the buildings beside the tracks. I think they are privately owned, but a good windstorm could send large metal pieces flying.
- Many of the houses on Main Street (Highway 22 south) are very rundown and the yard maintenance is practically nonexistent. This is probably an issue in other parts of town as well. Can city regulations be written to address this?
- No
- Our public safety personnel do a great job keeping our community safe. There is persistent speeding on hwy 22 coming in and leaving town
- Run down properties on RR properties
- The turn from 72E to 98N is not well lit. It is difficult to see where to turn.
- THERE ARE SEVERAL ABANDONED HOUSES THAT NEED TO BE REMOVED. PROPERTY OWNERS NEED TO EITHER KEEP UP THEIR PROPERTY/HOUSE OR SELL IT. WHAT ARE THE LAWS REGARDING THESE ABANDONED HOUSES THAT ARE UNSIGHTLY, DANGEROUS, AND INVITING FOR CRIMINAL ACTIVITY?
- Trash in Yarbrough Park (not appropriate trash cans), public bathrooms in Around Park. Crossing Main St (from up by the

Lions club pavilion all the way to the rr tracks) is dangerous. and also 72 (is that the cross st at Dollar General?) Store fronts with active businesses in historic downtown town are not maintained (for example: Comerian on the corner); downtown business owners should at least keep up the outside of buildings. Privately owned residential property in downtown should not be right up against businesses to allow for a right away for businesses to access loading etc from the back.

- Very non-walkable in town.
- Yes, there are run down building all down the street in front of the railroad. Roofs are caved in on 2 of them, they are a fire hazard. Intersections of main and sunset is dangerous, there is no cross walk, no lights, and the police do nothing to patrol the semis that fly through town constantly.
- Yes, there are some persistent public safety issues in our community. There is rundown property on Sunset Avenue, Railroad Avenue, and Laurel Avenue that needs to be addressed.
- No response (1)

**LIVE OUTSIDE CITY LIMITS**

- The influx of people from apartments that got thrown up during covid has caused an uptick in petty crime and displacement of locals
- No response (2)

**12. How would you rate the water & sewer services in your community:**

**LIVE INSIDE CITY LIMITS**

**[Average 3.1 (where “Poor” = 1 and “Excellent” = 5)]**

- Very Good (4)
- Good (3)
- Average (3)

- No response (4)

**LIVE OUTSIDE CITY LIMITS**

**[Average 2.0 (where “Poor” = 1 and “Excellent” = 5)]**

- Average (3)

**13. How would you rate the emergency response services in your community:**

**LIVE INSIDE CITY LIMITS**

**[Average 3.8 (where “Poor” = 1 and “Excellent” = 5)]**

- Excellent (3)
- Very Good (4)
- Good (2)
- Poor (1)
- No response (4)

**LIVE OUTSIDE CITY LIMITS**

**[Average 2.7 (where “Poor” = 1 and “Excellent” = 5)]**

- Good (2)
- Average (1)

**14. How would you rate the internet services in your community:**

**LIVE INSIDE CITY LIMITS**

**[Average 2.2 (where “Poor” = 1 and “Excellent” = 5)]**

- Very Good (1)
- Good (2)
- Average (8)
- Poor (2)
- No response (1)

**LIVE OUTSIDE CITY LIMITS**

**[Average 2.5 (where “Poor” = 1 and “Excellent” = 5)]**

- Good (1)
- Average (1)
- Poor (1)

**15. How would you rate the leisure/recreation services in your community:**

**LIVE INSIDE CITY LIMITS**

**[Average 2.3 (where “Poor” = 1 and “Excellent” = 5)]**

- Very Good (2)
- Good (1)
- Average (7)
- Poor (2)
- No response (2)

**LIVE OUTSIDE CITY LIMITS**

**[Average 2.5 (where “Poor” = 1 and “Excellent” = 5)]**

- Very Good (1)
- Poor (1)
- No response (1)

**16. If you would like to explain any of your responses to questions 12-15, provide details here:**

**LIVE INSIDE CITY LIMITS**

- 12) The attention to this area over the past 8 or 10 years is greatly appreciated. I hope that there will be careful attention given to this as developers hope to build more homes; 13) We have had a few occasions to use the EMS and have been very relieved and pleased with the response time and professional, knowledgeable workers; 14) In town internet is

great; many residents outside city limits have limited or no viable options for internet.

- ALL HOMES SHOULD HAVE DECENT AND FAST INTERNET SERVICES - MANY LOCAL BUSINESSES AND PEOPLE WHO WORK AT HOME DEPEND ON THIS.
- I am not on water or sewer so can not answer that question.
- More sidewalks will vastly improve quality of life and enhance health
- Police spend most their time asleep on Highway 72 going after speeders instead of watching over the community in downtown. They are never around in downtown; they disappear at night till 8am in the morning leave comer with no protection. There are kids selling drugs at the gas stations, they do nothing about it; Ambulance service would come from Danielsville, there is nothing nearby; Fire department is excellent; Internet is available for high speed in downtown; There is no leisure / recreation.”
- There are no internet services available other than those you buy through carriers or cable companies.
- No response (8)

**LIVE OUTSIDE CITY LIMITS**

- Watson Mill Sate Park, and the couple of smaller parks in Comer are wonderful! It would be even better to have more public green space for people to walk to and gather. A trail system (sidewalks) connecting the ones within the city limits would be great and to include good signage about our local businesses to help promote and keep them here would also be nice. A ‘walking tour’ connecting parks, business, sites of interests (historical homes, the comer museum, the farmers market, artists, jubilee partners, etc) would be fantastic! We have so much potential and there is interest and support of continuing to bring businesses in (we need a grocery store!!). Marketing these together and connecting them with a walking system would add green outdoor space while also promoting our little town!

- No response (2)

**17. Are there adequate housing options to meet the future needs of the community?**

***LIVE INSIDE CITY LIMITS***

- Yes (3)
- No (8)
- I Don't Know (2)
- No response (1)

***LIVE OUTSIDE CITY LIMITS***

- No (2)
- I Don't Know (1)

**18. What is the most immediate housing need within your community? Explain.**

***LIVE INSIDE CITY LIMITS***

- ...affordable housing
- Affordable decent housing
- Affordable housing for first time homebuyers and affordable rentals.
- Affordable housing for middle income, not apartments!
- Affordable housing for the residents who are on a low fixed income and minimum wage jobs.
- AFFORDABLE HOUSING. RENTS/MORTGAGES ARE TOO HIGH. NEED DECENT 3BR/2BA HOUSES FOR AROUND \$100,000 - THEY ARE DOUBLE THIS PRICE TODAY. COMER IS BECOMING TOO EXPENSIVE FOR MIDDLE AND LOWER INCOME GROUPS.
- Affordable single family homes are rare and rents are astronomical.

- Temporary emergency housing for families that lose their home
- The current economic situation is extreme, so I know this is an area that is largely out of the hands of local planners. We do need affordable and safe housing for families. We are an agricultural county and as such, people who love this community likely love to have yard space for animals, for children to play, and to have gardens. Blue collar families cannot afford \$300,000 homes. It would be wonderful if we could recruit builders and developers who care about families more than making tons of money!
- Zoning and code ordinances
- No response (4)

***LIVE OUTSIDE CITY LIMITS***

- Affordable housing. Too many places are going up that are very expensive and unaffordable to our community residents;
- The displacement by locals because of the apartments built during covid. These apartments were preleased at a higher than average price for this area to mostly out of town people. That in turn made the few local apartments raise their prices displacing the locals already renting them. This came before the big housing boom. So thank you numnuts on the city counsel for approving it without letting anyone know and making it impossible for the locals to live here.
- No response (1)

**19. What cultural and natural resources does your community value?**

***LIVE INSIDE CITY LIMITS***

- Comer is a culturally diverse place to live. Lots of natural recourses in the area.
- Culturally we are family friendly with conservative traditional godly values.

- Green space and wildlife corridors
- I see Watson Mill as being the only thing that is valued. The natural beauty of Comer is a low priority - trees cut down with no plans for replacement and very little native plantings. It's my understanding the Holly Pond Garden Club is working on adding plants, but the City needs to be involved as well. What about grants to individuals willing to open shops or other venues in the abandoned storefronts?
- I value the diversity of people here in Comer; the greenspace, and small town atmosphere.
- Small town activities
- The community takes its downtown Historic District seriously. Unfortunately, we have lost several buildings (like the old telephone Building) in the historic district because the city did not protect them. We need to make the downtown look more like a well preserved and welcoming district to draw people together for recreation and shopping.
- Trees, rural life, access to nature
- Unknown...
- We have many wonderful artists and artisans in Comer. We also have wonderful green spaces, public and private, that are great for our health.
- No response (4)

**LIVE OUTSIDE CITY LIMITS**

- Historical homes and the downtown area, Watson mill bridge state park, the broad river and the south fork as well as local artists. The bakery, the coffee shop, the flower farm, the farmers market, bendzunas glass, the river, Watson mill park, etc... all seem to draw people from outside our community to visit! These are all resources that my family values and loves to support.
- No response (2)

**20. What is a defining characteristic of your community that you would like to see preserved?**

**LIVE INSIDE CITY LIMITS**

- Comer is a classic example of a town that prospered when cotton was king. It is a cross-rail town plan with major highways (State Road 22 and 98 crossing the CSX railway, and old State Road 72 paralleling it. It was the center of rural Georgia life. It has a charming center city that could be a weekend destination for people from Athens if it was pedestrian friendly and had the restaurants, coffee shops, bakeries, and artists's studios (2 potters!) promoted.
- Diversity of people and Small town
- FRIENDLY, WELCOMING SMALL TOWN OPEN TO ALL RACIAL AND ETHNIC GROUPS.
- I would love to see some tree preservation/planting. The median on N Avenue is looking great!
- It is difficult to grow and maintain the closeness of a community like ours. My dream would be that the homes and businesses we recruit and raise up would desire to be part of a network of people who take care of each other, support each other, and communicate with each other.
- Relative quiet (except the railroad). Green space vs paved space.
- Rural natural green spaces
- Small town America. Where we can go to church on Sundays and connect and pray for our friends, help each other and meet our neighbors and catch up on what's happening. We can go to the fair every year and see the rest of our friends. Where it is safe to stand in front of the P Office and greet each other with a hello and "how's your mama an'them?"
- Small town, safe living.
- The downtown could be wonderful if we could generate enough interest to restore it and the other old buildings in our area.



- The history of an old downtown, small shops, restaurants, commerce. Community functions and activities, outside markets.”
- The small town friendly attitude is a wonderful attribute!
- No response (2)

**LIVE OUTSIDE CITY LIMITS**

- Small businesses; Diversity of people living here; Green spaces
- No response (2)

**21. List three small actions your local government could take to improve the quality of life in your neighborhood/community:**

**LIVE INSIDE CITY LIMITS**

- 1) Establish a sidewalks overlay map that requires all future development to meet as terms of any development permit, to extent of their parcel limits. Sidewalks usually include expansion segments anyway, so each parcel developed will have to complete its portion according to professionally designed sidewalk master.
- 1) Grocery Store; 2) Laundry mat; 3) Indoor recreational activities i.e. roller skating, basketball, volleyball, movie theater.
- 1) improve small green spaces in the walking areas of downtown; 2) continue developing CYP in conjunction with the Lions Club (bathrooms, trash cans); 3) signage
- 1) Install a cross walk at the train tracks on hwy 22; 2) General side walk maintenance and repair; 3) More landscaping and trees
- 1) Plant trees and landscape; 2) Address derelict building and encourage businesses downtown; 3) Recontract for recycling with trash removal”

- 1) Strengthen zoning and code ordinances; 2) Make sure we don't outrun our infrastructure
- 1) Take better care of West South Ave right of way; 2) Allow more trees for shade and better landscaping
- 1) walkable town; 2) encourage small businesses for downtown; 3) plant more trees
- 1) add functions for the older population; 2) generate more local shopping; 3) get a grocery store!
- 1)cross walks; 2) better police department; 3) encouraging business to come to Comer
- 1)MORE ACCESSIBLE SERVICES FOR DISABLED PEOPLE; 2) PUBLIC ANNOUCEMENT SIGN IN DOWNTOWN AREA THAT CAN ANNOUCE UPCOMING COMMUNITY EVENTS; 3) SIDEWALKS ALONG HWY 72
- 1) more sidewalks; 2) preservation of green space; 3) Rail transportation for citizens
- 1) Quarterly activities in the park, such as different types of music, arts and crafts, demonstrations of artisan activities, pet shows, food vendors, etc. would encourage a community spirit.
- No response (1)

**LIVE OUTSIDE CITY LIMITS**

- 1) green space acquisitions; 2) a grocery store; 3) affordable housing
- No response (2)

**22. What are the most important projects that the community should complete over the next five years?**

**LIVE INSIDE CITY LIMITS**

- 1) affordable housing zoning and recruiting with protection from over-use of small land areas (for apartments); 2) reasonable internet for those outside city limits; 3) careful attention to road size, traffic patterns, and potential difficulties

as homes are added; 4) regulations and zoning that address what kinds of businesses we desire and don't desire along the by-pass ( I am very unclear about what is possible in this area, but am willing to give input when the time comes)

- 1) Ensure our water and sewer works remain the envy of the other cities in the county; 2) Renovating and improving Yarbrough Park; 3) Pave and redesign the parking lot along North Ave and the Railroad; 4) Make the exits for Comer off the new Hwy 72 by-pass, more beautiful and inviting, with signage clearly indicting the Comer Historic District; 5) Attract a small fresh food market like Danielsville has.
- A GROCERY STORE FOR COMER!
- A grocery store. Generate a welcoming area for new businesses. Affordable single family homes (not developments)
- Clean up the entries into town! When I travel through other small towns, Winterville for example, I'm always impressed with the neat, inviting homes and the well maintained road right of ways.
- Cross walk at train tracks on 22. Maintenance and repair of existing side walks. Beautification of the downtown area. The city does a great job with limited resources. Thanks for all you guys do!"
- Cross walks, making the park downtown usable, putting bathrooms in the park, keeping it clean and taking care of the grounds, trees, grass and buildings. Requiring owners of downtown buildings to maintain them and support the people trying to run businesses there and bring income and life to Comer.
- Landscape intersection of new bypass and Hwy 98. I would like to have cell service on West South Ave
- Maintain a safe, strong educational system.
- More sidewalks.continue work of garden club, Thank you"
- "Same as above. Trees. Improve our water shed and water source. Celebrate our diversity.

- Sidewalks. Begin hot pursuit of passenger rail restortion.
- The most important projects I think the community should complete in the next 5 years is definitely a GROCERY store, laundry mat, an indoor recreational facility, movie theater, affordable housing for the low income, and fixed income families.
- No response (1)

### **LIVE OUTSIDE CITY LIMITS**

- Sidewalk/walking trails connecting parks and places of interest within the city limits. Securing more green space so that the entire town doesn't become over developed. Recruiting a small grocery store to serve the community
- No response (2)

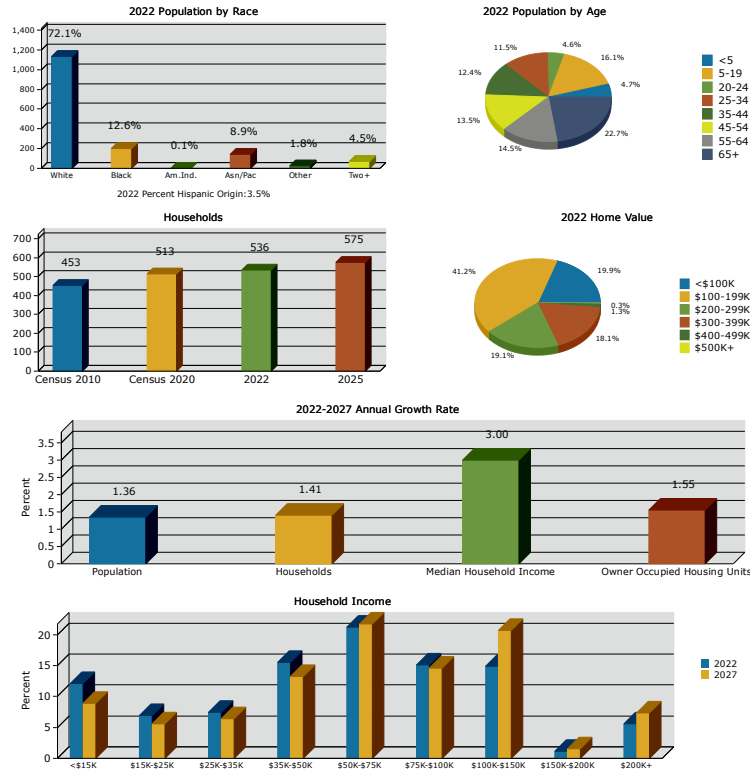
# Community Data



## Graphic Profile

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022

©2022 Esri

Page 1 of 1



## Community Profile

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri

Comer city, G...	
<b>Population Summary</b>	
2010 Total Population	1,325
2020 Total Population	1,512
2022 Total Population	1,574
2027 Total Population	1,684
2022-2027 Annual Rate	1.36%
2022 Total Daytime Population	1,425
Workers	478
Residents	947
<b>Household Summary</b>	
2010 Households	453
2010 Average Household Size	2.72
2020 Total Households	513
2020 Average Household Size	2.74
2022 Households	536
2022 Average Household Size	2.81
2027 Households	575
2027 Average Household Size	2.81
2022-2027 Annual Rate	1.41%
2010 Families	318
2010 Average Family Size	3.22
2022 Families	367
2022 Average Family Size	3.39
2027 Families	393
2027 Average Family Size	3.39
2022-2027 Annual Rate	1.38%
<b>Housing Unit Summary</b>	
2000 Housing Units	446
Owner Occupied Housing Units	72.6%
Renter Occupied Housing Units	19.1%
Vacant Housing Units	8.3%
2010 Housing Units	515
Owner Occupied Housing Units	67.8%
Renter Occupied Housing Units	20.2%
Vacant Housing Units	12.0%
2020 Housing Units	559
Vacant Housing Units	8.2%
2022 Housing Units	585
Owner Occupied Housing Units	64.3%
Renter Occupied Housing Units	27.2%
Vacant Housing Units	8.4%
2027 Housing Units	617
Owner Occupied Housing Units	65.8%
Renter Occupied Housing Units	27.4%
Vacant Housing Units	6.8%
<b>Median Household Income</b>	
2022	\$57,064
2027	\$66,153
<b>Median Home Value</b>	
2022	\$174,074
2027	\$221,127
<b>Per Capita Income</b>	
2022	\$29,475
2027	\$35,356
<b>Median Age</b>	
2010	41.3
2022	45.5
2027	47.8

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022

©2022 Esri

Page 1 of 7



**Community Profile**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

Comer city, G...	
<b>2022 Households by Income</b>	
Household Income Base	536
<\$15,000	12.1%
\$15,000 - \$24,999	6.9%
\$25,000 - \$34,999	7.5%
\$35,000 - \$49,999	15.5%
\$50,000 - \$74,999	21.3%
\$75,000 - \$99,999	15.1%
\$100,000 - \$149,999	14.9%
\$150,000 - \$199,999	1.1%
\$200,000+	5.6%
Average Household Income	\$80,524
<b>2027 Households by Income</b>	
Household Income Base	575
<\$15,000	8.9%
\$15,000 - \$24,999	5.6%
\$25,000 - \$34,999	6.4%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	21.7%
\$75,000 - \$99,999	14.6%
\$100,000 - \$149,999	20.7%
\$150,000 - \$199,999	1.6%
\$200,000+	7.3%
Average Household Income	\$96,335
<b>2022 Owner Occupied Housing Units by Value</b>	
Total	376
<\$50,000	12.0%
\$50,000 - \$99,999	8.0%
\$100,000 - \$149,999	19.7%
\$150,000 - \$199,999	21.5%
\$200,000 - \$249,999	14.1%
\$250,000 - \$299,999	5.1%
\$300,000 - \$399,999	18.1%
\$400,000 - \$499,999	1.3%
\$500,000 - \$749,999	0.3%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$187,832
<b>2027 Owner Occupied Housing Units by Value</b>	
Total	406
<\$50,000	7.6%
\$50,000 - \$99,999	4.2%
\$100,000 - \$149,999	11.6%
\$150,000 - \$199,999	19.2%
\$200,000 - \$249,999	17.5%
\$250,000 - \$299,999	7.4%
\$300,000 - \$399,999	29.8%
\$400,000 - \$499,999	2.0%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$230,603

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.  
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022



**Community Profile**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

Comer city, G...	
<b>2010 Population by Age</b>	
Total	1,324
0 - 4	5.4%
5 - 9	5.7%
10 - 14	6.6%
15 - 24	11.9%
25 - 34	11.5%
35 - 44	13.4%
45 - 54	14.0%
55 - 64	12.0%
65 - 74	10.3%
75 - 84	6.2%
85 +	2.9%
18 +	78.2%
<b>2022 Population by Age</b>	
Total	1,576
0 - 4	4.7%
5 - 9	5.6%
10 - 14	5.6%
15 - 24	9.5%
25 - 34	11.5%
35 - 44	12.4%
45 - 54	13.5%
55 - 64	14.5%
65 - 74	12.1%
75 - 84	7.5%
85 +	3.1%
18 +	81.1%
<b>2027 Population by Age</b>	
Total	1,684
0 - 4	4.5%
5 - 9	5.0%
10 - 14	5.9%
15 - 24	9.3%
25 - 34	9.6%
35 - 44	11.9%
45 - 54	14.0%
55 - 64	14.1%
65 - 74	13.2%
75 - 84	8.9%
85 +	3.6%
18 +	81.1%
<b>2010 Population by Sex</b>	
Males	626
Females	699
<b>2022 Population by Sex</b>	
Males	752
Females	824
<b>2027 Population by Sex</b>	
Males	802
Females	882

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022



**Community Profile**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

Comer city, G...	
<b>2010 Population by Race/Ethnicity</b>	
Total	1,325
White Alone	77.6%
Black Alone	18.8%
American Indian Alone	0.4%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.5%
Two or More Races	1.4%
Hispanic Origin	2.3%
Diversity Index	39.1
<b>2020 Population by Race/Ethnicity</b>	
Total	1,512
White Alone	67.9%
Black Alone	14.1%
American Indian Alone	0.1%
Asian Alone	11.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	4.8%
Hispanic Origin	3.1%
Diversity Index	53.3
<b>2022 Population by Race/Ethnicity</b>	
Total	1,574
White Alone	72.1%
Black Alone	12.6%
American Indian Alone	0.1%
Asian Alone	8.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.8%
Two or More Races	4.5%
Hispanic Origin	3.5%
Diversity Index	49.1
<b>2027 Population by Race/Ethnicity</b>	
Total	1,683
White Alone	70.5%
Black Alone	12.6%
American Indian Alone	0.1%
Asian Alone	9.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.0%
Two or More Races	5.1%
Hispanic Origin	3.6%
Diversity Index	51.2
<b>2010 Population by Relationship and Household Type</b>	
Total	1,326
In Households	93.0%
In Family Households	79.6%
Householder	25.8%
Spouse	19.5%
Child	28.7%
Other relative	3.1%
Nonrelative	2.4%
In Nonfamily Households	13.3%
In Group Quarters	7.0%
Institutionalized Population	4.9%
Noninstitutionalized Population	2.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022



**Community Profile**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

Comer city, G...	
<b>2022 Population 25+ by Educational Attainment</b>	
Total	1,175
Less than 9th Grade	2.7%
9th - 12th Grade, No Diploma	10.2%
High School Graduate	26.6%
GED/Alternative Credential	7.1%
Some College, No Degree	16.5%
Associate Degree	6.6%
Bachelor's Degree	18.9%
Graduate/Professional Degree	11.4%
<b>2022 Population 15+ by Marital Status</b>	
Total	1,323
Never Married	24.0%
Married	50.8%
Widowed	10.6%
Divorced	14.6%
<b>2022 Civilian Population 16+ in Labor Force</b>	
Civilian Population 16+	648
Population 16+ Employed	97.4%
Population 16+ Unemployment rate	2.6%
Population 16-24 Employed	13.3%
Population 16-24 Unemployment rate	9.7%
Population 25-54 Employed	63.5%
Population 25-54 Unemployment rate	1.5%
Population 55-64 Employed	17.3%
Population 55-64 Unemployment rate	0.9%
Population 65+ Employed	5.7%
Population 65+ Unemployment rate	0.0%
<b>2022 Employed Population 16+ by Industry</b>	
Total	631
Agriculture/Mining	2.2%
Construction	8.6%
Manufacturing	14.6%
Wholesale Trade	3.0%
Retail Trade	5.7%
Transportation/Utilities	14.4%
Information	0.0%
Finance/Insurance/Real Estate	1.9%
Services	48.3%
Public Administration	1.3%
<b>2022 Employed Population 16+ by Occupation</b>	
Total	632
White Collar	47.3%
Management/Business/Financial	16.5%
Professional	15.8%
Sales	5.1%
Administrative Support	10.0%
Services	15.0%
Blue Collar	37.7%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.8%
Installation/Maintenance/Repair	3.3%
Production	10.1%
Transportation/Material Moving	16.5%

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 08, 2022



**ACS Population Summary**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	1,825		451	High
Total Households	731		187	High
Total Housing Units	753		187	High
<b>POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT</b>				
Total	1,743	100.0%	422	High
Enrolled in school	352	20.2%	130	High
Enrolled in nursery school, preschool	30	1.7%	43	High
Public school	30	1.7%	43	High
Private school	0	0.0%	14	Low
Enrolled in kindergarten	13	0.7%	13	High
Public school	13	0.7%	13	High
Private school	0	0.0%	14	Low
Enrolled in grade 1 to grade 4	65	3.7%	39	High
Public school	65	3.7%	39	High
Private school	0	0.0%	14	Low
Enrolled in grade 5 to grade 8	97	5.6%	49	High
Public school	97	5.6%	49	High
Private school	0	0.0%	14	Low
Enrolled in grade 9 to grade 12	61	3.5%	44	High
Public school	61	3.5%	44	High
Private school	0	0.0%	14	Low
Enrolled in college undergraduate years	62	3.6%	51	High
Public school	55	3.2%	49	High
Private school	7	0.4%	13	High
Enrolled in graduate or professional school	24	1.4%	23	High
Public school	15	0.9%	19	High
Private school	9	0.5%	13	High
Not enrolled in school	1,391	79.8%	273	High
<b>POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE</b>				
Total	543	100.0%	179	High
Living in Households	453	83.4%	169	High
Living in Family Households	140	25.8%	70	High
Householder	79	14.5%	42	High
Spouse	61	11.2%	34	High
Parent	0	0.0%	14	Low
Parent-in-law	0	0.0%	14	Low
Other Relative	0	0.0%	14	Low
Nonrelative	0	0.0%	14	Low
Living in Nonfamily Households	313	57.6%	158	High
Householder	302	55.6%	155	High
Nonrelative	11	2.0%	16	High
Living in Group Quarters	90	16.6%	51	High

Source: U.S. Census Bureau, 2016-2020 American Community Survey  
Reliability: High Medium Low  
July 08, 2022



**ACS Population Summary**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY PLACE OF WORK</b>				
Total	749	100.0%	227	High
Worked in state and in county of residence	387	51.7%	183	High
Worked in state and outside county of residence	361	48.2%	116	High
Worked outside state of residence	1	0.1%	3	Low
<b>SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER</b>				
Total:	752	100.0%	228	High
Male:	323	43.0%	107	High
Employee of private company	192	25.5%	70	High
Self-employed in own incorporated business	7	0.9%	14	Low
Private not-for-profit wage and salary workers	26	3.5%	23	High
Local government workers	37	4.9%	27	High
State government workers	15	2.0%	14	High
Federal government workers	8	1.1%	13	High
Self-employed in own not incorporated business workers	38	5.1%	48	High
Unpaid family workers	0	0.0%	14	Low
Female:	429	57.0%	175	High
Employee of private company	120	16.0%	55	High
Self-employed in own incorporated business	17	2.3%	30	High
Private not-for-profit wage and salary workers	166	22.1%	166	High
Local government workers	100	13.3%	53	High
State government workers	21	2.8%	18	High
Federal government workers	5	0.7%	8	High
Self-employed in own not incorporated business workers	0	0.0%	14	Low
Unpaid family workers	0	0.0%	14	Low
<b>POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER</b>				
Total	1,689	100.0%	445	High
Population <18 in Households	369	21.8%	165	High
Have a Computer	357	21.1%	164	High
Have NO Computer	12	0.7%	17	High
Population 18-64 in Households	867	51.3%	244	High
Have a Computer	810	48.0%	236	High
Have NO Computer	57	3.4%	62	High
Population 65+ in Households	453	26.8%	169	High
Have a Computer	413	24.5%	167	High
Have NO Computer	40	2.4%	32	High
<b>HOUSEHOLDS AND INTERNET SUBSCRIPTIONS</b>				
Total	731	100.0%	187	High
With an Internet Subscription	430	58.8%	116	High
Dial-Up Alone	3	0.4%	5	High
Broadband	363	49.7%	111	High
Satellite Service	45	6.2%	28	High
Other Service	0	0.0%	14	Low
Internet Access with no Subscription	8	1.1%	10	High
With No Internet Access	293	40.1%	154	High

Source: U.S. Census Bureau, 2016-2020 American Community Survey  
Reliability: High Medium Low  
July 08, 2022



ACS Population Summary

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK</b>				
Total	749	100.0%	227	High
Drove alone	506	67.6%	172	High
Carpooled	56	7.5%	36	High
Public transportation (excluding taxicab)	0	0.0%	14	Medium
Bus or trolley bus	0	0.0%	14	Medium
Light rail, streetcar or trolley	0	0.0%	14	Medium
Subway or elevated	0	0.0%	14	Medium
Long-distance/Commuter Train	0	0.0%	14	Medium
Ferryboat	0	0.0%	14	Medium
Taxicab	1	0.1%	3	Low
Motorcycle	9	1.2%	11	Low
Bicycle	0	0.0%	14	Medium
Walked	157	21.0%	181	Low
Other means	0	0.0%	14	Medium
Worked at home	20	2.7%	19	Low
<b>WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK</b>				
Total	729	100.0%	226	High
Less than 5 minutes	33	4.5%	33	Low
5 to 9 minutes	245	33.6%	158	High
10 to 14 minutes	28	3.8%	27	Low
15 to 19 minutes	49	6.7%	37	Low
20 to 24 minutes	100	13.7%	56	High
25 to 29 minutes	33	4.5%	27	Low
30 to 34 minutes	74	10.2%	42	High
35 to 39 minutes	24	3.3%	23	Low
40 to 44 minutes	38	5.2%	34	Low
45 to 59 minutes	30	4.1%	28	Low
60 to 89 minutes	11	1.5%	10	Low
90 or more minutes	64	8.8%	64	Low
Average Travel Time to Work (in minutes)	27.5		15.7	High
<b>FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS</b>				
Total	517	100.0%	182	High
Own children under 6 years only	28	5.4%	19	Low
In labor force	20	3.9%	16	Low
Not in labor force	8	1.5%	11	Low
Own children under 6 years and 6 to 17 years	25	4.8%	26	Low
In labor force	12	2.3%	18	Low
Not in labor force	13	2.5%	18	Low
Own children 6 to 17 years only	91	17.6%	46	High
In labor force	70	13.5%	39	High
Not in labor force	21	4.1%	19	Low
No own children under 18 years	373	72.1%	179	High
In labor force	319	61.7%	176	High
Not in labor force	54	10.4%	31	High

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Reliability: High Medium Low

July 08, 2022



ACS Population Summary

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSEHOLDS BY OTHER INCOME</b>				
Social Security Income	405	55.4%	162	High
No Social Security Income	326	44.6%	108	High
Retirement Income	128	17.5%	43	High
No Retirement Income	603	82.5%	189	High
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS</b>				
<10% of Income	10	2.9%	15	Low
10-14.9% of Income	3	0.9%	6	Low
15-19.9% of Income	3	0.9%	6	Low
20-24.9% of Income	20	5.8%	30	Low
25-29.9% of Income	14	4.0%	16	Low
30-34.9% of Income	0	0.0%	14	Medium
35-39.9% of Income	0	0.0%	14	Medium
40-49.9% of Income	8	2.3%	17	Low
50+% of Income	15	4.3%	17	Low
Gross Rent % Inc Not Computed	273	78.9%	163	High
<b>HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS</b>				
Total	731	100.0%	187	High
With public assistance income	0	0.0%	14	Medium
No public assistance income	731	100.0%	187	High
<b>HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS</b>				
Total	731	100.0%	187	High
With Food Stamps/SNAP	39	5.3%	26	Low
With No Food Stamps/SNAP	692	94.7%	184	High
<b>HOUSEHOLDS BY DISABILITY STATUS</b>				
Total	731	100.0%	187	High
With 1+ Persons w/Disability	115	15.7%	42	High
With No Person w/Disability	616	84.3%	180	High

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2020, adjusted for inflation.

2016-2020 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2016-2020 ACS estimates, five-year period data collected monthly from January 1, 2016 through December 31, 2020. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Reliability: High Medium Low

July 08, 2022



**ACS Housing Summary**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	1,825		451	High
Total Households	731		187	High
Total Housing Units	753		187	High
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	385	100.0%	98	High
Housing units with a mortgage/contract to purchase/similar debt	247	64.2%	78	High
No Second Mortgage and No Home Equity Loan	230	59.7%	78	High
Multiple Mortgages	17	4.4%	16	Low
Second mortgage and Home Equity Loan	0	0.0%	14	Low
Only Home Equity Loan	17	4.4%	16	Low
Only Second Mortgage	0	0.0%	14	Low
Home Equity Loan without Primary Mortgage	0	0.0%	14	Low
Housing units without a mortgage	138	35.8%	51	High
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$155,905		\$72,559	High
Housing units without a mortgage	\$107,188		\$59,190	High
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	385	100.0%	98	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	15	3.9%	19	Low
10.0 to 14.9 percent	41	10.6%	28	Low
15.0 to 19.9 percent	46	11.9%	21	High
20.0 to 24.9 percent	73	19.0%	46	High
25.0 to 29.9 percent	12	3.1%	10	High
30.0 to 34.9 percent	16	4.2%	16	Low
35.0 to 39.9 percent	0	0.0%	14	Low
40.0 to 49.9 percent	5	1.3%	10	Low
50.0 percent or more	39	10.1%	48	Low
Not computed	0	0.0%	14	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	74	19.2%	42	High
10.0 to 14.9 percent	31	8.1%	28	Low
15.0 to 19.9 percent	18	4.7%	12	Low
20.0 to 24.9 percent	2	0.5%	4	Low
25.0 to 29.9 percent	10	2.6%	17	Low
30.0 to 34.9 percent	0	0.0%	14	Low
35.0 to 39.9 percent	3	0.8%	4	Low
40.0 to 49.9 percent	0	0.0%	14	Low
50.0 percent or more	0	0.0%	14	Low
Not computed	0	0.0%	14	Low

Source: U.S. Census Bureau, 2016-2020 American Community Survey Reliability: High medium low

July 08, 2022



**ACS Housing Summary**

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place  
Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	346	100.0%	159	High
With cash rent	81	23.4%	48	High
Less than \$100	0	0.0%	14	Low
\$100 to \$149	0	0.0%	14	Low
\$150 to \$199	9	2.6%	15	Low
\$200 to \$249	0	0.0%	14	Low
\$250 to \$299	0	0.0%	14	Low
\$300 to \$349	0	0.0%	14	Low
\$350 to \$399	0	0.0%	14	Low
\$400 to \$449	11	3.2%	15	Low
\$450 to \$499	10	2.9%	12	Low
\$500 to \$549	10	2.9%	13	Low
\$550 to \$599	3	0.9%	6	Low
\$600 to \$649	15	4.3%	22	Low
\$650 to \$699	6	1.7%	9	Low
\$700 to \$749	0	0.0%	14	Low
\$750 to \$799	0	0.0%	14	Low
\$800 to \$899	0	0.0%	14	Low
\$900 to \$999	17	4.9%	30	Low
\$1,000 to \$1,249	0	0.0%	14	Low
\$1,250 to \$1,499	0	0.0%	14	Low
\$1,500 to \$1,999	0	0.0%	14	Low
\$2,000 to \$2,499	0	0.0%	14	Low
\$2,500 to \$2,999	0	0.0%	14	Low
\$3,000 to \$3,499	0	0.0%	14	Low
\$3,500 or more	0	0.0%	14	Low
No cash rent	265	76.6%	163	High
Median Contract Rent	\$558		\$148	High
Average Contract Rent	\$594		\$555	Low
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	346	100.0%	159	High
Pay extra for one or more utilities	119	34.4%	67	High
No extra payment for any utilities	227	65.6%	150	Low

Source: U.S. Census Bureau, 2016-2020 American Community Survey Reliability: High medium low

July 08, 2022





ACS Housing Summary

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	346	100.0%	159	High
With cash rent:	81	23.4%	48	High
Less than \$100	0	0.0%	14	Low
\$100 to \$149	0	0.0%	14	Low
\$150 to \$199	0	0.0%	14	Low
\$200 to \$249	0	0.0%	14	Low
\$250 to \$299	0	0.0%	14	Low
\$300 to \$349	0	0.0%	14	Low
\$350 to \$399	0	0.0%	14	Low
\$400 to \$449	0	0.0%	14	Low
\$450 to \$499	9	2.6%	15	Low
\$500 to \$549	18	5.2%	19	Low
\$550 to \$599	3	0.9%	4	Low
\$600 to \$649	0	0.0%	14	Low
\$650 to \$699	10	2.9%	15	Low
\$700 to \$749	0	0.0%	14	Low
\$750 to \$799	3	0.9%	5	Low
\$800 to \$899	8	2.3%	17	Low
\$900 to \$999	30	8.7%	33	Low
\$1,000 to \$1,249	0	0.0%	14	Low
\$1,250 to \$1,499	0	0.0%	14	Low
\$1,500 to \$1,999	0	0.0%	14	Low
\$2,000 to \$2,499	0	0.0%	14	Low
\$2,500 to \$2,999	0	0.0%	14	Low
\$3,000 to \$3,499	0	0.0%	14	Low
\$3,500 or more	0	0.0%	14	Low
No cash rent	265	76.6%	163	High
Median Gross Rent	\$758		\$274	High
Average Gross Rent	\$749		\$660	Low

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Reliability: High medium low

July 08, 2022



ACS Housing Summary

Comer City, GA 2  
Comer City, GA (1319084)  
Geography: Place

Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	753	100.0%	187	High
1, detached	422	56.0%	98	High
1, attached	3	0.4%	5	Low
2	43	5.7%	52	Low
3 or 4	238	31.6%	150	High
5 to 9	0	0.0%	14	Low
10 to 19	0	0.0%	14	Low
20 to 49	3	0.4%	6	Low
50 or more	0	0.0%	14	Low
Mobile home	44	5.8%	31	Low
Boat, RV, van, etc.	0	0.0%	14	Low
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	753	100.0%	187	High
Built 2014 or later	4	0.5%	6	Low
Built 2010 to 2013	15	2.0%	16	Low
Built 2000 to 2009	160	21.2%	74	High
Built 1990 to 1999	260	34.5%	149	High
Built 1980 to 1989	81	10.8%	38	High
Built 1970 to 1979	73	9.7%	49	High
Built 1960 to 1969	37	4.9%	22	High
Built 1950 to 1959	21	2.8%	17	High
Built 1940 to 1949	27	3.6%	31	High
Built 1939 or earlier	75	10.0%	33	High
Median Year Structure Built	1992		3	High
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	731	100.0%	187	High
Owner occupied				
Moved in 2019 or later	9	1.2%	14	Low
Moved in 2015 to 2018	58	7.9%	25	High
Moved in 2010 to 2014	94	12.9%	49	High
Moved in 2000 to 2009	101	13.8%	58	High
Moved in 1990 to 1999	13	1.8%	12	High
Moved in 1989 or earlier	110	15.0%	50	High
Renter occupied				
Moved in 2019 or later	6	0.8%	7	Low
Moved in 2015 to 2018	47	6.4%	37	Low
Moved in 2010 to 2014	37	5.1%	38	Low
Moved in 2000 to 2009	32	4.4%	27	Low
Moved in 1990 to 1999	224	30.6%	150	Low
Moved in 1989 or earlier	0	0.0%	14	Low
Median Year Householder Moved Into Unit	2001		7	High

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Reliability: High medium low

July 08, 2022



**ACS Housing Summary**  
 Comer City, GA 2  
 Comer City, GA (1319084)  
 Geography: Place  
 Prepared by Esri

	2016-2020 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	385	100%	98	High
Less than \$10,000	2	0.5%	4	Low
\$10,000 to \$14,999	3	0.8%	5	Low
\$15,000 to \$19,999	25	6.5%	28	Low
\$20,000 to \$24,999	4	1.0%	6	Low
\$25,000 to \$29,999	0	0.0%	14	Low
\$30,000 to \$34,999	0	0.0%	14	Low
\$35,000 to \$39,999	26	6.8%	47	Low
\$40,000 to \$49,999	19	4.9%	17	Low
\$50,000 to \$59,999	0	0.0%	14	Low
\$60,000 to \$69,999	0	0.0%	14	Low
\$70,000 to \$79,999	19	4.9%	14	Low
\$80,000 to \$89,999	11	2.9%	16	Low
\$90,000 to \$99,999	8	2.1%	12	Low
\$100,000 to \$124,999	40	10.4%	31	Low
\$125,000 to \$149,999	48	12.5%	32	Low
\$150,000 to \$174,999	75	19.5%	35	Low
\$175,000 to \$199,999	41	10.6%	27	Low
\$200,000 to \$249,999	41	10.6%	32	Low
\$250,000 to \$299,999	0	0.0%	14	Low
\$300,000 to \$399,999	21	5.5%	20	Low
\$400,000 to \$499,999	0	0.0%	14	Low
\$500,000 to \$749,999	0	0.0%	14	Low
\$750,000 to \$999,999	0	0.0%	14	Low
\$1,000,000 to \$1,499,999	2	0.5%	7	Low
\$1,500,000 to \$1,999,999	0	0.0%	14	Low
\$2,000,000 or more	0	0.0%	14	Low
Median Home Value	\$143,500		\$20,293	High
Average Home Value	\$138,443		\$53,451	Low

**Data Note:** N/A means not available.

**2016-2020 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2016-2020 ACS estimates, five-year period data collected monthly from January 1, 2016 through December 31, 2020. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2016-2020 American Community Survey

Reliability: High Medium Low

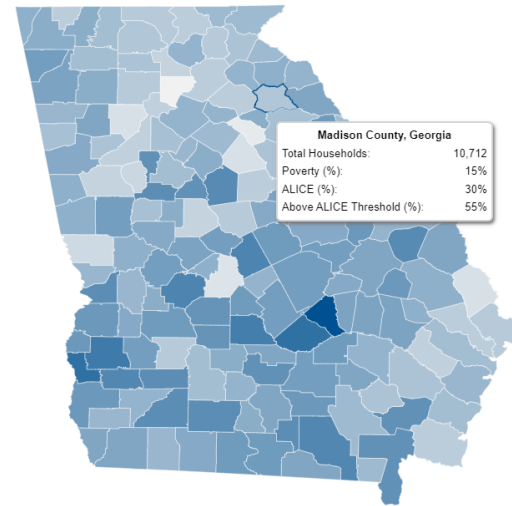
July 08, 2022

©2022 Esri

Page 6 of 6

**County-Level Details, 2018**

[CLICK FOR STATE OVERVIEW](#)



County-level ALICE (“Asset Limited, Income Constrained, Employed”) details for Madison County, 2018 (United for ALICE).

3/10/23, 11:28 AM

H+T Fact Sheets

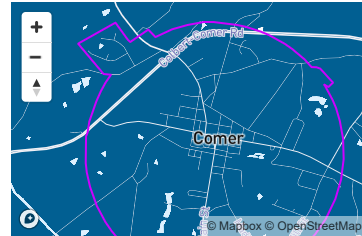


Municipality: Comer, GA

Traditional measures of housing affordability ignore transportation costs. Typically a household's second-largest expenditure, transportation costs are largely a function of the characteristics of the neighborhood in which a household chooses to live. **Location Matters.** Compact and dynamic neighborhoods with walkable streets and high access to jobs, transit, and a wide variety of businesses are more efficient, affordable, and sustainable.

The statistics below are modeled for the Regional Typical Household. Income: \$47,214 Commuters: 1.10 Household Size: 2.50 (Athens-Clarke County, GA)

Map of Transportation Costs % Income



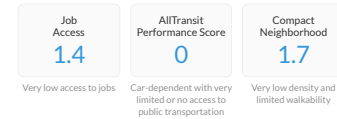
Location Efficiency Metrics

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation.

0% Percent of location efficient neighborhoods

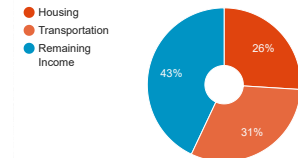
Neighborhood Characteristic Scores (1-10)

As compared to neighborhoods in all 955 U.S. regions in the Index



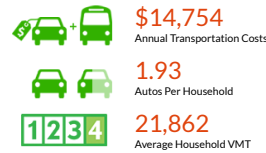
Average Housing + Transportation Costs % Income

Factoring in both housing and transportation costs provides a more comprehensive way of thinking about the cost of housing and true affordability.



Transportation Costs

In dispersed areas, people need to own more vehicles and rely upon driving them farther distances which also drives up the cost of living.



0% Annual Transit Trips 9 Annual Greenhouse Gas per Household 9.03 Tonnes

https://htaindex.cnt.org/fact-sheets/?lat=34.063723&lng=-83.125426&focus=place&gid=5502#fs

1/2

3/10/23, 11:28 AM

H+T Fact Sheets



H+T Metrics

Affordability		Demographics	
Housing + Transportation Costs % Income:	57%	Block Groups:	0
Housing Costs % Income:	26%	Households:	153
Transportation Costs % Income:	31%	Population:	368

Household Transportation Model Outputs

Autos per Household:	1.93
Annual Vehicle Miles Traveled per Household:	21,862
Transit Ridership % of Workers:	0%
Annual Transportation Cost:	\$14,754
Annual Auto Ownership Cost:	\$11,558
Annual VMT Cost:	\$3,188
Annual Transit Cost:	\$7
Annual Transit Trips:	9

Environmental Characteristics

Residential Density 2010:	0.45 HHs/Res. Acre
Gross Household Density:	0.07 HH/Acre
Regional Household Intensity:	2,865 HH/mile <sup>2</sup>
Percent Single Family Detached Households:	79%
Employment Access Index:	2,886 Jobs/mi <sup>2</sup>
Employment Mix Index (0-100):	86
Transit Connectivity Index (0-100):	35
Transit Access Shed:	0 km <sup>2</sup>
Jobs Accessible in 30 Minute Transit Ride:	0
Available Transit Trips per Week:	0
Average Block Perimeter:	2,163 Meters
Average Block Size:	88 Acres
Intersection Density:	13 /mi <sup>2</sup>

Housing Costs

Average Monthly Housing Cost:	\$1,025
Median Selected Monthly Owner Costs:	\$1,105
Median Gross Monthly Rent:	\$849
Percent Owner Occupied Housing Units:	72%
Percent Renter Occupied Housing Unit:	28%

Greenhouse Gas from Household Auto Use

Annual GHG per Household:	9.03 Tonnes
Annual GHG per Acre:	0.68 Tonnes

© Copyright, Center for Neighborhood Technology

https://htaindex.cnt.org/fact-sheets/?lat=34.063723&lng=-83.125426&focus=place&gid=5502#fs

2/2

## 2017 REGIONAL WATER PLAN

# SAVANNAH-UPPER OGEECHEE REGION

### BACKGROUND

The Savannah-Upper Ogeechee Regional Water Plan was initially completed in 2011 and subsequently updated in 2017. The plan outlines near-term and long-term strategies to meet water needs through 2050. Major water resources include portions of the Savannah, Ogeechee, Oconee and Tennessee River basins.

#### OVERVIEW OF SAVANNAH-UPPER OGEECHEE REGION

The Savannah-Upper Ogeechee Region encompasses 20 counties in the northeast portion of Georgia. Over the next 35 years, the population of the region is projected to increase from approximately 629,700 to 784,000 residents. While much of the region's water comes from surface water and regulated reservoirs, portions of the region rely significantly on groundwater aquifers.

In 2015, the Savannah-Upper Ogeechee Region withdrew approximately 316 million gallons per day (MGD) for water supply, with approximately 67 percent drawn from surface water. The region returned approximately 178 MGD of wastewater in 2015, with 52 percent from industrial and 48 percent from municipal sources.

**Counties:** Banks, Burke, Columbia, Elbert, Franklin, Glascock, Hart, Jefferson, Jenkins, Lincoln, Madison, McDuffie, Oglethorpe, Putnam, Richmond, Screven, Stephens, Taliaferro, Warren, Wilkes

#### KEY WATER RESOURCE ISSUES ADDRESSED BY THE COUNCIL

- Low dissolved oxygen levels and other water quality concerns in the Savannah River and Harbor and the sharing of substantial load reductions between Georgia and South Carolina dischargers
- Coordination with South Carolina on shared water resources in the Savannah Basin
- Potential gaps in surface water availability in the Ogeechee Basin
- Concerns about interbasin transfers of water out of the Savannah Basin
- Long-term operating procedures at the USACE reservoirs and the use of adaptive management to maintain conservation pools at the highest possible levels
- More efficient use of water in the region

#### SAVANNAH-UPPER OGEECHEE WATER PLANNING REGION

**RIVER BASINS**

- Oconee
- Ogeechee
- Savannah
- Tennessee

#### FORECASTED REGIONAL WATER DEMANDS

**2015 WATER DEMAND**  
TOTAL = 316 MGD

**2050 WATER DEMAND**  
TOTAL = 425 MGD

**Georgia's State Water Plan**  
SAVANNAH-UPPER OGEECHEE REGION

*For more information, please go to:*  
[waterplanning.georgia.gov/savannah-upper-ogeechee-water-planning-region](http://waterplanning.georgia.gov/savannah-upper-ogeechee-water-planning-region)

### SUMMARY OF 2017 RESOURCE ASSESSMENT RESULTS

**GROUNDWATER:** At the regional level, there will be adequate supplies to meet the region's future groundwater supply needs over the planning horizon.

**SURFACE WATER QUALITY:** Assimilative capacity assessments predicted that some stream segments, including the Savannah Harbor, will have limited capacity to accept future wastewater discharges. Addressing non-point sources of pollution and existing water quality impairments will be a part of addressing the region's future needs.

**SURFACE WATER AVAILABILITY:** Over the next 35 years, the modeling analysis indicates that the water supply needs in the Savannah River Basin can be met, assuming the USACE continues to operate its reservoirs using the current operation protocol; however, peak season agricultural irrigation may result in potential gaps in the Ogeechee Basin (at the Eden planning node). A map of the node locations, their drainage areas, and a summary of the potential gaps are provided below.

#### POTENTIAL 2050 SURFACE WATER GAPS IN THE SAVANNAH-UPPER OGEECHEE REGION

#### SAVANNAH-UPPER OGEECHEE MANAGEMENT PRACTICES

To help address the region's water resources issues and comply with the Georgia Water Stewardship Act (SB 370) and EPD's rules for drought management and water supply efficiency, the Savannah-Upper Ogeechee Plan recommends close to 30 priority water management practices. Representative practices are summarized here.

**WATER CONSERVATION:** To prevent potential gaps in meeting instream flow needs, the Savannah-Upper Ogeechee Plan calls for more aggressive water conservation practices and development of drought management practices for the agricultural users/permittees in the Upper Ogeechee River Basin. The plan also recommends instream flow studies and additional streamflow monitoring in the Ogeechee River Basin.

**WASTEWATER & WATER QUALITY:** Priority practices include development of local water and wastewater plans to identify local infrastructure needs and address watershed-related issues. The Council further supports State implementation of the 5R plan for NPDES permitting to restore water quality in the Savannah River Basin and Harbor.

**RECOMMENDATIONS TO STATE:** The plan recommends that EPD continue to update and refine its water resources database and use this data in subsequent updates to the resource assessments. This information will help guide more localized planning and decision making, as well as strengthen the appropriate and scientifically sound application of management practices.

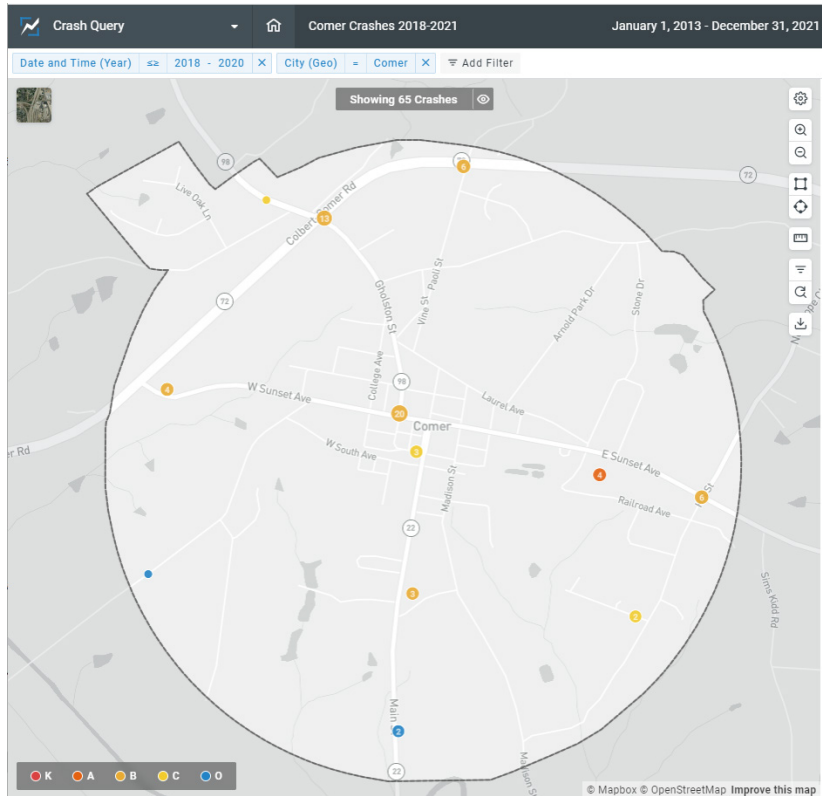
**INTERSTATE WATER PLANNING:** The ongoing discussion between the states of Georgia and South Carolina is a defining issue of the Savannah River Basin. Future updates of the USACE Comprehensive Study are recommended to emphasize the need for maintaining maximum storage in the reservoirs when possible, in light of the economic benefits the lakes bring to the region. The Comprehensive Study is a cost share with Georgia EPD, SODHEC and The Nature Conservancy. With respect to water sharing, the Council has incorporated a preliminary assessment of South Carolina's projected water use into its planning efforts.

#### SUMMARY OF MODELED 2050 POTENTIAL SURFACE WATER GAPS

Node	Duration of Gap (% of total days*)	Avg. Flow Deficit (MGD)	Long-term Avg. Flow (MGD)
Eden	3	16	1,430

\*Model simulation period is 1939 - 2013

PRODUCED: AUGUST 2017



CRASH SUMMARY REPORT

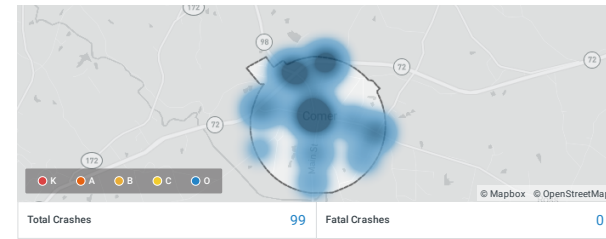
Comer Crashes 2018-2021

Created on March 10, 2023  
 Created by Carol cfaute@negrc.org  
 Data extents: January 1, 2013 to December 31, 2021



Applied Filters

Date and Time (Year) 2018 - 2021 | City (Geo) Comer



GDOT Summary	Collisions Dataset	
Total Crashes	99	100.00%
Intersection Related	43	43.43%
Single Motor Vehicle Involved	37	37.37%
Distracted Driver (Suspected)	22	22.22%
CMV Related	5	5.05%
Distracted Driver (Confirmed)	3	3.03%
Impaired Driving (Confirmed)	3	3.03%
Motorcycle	2	2.02%
+ 3 more	2	2.02%

KABCO Severity	Collisions Dataset	
(O) No Injury	51	51.52%
(B) Suspected Minor/Visible Injury	20	20.20%
(C) Possible Injury / Complaint	19	19.19%
Unknown	7	7.07%
(A) Suspected Serious Injury	2	2.02%
(K) Fatal Injury	0	0.00%

Date and Time (Year)	Collisions Dataset	
2021	34	34.34%
2020	23	23.23%
2019	24	24.24%
2018	18	18.18%

+ 5 more 0 0%

Date and Time (Hour of Day)	Collisions Dataset
2 am - 2 am	2 2.02%
2 am - 4 am	3 3.03%
4 am - 6 am	1 1.01%
6 am - 8 am	14 14.14%
8 am - 10 am	6 6.06%
10 am - 12 pm	12 12.12%
12 pm - 2 pm	10 10.10%
2 pm - 4 pm	14 14.14%
+ 4 more	37 37.37%

Manner of Collision (Crash Level)	Collisions Dataset
Not a Collision with Motor Vehicle	29 29.29%
Angle (Other)	27 27.27%
Rear End	17 17.17%
Left Angle Crash	8 8.08%
(None)	7 7.07%
Head On	7 7.07%
Sideswipe-Same Direction	4 4.04%
+ 2 more	0 0%

Location at Impact (Crash Level)	Collisions Dataset
On Roadway - Roadway Intersection	46 46.46%
On Roadway - Non-Intersection	25 25.25%
Off Roadway	10 10.10%
(None)	7 7.07%
On Shoulder	7 7.07%
Entrance/Exit Ramp	1 1.01%
Median	1 1.01%
On Roadway - Driveway Intersection	1 1.01%
+ 9 more	1 1.01%

Most Harmful Event (Crash Level)	Collisions Dataset
Motor Vehicle in Motion	55 55.56%
Deer	7 7.07%
Animal	4 4.04%
Over Turn	3 3.03%
Parked Motor Vehicle	3 3.03%
Tree	3 3.03%
Ditch	2 2.02%
Highway Traffic Sign Post	2 2.02%
+ 30 more	9 9.09%

Unit Factor\_array Collisions Dataset  
This field contains no values

Area: County	Collisions Dataset
Madison	99 100.00%
+ 158 more	0 0%

Area: GDOT District (Crash Level)	Collisions Dataset
D1	99 100.00%
+ 6 more	0 0%

First Harmful Event	Collisions Dataset
Motor Vehicle in Motion	59 59.60%
Other/Unkpnwn	12 12.12%
Deer	7 7.07%
Animal	6 6.06%
Parked Motor Vehicle	4 4.04%
Highway Traffic Sign Post	3 3.03%
Ditch	2 2.02%
Embankment	2 2.02%
+ 31 more	12 12.12%

## Inflow/Outflow Report

### Selection Area Labor Market Size (All Jobs)

	2019	
	Count	Share
Employed in the Selection Area	528	100.0%
Living in the Selection Area	475	90.0%
Net Job Inflow (+) or Outflow (-)	53	-

### In-Area Labor Force Efficiency (All Jobs)

	2019	
	Count	Share
Living in the Selection Area	475	100.0%
Living and Employed in the Selection Area	27	5.7%
Living in the Selection Area but Employed Outside	448	94.3%

### In-Area Employment Efficiency (All Jobs)

	2019	
	Count	Share
Employed in the Selection Area	528	100.0%
Employed and Living in the Selection Area	27	5.1%
Employed in the Selection Area but Living Outside	501	94.9%

### Inflow Job Characteristics (All Jobs)

	2019	
	Count	Share
Workers Earning \$1,251 to \$3,333 per month	180	35.9%
Workers Earning More than \$3,333 per month	154	30.7%
Workers in the "Goods Producing" Industry Class	38	7.6%
Workers in the "Trade, Transportation, and Utilities" Industry Class	37	7.4%
Workers in the "All Other Services" Industry Class	426	85.0%

### Interior Flow Job Characteristics (All Jobs)

	2019	
	Count	Share
Internal Jobs Filled by Residents	27	100.0%
Workers Aged 29 or younger	10	37.0%
Workers Aged 30 to 54	8	29.6%
Workers Aged 55 or older	9	33.3%
Workers Earning \$1,250 per month or less	18	66.7%
Workers Earning \$1,251 to \$3,333 per month	8	29.6%
Workers Earning More than \$3,333 per month	1	3.7%
Workers in the "Goods Producing" Industry Class	0	0.0%

### Outflow Job Characteristics (All Jobs)

	2019	
	Count	Share
External Jobs Filled by Residents	448	100.0%
Workers Aged 29 or younger	88	19.6%
Workers Aged 30 to 54	266	59.4%
Workers Aged 55 or older	94	21.0%
Workers Earning \$1,250 per month or less	87	19.4%
Workers Earning \$1,251 to \$3,333 per month	187	41.7%
Workers Earning More than \$3,333 per month	174	38.8%
Workers in the "Goods Producing" Industry Class	124	27.7%
Workers in the "Trade, Transportation, and Utilities" Industry Class	86	19.2%
Workers in the "All Other Services" Industry Class	238	53.1%

### Inflow Job Characteristics (All Jobs)

	2019	
	Count	Share
Internal Jobs Filled by Outside Workers	501	100.0%
Workers Aged 29 or younger	104	20.8%
Workers Aged 30 to 54	275	54.9%
Workers Aged 55 or older	122	24.4%
Workers Earning \$1,250 per month or less	167	33.3%

### Interior Flow Job Characteristics (All Jobs)

	2019	
	Count	Share
Workers in the "Trade, Transportation, and Utilities" Industry Class	1	3.7%
Workers in the "All Other Services" Industry Class	26	96.3%

Report Settings	
Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2019
Job Type	All Jobs
Selection Area	Comer city, GA from Places (Cities, CDPs, etc.)
Selected Census Blocks	74
Analysis Generation Date	03/10/2023 13:59 - OnTheMap 6.8.1
Code Revision	f9358819d46a60bb89052036516a1c8fe8bbbbeac
LODES Data Version	20211018_1647

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2019).

Notes:

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

## References

- Esri Business Analyst Online (Esri BAO). <https://bao.arcgis.com/esriBAO>.
- Georgia Department of Transportation (GDOT). Crash Query. <https://gdot.numetric.com>.
- National Register Database. National Register of Historic Places. <https://www.nps.gov/subjects/nationalregister/database-research.htm>.
- Northeast Georgia Comprehensive Economic Development Strategy 2022–2026 (Northeast Georgia Regional Commission). 2022.
- Savannah-Upper Ogeechee Regional Water Planning Council. Savannah-Upper Ogeechee Regional Fact Sheet. 2017.
- Savannah-Upper Ogeechee Regional Water Planning Council. Savannah-Upper Ogeechee Regional Water Plan. 2017.
- United for ALICE. United Way of Northern New Jersey. <https://www.unitedforalice.org>.
- U.S. Census. OnTheMap Application. <https://onthemap.ces.census.gov>.



**City of Comer**  
**Comprehensive Plan**