

UNION CITY

RESOLUTION TO TRANSMIT

WHEREAS, the City of Union City has completed the Community Participation and Community Assessment documents as part of the **Union City Comprehensive Plan 2010-2030**.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective May 1, 2005 and established by the Georgia Planning Act of 1989, and the required public hearing was held on **February 16, 2010**.

BE IT THEREFORE RESOLVED, that the **Union City City Council** does hereby transmit the Community Assessment and the Community Participation Program portions of the Union City Comprehensive Plan 2010-2030 to the Atlanta Regional Commission and the Georgia Department of Community Affairs for official review.

BY: _____

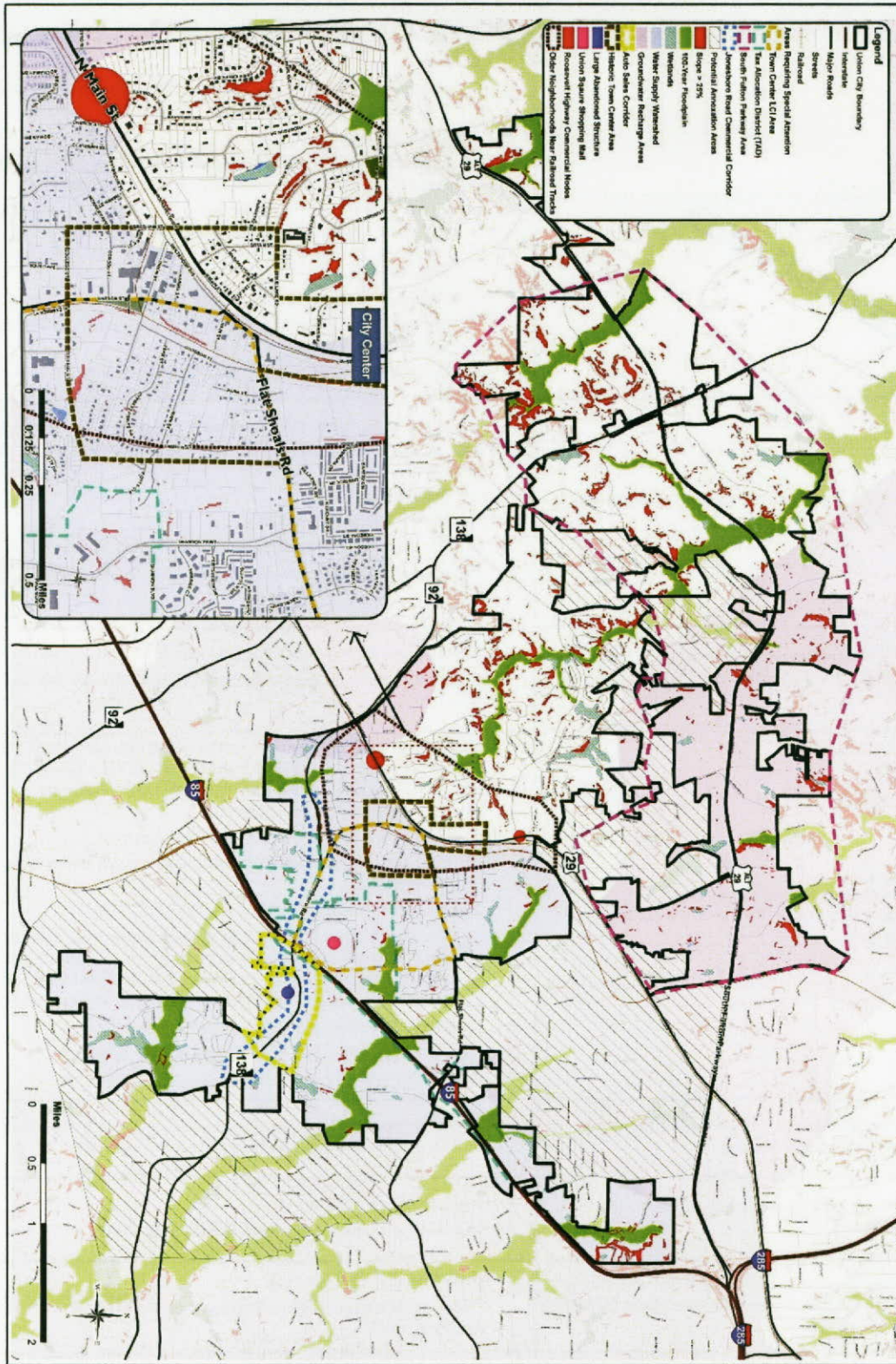
ATTEST: _____

Table 3 Summary of Areas Requiring Special Attention in Union City

| Category | Summary |
|---|--|
| <p>Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development</p> <p style="color: blue; font-size: 2em; transform: rotate(-15deg); opacity: 0.5;">RECEIVED</p> <p style="color: red; font-size: 1.5em; transform: rotate(-15deg); opacity: 0.5;">MAR 25 2010</p> | <ul style="list-style-type: none"> • Cultural <ul style="list-style-type: none"> ○ Historic area of town center and specific properties highlighted in the <i>Analysis of Supporting Data</i>. • Natural areas include: <ul style="list-style-type: none"> ○ Severe slopes: located in some areas in close proximity to South Fulton Parkway and land adjacent to rivers and streams; ○ Water supply watershed: located to the south and east of US-29 are located within a water supply watershed. These areas are important, as they drain into regional water resources used for drinking water; ○ Wetlands: located throughout the city; ○ Groundwater recharge areas; located in western and northern portions of the City; ○ Floodplains: indicated along many of the streams and creeks. |
| <p>Areas where rapid development or change of land uses is likely to occur</p> | <ul style="list-style-type: none"> • South Fulton Parkway corridor has been identified as the primary area for the City's new growth. The <i>South Fulton Parkway Corridor Plan</i> recommended new: <ul style="list-style-type: none"> ○ Activity centers; ○ Residential development; ○ Streets to improve connectivity and mobility in the area. • Potential annexation areas near South Fulton Parkway and east of the City. |
| <p>Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation</p> | <ul style="list-style-type: none"> • South Fulton Parkway corridor (see above). • Potential annexation areas near South Fulton Parkway and east of the City. |
| <p>Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)</p> | <ul style="list-style-type: none"> • Union City Town Center area has been the focus of several planning efforts in recent years. In 2003, the <i>Union City Town Center LCI Study</i> was conducted to establish a vision for the redevelopment of the town center. Vision established included: <ul style="list-style-type: none"> ○ New walkable development and infrastructure; ○ New opportunities for residential, commercial and mixed use development. • Tax Allocation District (TAD) <ul style="list-style-type: none"> ○ The City created TAD to finance public improvements such as new streets as defined in a Redevelopment Plan. Despite these recent efforts, the area continues to experience disinvestment and limited new development. The TAD includes Union Square mall area. • Jonesboro Road commercial corridor. • Auto Sales Corridor east of I-85 and along Jonesboro Rd. • Roosevelt Highway commercial nodes. |
| <p>Large abandoned structures or sites, including those that may be environmentally contaminated</p> | <ul style="list-style-type: none"> • Empty former Bill Heard Chevrolet building and sales lot located on Jonesboro Road east of I-85 (likely not a brownfield). |
| <p>Areas with significant infill development opportunities (scattered vacant sites)</p> | <ul style="list-style-type: none"> • TAD area (See TAD above). • LCI area (See Union City Town Center area above). |
| <p>Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole</p> | <ul style="list-style-type: none"> • TAD area (See TAD above). • Older neighborhoods (generally closer to the railroad than other neighborhoods). |

CASS Revisions
ARSA

Map 2 Areas Requiring Special Attention in Union City



| Transportation Alternatives | | |
|---|---------|--|
| Alternatives to transportation by automobile, including mass transit, bicycle routes and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged. | | |
| Question | Yes (✓) | Comments |
| 1. We have public transportation in our community. | ✓ | MARTA Bus System |
| 2. We require that new development connects with existing development through a street network, not a single entry/exit. | ✓ | |
| 3. We have a good network of sidewalks to allow people to walk to a variety of destinations. | ✓ | |
| 4. We have a sidewalk ordinance in our community that requires all new development to provide user-friendly sidewalks. | ✓ | |
| 5. We require that newly built sidewalks connect to existing sidewalks wherever possible. | ✓ | |
| 6. We have a plan for bicycle routes through our community. | | Although there is not a specific bicycle plan for the city there are designated bike lanes in several areas. |
| 7. We allow commercial and retail development to share parking areas wherever possible. | ✓ | |
| Regional Identity | | |
| Regions should promote and preserve an "identity," defined in terms of traditional regional architecture, common economic linkages that bind the region together, or other shared characteristics. | | |
| Question | Yes (✓) | Comments |
| 1. Our community is characteristic of the region in terms of architectural styles and heritage. | | |
| 2. Our community is connected to the surrounding region for economic livelihood through businesses that process local agricultural products. | ✓ | |
| 3. Our community encourages businesses that create products that draw on our regional heritage (mountain, agricultural, metropolitan, coastal, etc.). | ✓ | |
| 4. Our community participates in the Georgia Department of Economic Development's regional tourism partnership. | | |
| 5. Our community promotes tourism opportunities based on the unique characteristics of our region. | ✓ | City has several hotels due to the proximity to the Airport |
| 6. Our community contributes to the region, and draws from the region, as a source of local culture, commerce, entertainment and education. | ✓ | |

*CASS Revisions
 & CO Assessment*

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| <i>Traditional Neighborhoods (cont.)</i> | | |
|---|----------------|---|
| <i>Question</i> | <i>Yes (✓)</i> | <i>Comments</i> |
| 8. Some of our children can and do walk to school safely. | ✓ | City plans to partner with Safe Routes to School program. |
| 9. Some of our children can and do bike to school safely. | ✓ | City plans to partner with Safe Routes to School program. |
| 10. Schools are located in or near neighborhoods in our community. | ✓ | Two elementary schools and one proposed middle school located within the City limits. |
| <i>Infill Development</i> | | |
| Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community. | | |
| <i>Question</i> | <i>Yes (✓)</i> | <i>Comments</i> |
| 1. Our community has an inventory of vacant sites and buildings that are available for redevelopment and/or infill development. | ✓ | A database of vacant sites within the LCI Study area was prepared in 2005 |
| 2. Our community is actively working to promote Brownfield redevelopment. | ✓ | Walgreen's site was a brownfield project located on property that was formerly a contaminated gas station. |
| 3. Our community is actively working to promote greyfield redevelopment. | ✓ | |
| 4. We have areas of our community that are planned for nodal development (compacted near intersections rather than spread along a major road). | ✓ | LCI Study and <i>South Fulton Parkway Corridor Plan</i> both outlined development nodes |
| 5. Our community allows small lot development (5,000 square feet or less) for some uses. | ✓ | |
| <i>Sense of Place</i> | | |
| Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment. | | |
| <i>Question</i> | <i>Yes (✓)</i> | <i>Comments</i> |
| 1. If someone dropped from the sky into our community, he or she would know immediately where he or she was, based on our distinct characteristics. | | Commercial district is identifiable, but other areas are not as identifiable. City has sought to partner with GDOT to obtain additional funding to establish an additional City gateway. |
| 2. We have delineated the areas of our community that are important to our history and heritage, and have taken steps to protect those areas. | ✓ | City's zoning ordinance includes a Historic District designation. However, this is not considered a locally-designated historic district by the State's Historic Preservation Division. |
| 3. We have ordinances to regulate the aesthetics of development in our highly visible areas. | ✓ | City has exterior building material requirements for both residential and commercial developments. There is an overlay district for Roosevelt Highway that calls for specific architectural design. |
| 4. We have ordinances to regulate the size and type of signage in our community. | ✓ | City has taken a strict stance on signage |
| 5. We offer a development guidebook that illustrates the type of new development we want in our community. | ✓ | |
| 6. If applicable, our community has a plan to protect designated farmland. | | |

***FINAL
FOR ARC AND DCA REVIEW***

**UNION CITY
Comprehensive Plan
2010-2030**

**Community
Assessment
Analysis of Supporting Data**

Prepared for:

City of Union City
Union City, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

In association with:

Planners for Environmental Quality, Inc.
Union City, Georgia

February 16, 2010

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INTRODUCTION

Introduction to the Analysis of Supporting Data for the City of Union City, Georgia

The *Analysis of Supporting Data* follows the guidelines of the Rules of Georgia Department of Community Affairs (DCA), Chapter 110-12-1, Standards and Procedures for Local Comprehensive Planning, effective May 1, 2005. This document presents the full collection of analysis and supporting data that provides the backbone of the *Community Assessment*. Maps associated with this document can be found in Appendix A: Atlas of Supportive Maps.

The City of Union City cover approximately 18.2 square miles of predominantly suburban landscape and is part of the Atlanta Regional Commission (ARC), as defined by DCA for the purpose of regional planning. The ARC, referred to as the *region* in this report, includes the following 10 counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale.

The U.S. Census Bureau defines the City of Union City as part of the 28-county Atlanta-Sandy Springs-Marietta Metropolitan Statistical Area, referred to as the *MSA* throughout this report. The MSA includes Barrow, Bartow, Butts, Carroll, Cherokee, Clayton, Cobb, Coweta, Dawson, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Haralson, Heard, Henry, Jasper, Lamar, Meriwether, Newton, Paulding, Pickens, Pike, Rockdale, Spalding and Walton.

The federal government defines the City of Union City as part of the 18-county Metropolitan Planning Organization, referred to as *MPO* in this report, for regional transportation planning to meet air quality standards and for programming projects to implement the adopted Regional Transportation Plan. The MPO includes Barrow, Bartow, Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry, Newton, Rockdale, Spalding, and Walton counties.

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POPULATION

Identification of trends and issues in population growth and significant changes in the demographic characteristics of the community

2.1. Total Population

2.1.1. Historic Population

Union City's population grew steadily from 1960 through 2009. As shown in Tables 2-1 and 2-2, Union City experienced population growth during each of the last five decades. Population increases have occurred in recent years as the City annexed property and as new development occurred in undeveloped areas. The population change shown between the 2008 estimates provided by the Census and the 2009 estimate provided by ESRI Business Analyst Online (and based on the City boundary as of January 1, 2010) reflects the additional residents brought into the City following annexation.

Table 2-1 Historic Population 1960-2009- City

| 1960 | 1970 | 1980 | 1990 | 2000 | 2008 | 2009 ¹ |
|-------|-------|-------|-------|--------|--------|-------------------|
| 2,118 | 3,030 | 4,780 | 9,347 | 11,621 | 16,961 | 21,189 |

¹The 2009 population estimate was generated by ESRI Business Analyst Online and included annexation areas through 2009.

Source: U.S. Census Bureau Annual Estimates of the Population for Places of Georgia: April 1, 2000 to July 1, 2008

Table 2-2 Historic Population Growth Rates 1960-2009 – City

| Calculation | 1960-1970 | 1970-1980 | 1980-1990 | 1990-2000 | 2000-2008 |
|----------------------------|-----------|-----------|-----------|-----------|-----------|
| Percent Change | 43.1% | 57.8% | 95.5% | 24.3% | 46.0% |
| Ave. Annual Rate of Change | 3.6% | 4.7% | 6.9% | 2.2% | 4.8% |

Source: U.S. Census Bureau Annual Estimates of the Population for Places of Georgia: April 1, 2000 to July 1, 2008

2.1.2. Population Growth in Surrounding Areas

As shown in Table 2-3, Union City's growth rate between 2000 and 2008 outpaced the rate of growth for the County, MSA and State. The City's growth rate surpassed that of South Fulton municipalities Chattahoochee Hills, College Park and East Point, while falling short of the rates posted by Fairburn and Palmetto.

Table 2-3 Population Trends – City, Surrounding Cities, County, MSA and State

| Area | Total Population | | | 1990-2000 | | 2000-2008 | |
|------------------------------------|------------------|-----------|-----------|-----------|------------------|-----------|------------------|
| | 1990 | 2000 | 2008 | % Change | Ave. Annual Rate | % Change | Ave. Annual Rate |
| Union City | 9,347 | 11,621 | 16,961 | 24.3% | 2.2% | 46.0% | 4.8% |
| Chattahoochee Hills | NA | 2,319 | 2,229 | NA | NA | -3.9% | -0.5% |
| College Park | 20,457 | 20,382 | 19,969 | -0.4% | 0.0% | -2.0% | -0.3% |
| East Point | 34,402 | 39,595 | 43,418 | 15.1% | 1.4% | 9.7% | 1.2% |
| Fairburn | 4,013 | 5,464 | 11,024 | 36.2% | 3.1% | 101.8% | 9.2% |
| Palmetto | 2,612 | 3,400 | 5,053 | 30.2% | 2.7% | 48.6% | 5.1% |
| Fulton County | 648,951 | 816,006 | 1,014,932 | 25.7% | 2.3% | 24.4% | 2.8% |
| Atlanta-Sandy Springs-Marietta MSA | 2,833,511 | 4,247,981 | 5,376,285 | 49.9% | 4.1% | 26.6% | 3.0% |
| State of Georgia | 6,478,216 | 8,186,453 | 9,685,744 | 26.4% | 2.4% | 18.3% | 2.1% |

Source: U.S. Census Bureau Annual Estimates of the Population for Counties of Georgia 2008, U.S. Census Bureau Annual Estimates of the Population for Places of Georgia: April 1, 2000 to July 1, 2008

2.1.3. Population Projections

Population projections, shown in Table 2-4, show a 3.8% average annual growth rate between 2009 and 2014 to reach a 2014 population of 28,272. An average annual growth rate of 1.7% is projected for 2020 through 2030, which results in a 2030 population of 33,463 (a 57.9% increase from 2009 to 2030).

Table 2-4 Population Projections

| 2009 | 2014 ¹ | 2020 ² | 2025 ² | 2030 ² |
|--------|-------------------|-------------------|-------------------|-------------------|
| 21,189 | 25,552 | 28,272 | 30,758 | 33,463 |

¹ESRI Business Analyst Online Projection (3.8% average annual growth rate from 2009 to 2014)

²Based on 1.7% average annual growth rate from 2014 to 2030, which is the growth rate projected for Census Tract 105.13 (largest of the Census Tracts included in - or that include part of - Union City) by ARC during the *Envision6* planning process.

Source: ESRI, MACTEC

2.1.4. Household Size

Union City's average household size grew from 2.20 in 1990 to 2.47 in 2009 and is projected to increase slightly to 2.48 by 2014, as shown in Table 2-5. The City's average household size is significantly lower than that of the County, MSA and State, as shown in Table 2-6. Average household size does not include those living in group quarters. The increasing household size rejects both State and national trends. The trend, however, is typical for a growing community that adds young families with children in a larger proportion than it adds childless households. More data is needed to better understand if a reversal in the household size has occurred in Union City. The 2010 Census, based on an actual count of households rather than the sample data used to prepare the U.S. Census Bureau's American Community Survey (ACS), will provide those answers. The 2010 Census data, however, will not be available until at least 2011.

Table 2-5 Historical and Projected Average Household Size 1990, 2000 and 2009 – City

| 1990 | 2000 | 2009 | 2014 |
|------|------|------|------|
| 2.20 | 2.36 | 2.47 | 2.48 |

Source: U.S. Census Bureau: 1990 and 2000; American Community Survey 2008 (2006-2008 three-year estimate), ESRI Business Analyst Online

Table 2-6 Average Household Size 2008 – City, County, MSA and State

| Year | 2008 ¹ |
|------------------|-------------------|
| Union City | 2.47 |
| Fulton County | 2.65 |
| MSA | 2.77 |
| State of Georgia | 2.69 |

¹ Union City's Average Household Size shown here is the 2009 estimate prepared by ESRI. 2008 estimates for cities the size of Union City were not part of the ACS.

Source: U.S. Census Bureau: 2000 Census; American Community Survey 2008 (2006-2008 three-year estimate), ESRI

2.2. Age

2.2.1. Age Distribution

Age distribution affects a variety of needs and services as the City plans for future housing, commercial development, public institutions, and recreational facilities. Table 2-7 shows the historical and projected age distribution for Union City. The age groups that make up the school age group (those 5 to 19 years old) increased significantly during the last two decades. In doing so, these age groups increased their share of the overall population from 1990 to 2000, but then saw slight declines in overall share from 2000 to 2009 as other age groups also saw tremendous growth. Increases in those in age groups below age 19 impact City services aimed at children (e.g. parks and recreation, social services, etc.). One reason for the reduction in share for the school age groups is the larger growth of those in retirement or nearing retirement. For example, from 2000 to 2009 the 55 to 64 years and 65 to 75 years groups grew at rates of 166.6% and 110.2%, respectively. The 85 years and older group increased by 72.8% between 2000 and 2009. Increases in those over 85, which follow State and national trends, also has implications on social services provided for seniors and the health care industry.

Table 2-7 Historical Age Distribution 1990, 2000, 2009 and 2014 – City

| Age Group | 1990 | | 2000 | | 2009 | | 2014 | | % Change | |
|--------------------|-------|------------|-------|------------|-------|------------|-------|------------|-----------|-----------|
| | Total | % of Total | Total | % of Total | Total | % of Total | Total | % of Total | 1990-2000 | 2000-2009 |
| Under 5 years | 621 | 7.4% | 1,004 | 7.8% | 1,636 | 7.7% | 1,986 | 7.8% | 61.7% | 62.9% |
| 5 to 9 years | 510 | 6.1% | 1,104 | 8.5% | 1,621 | 7.7% | 1,967 | 7.7% | 116.5% | 46.8% |
| 10 to 14 years | 461 | 5.5% | 1,069 | 8.3% | 1,590 | 7.5% | 1,916 | 7.5% | 131.9% | 48.7% |
| 15 to 19 years | 539 | 6.4% | 974 | 7.5% | 1,590 | 7.5% | 1,743 | 6.8% | 80.7% | 63.2% |
| 20 to 24 years | 797 | 9.5% | 878 | 6.8% | 1,620 | 7.6% | 1,958 | 7.7% | 10.2% | 84.5% |
| 25 to 34 years | 1943 | 23.2% | 2,311 | 17.9% | 3,443 | 16.2% | 4,337 | 17.0% | 18.9% | 49.0% |
| 34 to 44 years | 1353 | 16.2% | 2,077 | 16.1% | 2,884 | 13.6% | 3,239 | 12.7% | 53.5% | 38.9% |
| 45 to 54 years | 674 | 8.0% | 1,721 | 13.3% | 2,829 | 13.4% | 3,075 | 12.0% | 155.3% | 64.4% |
| 55 to 64 years | 447 | 5.3% | 791 | 6.1% | 2,109 | 10.0% | 2,690 | 10.5% | 77.0% | 166.6% |
| 65 to 74 years | 510 | 6.1% | 482 | 3.7% | 1,013 | 4.8% | 1,605 | 6.3% | -5.5% | 110.2% |
| 75 to 84 years | 418 | 5.0% | 362 | 2.8% | 581 | 2.7% | 714 | 2.8% | -13.4% | 60.5% |
| 85 years and older | 102 | 1.2% | 158 | 1.2% | 273 | 1.3% | 319 | 1.2% | 54.9% | 72.8% |

Source: U.S. Census Bureau 1990, 2000; ESRI Business Analyst Online (Union City) provided 2009 estimate and 2014 projection

As shown in Table 2-8, the age distribution of Union City in 2008 included a slightly larger proportion of the population in the younger age group categories and slightly smaller proportion in the older age group categories. This lined up with that of the MSA, State and nation. The share of school age population for the County is slightly lower than that of the MSA (19.3%), slightly higher than the County and nation, but consistent with the MSA and State. The share of those 65 years and older in the City (8.8%) is slightly higher than the County and MSA, but lower than that of the State and nation.

Table 2-8 Age Distribution Comparison 2008 – City, County, MSA, State and Nation

| Age Groups | Union City ¹ | Fulton County | MSA | State of Georgia | United States |
|--------------------|-------------------------|---------------|-------|------------------|---------------|
| Under 5 years | 7.7% | 7.2% | 7.8% | 7.6% | 6.9% |
| 5 to 9 years | 7.7% | 7.0% | 7.4% | 7.2% | 6.6% |
| 10 to 14 years | 7.5% | 6.7% | 7.3% | 7.2% | 6.8% |
| 15 to 19 years | 7.5% | 6.9% | 6.9% | 7.3% | 7.2% |
| 20 to 24 years | 7.6% | 6.5% | 6.3% | 6.9% | 6.9% |
| 25 to 34 years | 16.2% | 14.7% | 14.6% | 14.1% | 13.3% |
| 34 to 44 years | 13.6% | 17.3% | 16.8% | 15.4% | 14.3% |
| 45 to 54 years | 13.4% | 14.9% | 14.6% | 14.2% | 14.6% |
| 55 to 64 years | 10.0% | 10.9% | 10.0% | 10.2% | 10.8% |
| 65 to 74 years | 4.8% | 4.6% | 4.8% | 5.6% | 6.5% |
| 75 to 84 years | 2.7% | 2.3% | 2.5% | 3.2% | 4.4% |
| 85 years and older | 1.3% | 1.1% | 0.9% | 1.2% | 1.7% |

¹ Ave. HH Size shown is the 2009 estimate prepared by ESRI. 2008 estimates for Union City were not part of the ACS.

Source: ESRI Business Analyst Online, American Community Survey 2006-2008

The anticipated shifts in the overall age distribution of residents in Union City are not predicted to change significantly in the next 20 years. The population in each age group is projected to see continued growth, increasing significantly the number of retirement-age and school-age residents. Therefore, changes in the age distribution alone are not significant enough to warrant major policy changes or improvements. While the proportion may remain relatively constant, the rapid rate of growth in total population will lead to significant growth in the real population number for each age group and these increases will drastically impact the service demands for each group. National projections anticipate that the senior citizen share of the population will increase significantly during this time period. For example, the number of Americans aged 45 to 65 (who will reach age 65 over the next two decades) increased by 39% from 1994 to 2004, according to the U.S. Department of Health and Human Services' Administration on Aging. The nation's 25 to 54 age groups are projected to increase from 55% to 59% between 2005 and 2030.

2.2.2. Median Age

The median age for Union City increased from 30.4 years in 1990 to 32.0 years by 2009, making it younger than the County, MSA, State, nation, as shown in Table 2-9.

Table 2-9 Median Age 1990, 2000 and 2009 – City, County, MSA, State and Nation

| Year | 1990 | 2000 | 2008 ¹ |
|------------------|------|------|-------------------|
| Union City | 30.4 | 31.1 | 32.0 |
| Fulton County | 32.0 | 32.8 | 35.5 |
| MSA | 31.5 | 33.0 | 34.8 |
| State of Georgia | 31.6 | 33.4 | 34.8 |
| United States | 32.6 | 35.3 | 36.7 |

Source: U.S. Census Bureau: 2000 Census; DCA 2009, American Community Survey 2008 (2006-2008 three-year estimate), ESRI Business Analyst Online

2.3. Race and Ethnicity

2.3.1. Racial and Ethnic Makeup

African American residents represented the largest share of Union City's population with an estimated 77.6% in 2009, as shown in Table 2-10. The number of *white* residents in the City decreased slightly from 1990 to 2009, while the population of *African American* residents has dramatically increased. The Census does not include *Hispanic* as a race, but accounts for this population under ethnicity. As a result, people of *Hispanic origin* generally make up portions of more than one racial group. The figures included with this analysis include *Hispanic origin* with the various racial groups for comparison purposes. As a group, the number of persons of *Hispanic origin* increased from 188 in 1990 to 1,686 in 2009 and is projected to reach 2,325 by 2014. Meanwhile, Union City's population in 2008 was less diverse than that of the County, MSA and State, as shown in Table 2-11.

Table 2-10 Race and Hispanic Origin Share of Population 1990, 2000, 2009 and 2014 – City

| Area | 1990 | | 2000 | | 2009 | | 2014 | | % Change 2000-2008 |
|----------------------------|--------|------------|--------|------------|--------|------------|--------|------------|-----------------------|
| | Number | % of Total | Number | % of Total | Number | % of Total | Number | % of Total | |
| White Alone | 3,942 | 47.1% | 2,974 | 23.0% | 3,242 | 15.3% | 3,245 | 12.7% | 9.0% |
| African American Alone | 4,304 | 51.4% | 9,221 | 71.3% | 16,439 | 77.6% | 20,264 | 79.3% | 78.3% |
| American Indian Alone | 10 | 0.1% | 28 | 0.2% | 43 | 0.2% | 51 | 0.2% | 53.6% |
| Asian Alone | 57 | 0.7% | 120 | 0.9% | 189 | 0.9% | 230 | 0.9% | 57.5% |
| Pacific Islander Alone | 4 | 0.0% | 2 | 0.0% | 4 | 0.0% | 1,278 | 5.0% | 100.0% |
| Other Race ¹ | 58 | 0.7% | 354 | 2.7% | 885 | 4.2% | 486 | 1.9% | 118.5% |
| Hispanic Origin (any race) | 188 | 2.2% | 770 | 6.0% | 1,686 | 8.0% | 2,325 | 9.1% | 119.0% |

¹Other Race includes the following categories: *Some Other Race Alone* and *Two or More Races*

U.S. Census Bureau (SF1); Annual Estimates of the Resident Population by Sex, Race and Hispanic or Latino Origin for Counties: April 1, 2000 to July 1, 2008, ESRI Business Analyst Online

Table 2-11 Race and Hispanic Origin 2008 – City, County, MSA and State

| Category | Union City | Fulton County | MSA | State of Georgia |
|----------------------------|------------|---------------|-------|------------------|
| White Alone | 15.3% | 48.4% | 58.3% | 62.2% |
| African American Alone | 77.6% | 42.5% | 31.1% | 29.7% |
| American Indian Alone | 0.2% | 0.2% | 0.2% | 0.2% |
| Asian Alone | 0.9% | 4.2% | 4.1% | 2.8% |
| Pacific Islander Alone | 0.0% | 0.1% | 0.1% | 0.0% |
| Other Race ¹ | 6.0% | 4.7% | 6.2% | 5.0% |
| Hispanic Origin (any race) | 8.0% | 8.0% | 9.3% | 7.7% |

¹Other Race includes the following categories: *Some Other Race Alone* and *Two or More Races*

Source: ESRI Business Analyst Online, ACS

2.4. Income

2.4.1. Household Income

As shown in Table 2-12, household income distribution changes between 2000 and 2009 shifted a larger share of the City's total households to higher income brackets, as evidenced by a 12.5% drop in households in the \$15,000-\$24,999 category and large percentage increases in households earning \$75,000 and over. Inflation and rising incomes both contributed to these shifts. The largest percentage increase between 2000 and 2009 occurred within in the \$200000+ bracket that experienced an increase of 255.6%.

Table 2-12 Household Income Distribution 2000, 2009, 2014 – City

| Household Median Income Category | 2000 | | 2009 | | 2014 | | % Change 2000-2008 |
|----------------------------------|--------|------------|--------|------------|--------|------------|--------------------|
| | Number | % of Total | Number | % of Total | Number | % of Total | |
| Less than \$15,000 | 756 | 13.9% | 899 | 10.5% | 963 | 9.4% | 18.9% |
| \$15,000 - \$24,999 | 854 | 15.7% | 747 | 8.7% | 854 | 8.3% | -12.5% |
| \$25,000 - \$34,999 | 802 | 14.8% | 994 | 11.6% | 1,035 | 10.1% | 23.9% |
| \$35,000 - \$49,999 | 1,213 | 22.3% | 1,453 | 17.0% | 1,573 | 15.3% | 19.8% |
| \$50,000 - \$74,999 | 1,117 | 20.6% | 2,094 | 24.5% | 2,527 | 24.6% | 87.5% |
| \$75,000 - \$99,999 | 411 | 7.6% | 1,458 | 17.1% | 2,225 | 21.7% | 254.7% |
| \$100,000 - \$149,999 | 210 | 3.9% | 706 | 8.3% | 809 | 7.9% | 236.2% |
| \$150,000 - \$199,999 | 48 | 0.9% | 127 | 1.5% | 170 | 1.7% | 164.6% |
| \$200,000 + | 18 | 0.3% | 64 | 0.7% | 97 | 0.9% | 255.6% |

Source: ESRI Business Analyst Online

As shown in Table 2-13, the share of those in the City's highest income brackets was lower than the County, MSA and statewide share for those categories. Proportions of the population in Union City within the middle income brackets (ranging from \$35,000 to \$99,999) were higher than proportions for the County, MSA and State.

Table 2-13 Household Income Distribution 2008 – City, County, MSA and State

| Category | Union City | Fulton County | MSA | State of Georgia |
|-----------------------|------------|---------------|-------|------------------|
| Less than \$15,000 | 10.5% | 12.0% | 9.6% | 13.4% |
| \$15,000 - \$24,999 | 8.7% | 8.1% | 8.3% | 10.5% |
| \$25,000 - \$34,999 | 11.6% | 8.9% | 9.6% | 10.8% |
| \$35,000 - \$49,999 | 17.0% | 12.6% | 14.1% | 14.7% |
| \$50,000 - \$74,999 | 24.5% | 16.3% | 19.7% | 19.0% |
| \$75,000 - \$99,999 | 17.1% | 11.0% | 13.6% | 12.1% |
| \$100,000 - \$149,999 | 8.3% | 13.5% | 14.3% | 11.5% |
| \$150,000 - \$199,999 | 1.5% | 6.9% | 5.4% | 4.0% |
| \$200,000 + | 0.7% | 10.7% | 5.4% | 3.8% |

Source: ESRI Business Analyst Online, ACS

2.4.2. Median Household Income

The median household income in Union City increased 11.7% from 2000 to 2008. During the same period, median household income decreased by 7.3%, 7.8% and 3.9% in the MSA, State and nation, respectively. The County's median household income rose by 3.5% during this period. Union City's median household income had fallen slightly from 1990 to 2000 before increasing during the last decade as new residents moved to the City.

Table 2-14 Median Household Income 1990, 2000 and 2008 – City, County, MSA, State and Nation

| Area | 1990 | 2000 | 2008 | % Change | |
|------------------|----------|----------|----------|-----------|-----------|
| | | | | 1990-2000 | 2000-2008 |
| Union City | \$48,659 | \$47,736 | \$53,307 | -1.9% | 11.7% |
| Fulton County | \$48,393 | \$59,261 | \$61,332 | 22.5% | 3.5% |
| MSA | \$57,941 | \$64,587 | \$59,882 | 11.5% | -7.3% |
| State of Georgia | \$50,389 | \$54,837 | \$50,549 | 8.8% | -7.8% |
| United States | \$52,186 | \$54,270 | \$52,175 | 4.0% | -3.9% |

Note: Values shown for 1990 and 2000 are adjusted for inflation to year 2008 dollars based on the Consumer Price Index.

Source: U.S. Census Bureau (SF3 1990, 2000); 2006-2008 American Community Survey 2006-2008 three-year estimates; ESRI 2009 (Union City: Business Analysis Online Demographic-Income Profile). Dollar adjustments provided by U.S. Bureau of Labor Statistics Consumer Price Index Inflation Calculator.

2.4.3. Per Capita Income

Per capita income is the mean (average) money income received in a given year computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the area's total population. Income is not collected for people under 15 years old even though those people are included in the denominator of per capita income. Money income includes amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income. As shown in Table 2-15, per capita income in Union City increased slightly (0.9%) from 1999 to 2008. The County, MSA, State and nation each experienced decreases of 2.1%, 7.5%, 3.7% and 1.5%, respectively.

Table 2-15 Per Capita Income 1989, 1999, 2008 – City, County, MSA, State and Nation

| Area | 1989 | 1999 | 2008 | % Change | |
|------------------|----------|----------|----------|-----------|-----------|
| | | | | 1989-1999 | 1999-2008 |
| Union City | \$23,215 | \$22,239 | \$22,441 | -4.2% | 0.9% |
| Fulton County | \$32,038 | \$38,774 | \$37,976 | 21.0% | -2.1% |
| MSA | \$28,540 | \$32,031 | \$29,623 | 12.2% | -7.5% |
| State of Georgia | \$21,692 | \$25,774 | \$25,676 | 18.8% | -3.7% |
| United States | \$19,828 | \$27,897 | \$27,466 | 40.7% | -1.5% |

Note: Values shown for 1989 and 1999 are adjusted for inflation to year 2008 dollars based on the Consumer Price Index.

Source: U.S. Census Bureau (SF3 1990, 2000); American Community Survey 2006-2008 three-year estimates, ESRI 2009 (Union City: Business Analysis Online Demographic-Income Profile).

2.4.4. Personal Income

The most recent available data for personal income for Union City is the 2000 Census. As shown in Table 2-16, residents received 80.2% of their personal income from wages and salaries in 2000, compared to 78.4% for the County, 81.4% for the MSA and 78.7% for the State.

Table 2-16 Personal Income 1990 and 2000 – City, County, MSA and State

| Category | Union City | | Fulton County | | MSA | | State of Georgia | |
|------------------------------------|------------|-------|---------------|-------|-------|-------|------------------|-------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Wages and/or Salaries | 78.7% | 80.2% | 76.8% | 78.4% | 81.3% | 81.4% | 78.5% | 78.7% |
| Other types | 1.1% | 1.7% | 0.9% | 1.2% | 0.9% | 1.3% | 1.1% | 1.7% |
| Self employment | 2.8% | 1.6% | 7.6% | 6.6% | 6.2% | 5.6% | 6.3% | 5.6% |
| Interest, dividends, or net rental | 6.8% | 3.2% | 8.4% | 7.8% | 5.6% | 5.0% | 5.6% | 5.3% |
| Social Security | 5.7% | 6.3% | 3.2% | 2.4% | 3.0% | 2.8% | 4.3% | 4.1% |
| Public assistance | 0.4% | 1.1% | 0.6% | 0.5% | 0.4% | 0.4% | 0.7% | 0.0% |
| Retirement | 4.4% | 6.0% | 2.6% | 3.1% | 2.7% | 3.5% | 3.4% | 4.6% |

Source: U.S. Bureau of the Census 1990 (STF-3) and 2000 (SF3)

2.4.5. Poverty

The share of Fulton County residents living in households considered below the poverty thresholds in 2008, set by U.S. Census Bureau, increased from 14.6% in 1999 to 14.9% in 2008, as shown in Table 2-17. Poverty data for the City was limited to the 2000 Census (reflects 1999 income).

Table 2-17 Percent of Specified Age Groups in Poverty – County, State and Nation

| Age Group | Area | 1989 | 1999 | 2008 | % Change | |
|----------------------|------------------|-------|-------|-------|-----------|-----------|
| | | | | | 1989-1999 | 1999-2008 |
| All Ages in Poverty | Fulton County | 20.0% | 14.6% | 14.9% | -9.2% | 26.7% |
| | State of Georgia | 14.9% | 12.7% | 14.7% | 6.6% | 37.0% |
| | United States | 12.8% | 11.9% | 13.2% | 4.0% | 19.3% |
| Ages 0-17 in Poverty | Fulton County | 30.4% | 22.0% | 19.7% | -10.1% | 13.8% |
| | State of Georgia | 21.1% | 18.3% | 20.2% | 6.7% | 29.3% |
| | United States | 19.6% | 17.1% | 18.2% | -2.5% | 7.8% |
| Ages 5-17 in Poverty | Fulton County | 28.1% | 20.2% | 17.9% | -5.7% | 12.3% |
| | State of Georgia | 19.4% | 16.8% | 18.3% | 11.1% | 24.0% |
| | United States | 17.7% | 15.9% | 16.5% | 3.4% | 4.4% |

Note: Data was available for these years for County level only.

Source: U.S. Census Bureau: Small Area Income & Poverty Estimates 1989, 1999 and 2008

2.5. Educational Attainment

As shown in Table 2-18, the share of Union City's 25-and-over age group with a *bachelor's degree or higher* increased from 13.2% in 1990 to 17.2% in 2009. The proportion of those without a high school diploma decreased during this same period, as well. 23.6% of the City's population in 2009 had earned a bachelor's degree or higher.

Table 2-18 Educational Attainment (age 25+) 1990, 2000 and 2009 – City

| Educational Attainment | 1990 | | 2000 | | 2009 | |
|-----------------------------------|--------|------------|--------|------------|--------|------------|
| | Number | % of Total | Number | % of Total | Number | % of Total |
| Less than 9th grade | 401 | 7.3% | 515 | 7.0% | 644 | 4.9% |
| 9th to 12th grade, no diploma | 910 | 16.7% | 1,198 | 16.3% | 1,418 | 10.8% |
| High school graduate ¹ | 1639 | 30.0% | 1,911 | 25.9% | 3,914 | 29.8% |
| Some college, no degree | 1247 | 22.8% | 2,002 | 27.2% | 3,296 | 25.1% |
| Associate's degree | 340 | 6.2% | 349 | 4.7% | 788 | 6.0% |
| Bachelor's degree | 720 | 13.2% | 1,045 | 14.2% | 2,259 | 17.2% |
| Graduate or professional degree | 206 | 3.8% | 350 | 4.7% | 841 | 6.4% |

¹Includes high school equivalency

Source: U.S. Census Bureau 2000 (SF-3); 1990 (STF-3); American Community Survey 2008 (2006-2008 three-year estimates), ESRI Business Analyst Online

As shown in Table 2-19, Union City's proportion of the population in the *high school graduate or higher* category (84.5%) was slightly lower than that of the County and MSA, slightly higher than that of the State, and equal to that of the nation. The proportion of City residents within the *bachelor's degree or higher* category (23.6%) was slightly less than that of the State and nation, but significantly less than that of the MSA and County.

Table 2-19 Educational Attainment (age 25+) 2008 – City, County, MSA, State and Nation

| Educational Attainment | Union City | Fulton County | MSA | State of Georgia | United States |
|--|------------|---------------|-------|------------------|---------------|
| Less than 9th grade | 4.9% | 4.3% | 5.0% | 6.2% | 6.4% |
| 9th to 12th grade, no diploma | 10.8% | 7.3% | 8.5% | 10.9% | 9.1% |
| High school graduate ¹ | 29.8% | 21.0% | 26.5% | 30.0% | 29.6% |
| Some college, no degree | 25.1% | 16.3% | 19.5% | 19.5% | 20.1% |
| Associate's degree | 6.0% | 4.8% | 6.6% | 6.5% | 7.4% |
| Bachelor's degree | 17.2% | 29.8% | 22.5% | 17.6% | 17.3% |
| Graduate or professional degree | 6.4% | 16.6% | 11.5% | 9.5% | 10.1% |
| Percent high school graduate or higher | 84.5% | 88.4% | 86.5% | 82.9% | 84.5% |
| Percent bachelor's degree or higher | 23.6% | 46.3% | 34.0% | 27.0% | 27.4% |

¹Includes high school equivalency

Source: American Community Survey 2008 (2006-2008 three-year estimates), ESRI Business Analyst Online

CHAPTER
3

ECONOMIC DEVELOPMENT

Identification of trends and issues related to the economic characteristics of Union City

3.1. Introduction

Data collected for and analyzed in this section comes from a variety of sources that include the Georgia Bureau of Labor, Georgia Department of Economic Development, U.S. Census Bureau, and U.S. Bureau of Labor Statistics. The national economic recession greatly impacted Union City, the State of Georgia, the Atlanta-Sandy Springs-Marietta MSA and the nation. Data presented in this chapter can indicate little of this impact since much of the data reflecting the job losses and economic hardship was not available for 2009 (at the time this report was prepared).

3.2. Economic Base

The economic base section defines employment and labor force as follows:

- Employment (Section 3.2.1) represents the jobs located in Union City with no concern for where the employees live.
- Labor force (Section 3.2.2) represents the eligible working population of Union City with no concern for the location of the job.

3.2.1. Employment

Employment data presented in Table 3-1 represents the number of establishments and employees from 1999 through 2007 within the 30291 zip code. The zip code boundary did not line up perfectly with the City boundary, but analysis of the data provides a look at the ups and downs of the local economy. The number of establishments and number of employees within the zip code changed little from 1998 to 2007. The number of employees likely fell after peaking in 2007 due to the national economic recession.

Table 3-1 Number of Employees 1999-2007 – Zip Code 30291

| Year | Number of | | Year | Number of | | Year | Number of | |
|------|----------------|-----------|------|----------------|-----------|------|----------------|-----------|
| | Establishments | Employees | | Establishments | Employees | | Establishments | Employees |
| 1999 | 314 | 5,316 | 2002 | 303 | 5,194 | 2005 | 302 | 5,251 |
| 2000 | 314 | 5,519 | 2003 | 302 | 5,215 | 2006 | 302 | 5,353 |
| 2001 | 296 | 4,963 | 2004 | 298 | 5,341 | 2007 | 319 | 5,813 |

Source: U.S. Census Bureau Zip Code Business Patterns for 30291 – 1998-2007

Table 3-2 compares Union City's employment to the 2008 average monthly employment by NAICS sector to that of the County, MSA, State and nation. *Retail trade* represented the largest share of the City's employment at 23.3%, more than double the percentage recorded for the County, MSA, State and nation. *Health care and social assistance* represented the second-largest private employment sector in Union City at 8.7% followed by *wholesale trade* at 8.1%. The *government* sector (including local, State and federal employers) represented the second overall largest sector in Union City at 14.1%, which is in line with that of the County, MSA, State and nation.

Table 3-2 City, County, MSA, State and Nation Comparison of Average Monthly Employment 2008

| NAICS Sector | Union City | | Fulton County | MSA | State of Georgia | United States |
|---|--------------|--------------|---------------|--------------|------------------|---------------|
| | 2008 | % of Total | | | | |
| Goods Producing | 753 | 10.1% | 7.0% | 12.8% | 15.9% | 17.6% |
| Agriculture, Forestry, Fishing & Hunting | 0 | 0.0% | 0.0% | 0.1% | 0.6% | 0.6% |
| Mining | 6 | 0.1% | 0.0% | 0.1% | 0.1% | 0.5% |
| Construction | 269 | 3.6% | 2.8% | 5.4% | 5.1% | 5.7% |
| Manufacturing | 478 | 6.4% | 4.2% | 7.3% | 10.1% | 10.5% |
| Service-Providing | 5,586 | 74.9% | 78.5% | 72.6% | 66.4% | 66.4% |
| Utilities | 12 | 0.2% | 0.5% | 0.5% | 0.5% | 0.4% |
| Wholesale Trade | 603 | 8.1% | 5.6% | 6.1% | 5.4% | 4.4% |
| Retail Trade | 1,736 | 23.3% | 7.7% | 11.4% | 11.5% | 11.5% |
| Transportation and Warehousing | 250 | 3.4% | 4.5% | 4.8% | 4.0% | 3.1% |
| Information | 24 | 0.3% | 6.4% | 3.5% | 2.7% | 2.3% |
| Finance and Insurance | 159 | 2.1% | 6.7% | 4.5% | 3.9% | 4.5% |
| Real Estate and Rental and Leasing | 196 | 2.6% | 2.8% | 1.9% | 1.5% | 1.6% |
| Professional, Scientific & Technical Svc | 309 | 4.0% | 10.5% | 7.3% | 5.7% | 5.5% |
| Management of Companies and Enterprises | 0 | 0.0% | 2.2% | 1.8% | 1.4% | 1.3% |
| Admin., Support, Waste Mgmt, Remediation | 109 | 1.5% | 7.9% | 7.6% | 6.8% | 6.2% |
| Education Services | 505 | 6.8% | 1.8% | 1.8% | 1.4% | 1.6% |
| Health Care and Social Assistance | 646 | 8.7% | 8.3% | 8.8% | 9.5% | 11.0% |
| Arts, Entertainment, and Recreation | 45 | 0.6% | 1.6% | 1.2% | 1.0% | 1.4% |
| Accommodation and Food Services | 662 | 8.9% | 9.3% | 8.9% | 8.7% | 8.3% |
| Other Services (except Public Admin.) | 330 | 4.4% | 2.7% | 2.5% | 2.4% | 3.3% |
| Unclassified - industry not assigned | 63 | 0.8% | 0.1% | 0.1% | 0.4% | 0.2% |
| Total - Private Sector | 6,402 | 1 | 85.7% | 88.5% | 82.9% | 84.2% |
| Total - Government | 1,050 | 14.1% | 14.3% | 14.5% | 17.1% | 15.8% |
| All Industries | 7,452 | 100% | 100% | 100% | 100% | 100% |

Source: Georgia Department of Labor, U.S. Bureau of Labor Statistics, ESRI Business Analyst Online

3.2.2. Wages

The average weekly wages offered by employers located in Fulton County were well above those for the MSA, State and nation in almost every NAICS sector in 2008, as shown in Table 3-4. Wage data is not available at the City level. Union City's largest NAICS sector, *retail trade*, brought in an average weekly wage of \$570 in 2008, which is only slightly higher than that of the MSA, State and nation. The highest paying sector, *finance and insurance*, made up only 2.1% of the jobs in Union City.

Table 3-3 Weekly Wages by Industry 2008 – County, MSA, Region, State and Nation

| NAICS Sector | Fulton County | MSA | State of Georgia | United States |
|--|---------------|---------|------------------|---------------|
| Agriculture, Forestry, Fishing and Hunting | \$1,099 | \$665 | \$517 | \$500 |
| Mining | NA | \$1,199 | \$1,018 | \$1,676 |
| Construction | \$1,119 | \$961 | \$858 | \$943 |
| Manufacturing | \$1,397 | \$1,061 | \$894 | \$1,046 |
| Utilities | \$1,961 | \$1,553 | \$1,450 | \$1,618 |
| Wholesale Trade | \$1,575 | \$1,300 | \$1,233 | \$1,189 |
| Retail Trade | \$570 | \$524 | \$490 | \$503 |
| Transportation and Warehousing | \$1,079 | \$977 | \$893 | \$826 |
| Information | \$1,773 | \$1,564 | \$1,403 | \$1,361 |
| Finance and Insurance | \$1,941 | \$1,531 | \$1,339 | \$1,640 |
| Real Estate and Rental and Leasing | \$1,157 | \$1,005 | \$879 | \$832 |
| Professional, Scientific and Technical Svc | \$1,715 | \$1,454 | \$1,324 | \$1,430 |
| Management of Companies and Enterprises | \$1,719 | \$1,666 | \$1,546 | \$1,824 |
| Admin., Support, Waste Mgmt, Remediation | \$798 | \$683 | \$615 | \$617 |
| Education Services | \$807 | \$935 | \$844 | \$786 |
| Health Care and Social Assistance | \$990 | \$862 | \$811 | \$811 |
| Arts, Entertainment, and Recreation | \$917 | \$604 | \$589 | \$615 |
| Accommodation and Food Services | \$444 | \$335 | \$301 | \$321 |
| Other Services (except Public Admin.) | \$628 | \$598 | \$555 | \$553 |
| Unclassified - industry not assigned | \$1,324 | \$1,118 | \$976 | \$889 |
| Total - Private Sector | \$1,228 | \$936 | \$827 | \$873 |
| Total - Government | \$1,061 | \$855 | \$780 | \$896 |
| All Industries | \$1,150 | \$925 | \$819 | \$876 |

Source: Georgia Department of Labor, Workforce Information and Analysis Division, Bureau of Labor Statistics 2009

3.3. Labor Force

3.3.1. Participation

As presented in Table 3-5, the Union City labor force grew at a slower rate than that of the County, MSA, State and nation from 1990 to 2000, but it outpaced these same areas (with the exception of the MSA) from 2000 to 2008. The City labor force's 53.2% growth rate from 2000 to 2008 was twice that of the County.

Table 3-4 Historical Labor Force Size 1990, 2000 and 2008 – City, County, MSA, State and Nation

| Labor Force | Union City | Fulton County | MSA | State of Georgia | United States |
|--------------------------------------|------------|---------------|-----------|------------------|---------------|
| 1990 | 4,858 | 344,956 | 1,705,341 | 3,300,136 | 125,840,000 |
| 2000 | 5,442 | 431,553 | 2,272,077 | 4,242,889 | 142,583,000 |
| 2008 | 8,338 | 529,318 | 3,991,402 | 4,847,650 | 154,287,000 |
| Growth Rate 1990-2000 | 12.0% | 25.1% | 33.2% | 28.6% | 13.3% |
| Average Annual Growth Rate 1990-2000 | 1.1% | 2.3% | 2.9% | 2.5% | 1.3% |
| Growth Rate 2000-2008 | 53.2% | 22.7% | 75.7% | 14.3% | 8.2% |
| Average Annual Growth Rate 2000-2008 | 5.5% | 2.6% | 7.3% | 1.7% | 1.0% |

Note: Labor force includes residents who are employed or actively seeking employment

Source: U.S. Census Bureau American Community Survey 2008 (2006-2008), 1990 and 2000 Census.

3.3.2. Employment Status

Table 3-6 presents characteristics of the Union City labor force, comparing the latest data available from 1990 to 2000. In 2000, 61.8% of all persons 16 years and over participated in the City labor force. As shown in Table 3-6, the unemployment rate for Union City experienced improvement between 1990 and 2000.

Table 3-5 Labor Force Employment Status 1990 and 2000 – City

| Category | 1990 | | 2000 | |
|---------------------------------|--------|------------|--------|------------|
| | Number | % of Total | Number | % of Total |
| Population 16 years and over | 7,334 | 100.0% | 8,805 | 100.0% |
| In labor force | 5,581 | 76.1% | 5,440 | 61.8% |
| Civilian labor force employed | 5,222 | 71.2% | 5,104 | 58.0% |
| Civilian labor force unemployed | 341 | 4.6% | 318 | 3.6% |
| Armed forces | 18 | 0.2% | 18 | 0.2% |
| Not in labor force | 1,753 | 23.9% | 3,365 | 38.2% |

Source: U.S. Census Bureau 1990 and 2000

3.3.3. Occupations

The share of Union City residents in occupation categories in 2008, shown in Table 3-7, differed slightly from the County, MSA and State. Compared to the MSA and State, the City's labor force has a higher share of those working in service occupations (20.0%) and a slightly lower share of those working in the management, professional and related occupations (33.5%).

Table 3-6 Civilian Labor Force Employment by Occupation 2008 – City, County, MSA and State

| Occupation | Union City | | Fulton County | MSA | State of Georgia |
|---|------------|------------|---------------|-------|------------------|
| | Total | % of Total | | | |
| Management, professional, and related | 2,905 | 33.5% | 45.3% | 37.8% | 34.0% |
| Service | 1,734 | 20.0% | 14.6% | 14.2% | 15.5% |
| Sales and office | 2,445 | 28.2% | 26.4% | 27.2% | 26.0% |
| Farming, fishing, and forestry | 9 | 0.1% | 0.1% | 0.1% | 0.6% |
| Construction, extraction, and maintenance | 642 | 7.4% | 6.2% | 9.9% | 10.5% |
| Production, transportation, and material moving | 936 | 10.8% | 7.5% | 10.7% | 13.4% |

Source: U.S. Census Bureau - American Community Survey 2008 (2006-2008 three-year estimate), ESRI Business Analyst Online

3.3.4. Labor Force Employment by Industry

As shown in Table 3-8, Union City's employed civilian labor force in 2008 relied heaviest on the services industry (46.8%) trailed by the transportation, warehousing and utilities industry (10.0%). The proportion of services industry workers in the City was consistent with proportions of the industry in the County, MSA and State (though higher than that of the MSA and State and lower than that of the County). While retail trade made up 23.3% of the jobs located in Union City, the industry employed only 9.7% of the City's labor force, which means a majority of those who work in the City's retail establishments do not live in the City.

Table 3-7 Labor Force Employment by Industry 2008 – City, County, MSA and State

| Industry | Union City | | Fulton County | MSA | State of Georgia |
|--|------------|------------|---------------|-------|------------------|
| | Total | % of Total | | | |
| Agriculture, Forestry, Fishing, hunting and mining | 17 | 0.2% | 0.2% | 0.3% | 1.2% |
| Construction | 451 | 5.2% | 6.2% | 8.7% | 8.6% |
| Manufacturing | 434 | 5.0% | 6.2% | 8.8% | 11.4% |
| Wholesale Trade | 243 | 2.8% | 3.6% | 4.1% | 3.6% |
| Retail Trade | 841 | 9.7% | 10.4% | 11.7% | 11.6% |
| Transportation, warehousing, and utilities | 867 | 10.0% | 5.5% | 6.7% | 6.2% |
| Information | 312 | 3.6% | 4.7% | 3.8% | 2.9% |
| Finance, Insurance, and Real Estate | 824 | 9.5% | 10.2% | 8.0% | 6.8% |
| Services | 4,058 | 46.8% | 49.5% | 43.6% | 42.7% |
| Public Administration | 633 | 7.3% | 3.5% | 4.4% | 5.2% |

Source: American Community Survey 2008 (2006-2008 three-year estimates), ESRI Business Analyst Online

3.3.5. Labor Force by Place of Work

As shown in Table 3-9, 11.1% of Union City's employed civilian labor force worked within the boundaries of Union City in 2000, up from 9.9% in 1990. This represented a smaller share of the population who worked in their place of residence (i.e. city) than was recorded in the nearby South Fulton County municipalities of Palmetto and Fairburn.

Table 3-8 Labor Force by Place of Work 1990 and 2000 – City and Nearby Cities

| Category | Union City | | Palmetto | | Fairburn | |
|-----------------------------------|------------|-------|----------|-------|----------|-------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Worked in place of residence | 9.9% | 11.1% | 14.8% | 10.0% | 18.2% | 13.3% |
| Worked outside place of residence | 90.1% | 88.9% | 85.2% | 90.1% | 81.8% | 86.7% |

Source: U.S. Census Bureau (SFI)

3.4. Economic Resources

3.4.1. Development Agencies

South Fulton Chamber of Commerce

The South Fulton Chamber of Commerce promotes, advances and supports the business, civic and community interests of South Fulton County. Originally founded in 1947 as the East Point Chamber of Commerce, the chamber now represents businesses throughout South Fulton, including businesses in College Park, East Point, Fairburn, Hapeville, Palmetto and Union City. The Chamber offers several programs for both businesses and potential employees including programs for small business assistance and counseling, business development and job training workshops.

OneGeorgia Authority

OneGeorgia Authority uses the State's tobacco settlement to invest in the most economically disadvantaged areas of Georgia. The agency has a 25-year lifespan, contiguous with the term of the settlement. Various funds, including AirGeorgia, BRIDGE, EDGE, Equity Fund and the Strategic Industries Loan Fund are available for cities, counties, government authorities, and multi-county or multi-jurisdictional authorities.

Georgia Economic Development Administration (EDA)

EDA provides funding for public facility expansion essential to industrial and commercial growth. Typical projects include industrial parks, access roads, water transmission and sewer collection lines; and airport terminal developments

Fulton County Economic Development Department

Fulton County's Economic Development Department markets and promotes Fulton County through comprehensive programs designed to promote the location of new and expanding business. Marketing, Financial Services and Business Services are the three divisions of the Economic Development Department. The services provided are designed to encourage residential, commercial and industrial growth in Fulton County, thereby creating jobs and expanding the tax base.

Metro Atlanta Chamber of Commerce

The Metro Atlanta Chamber of Commerce provides numerous economic development services in the Atlanta Region. Over the past several years, the Metro Chamber has formed public/private initiatives that address regional issues such as transportation, water resources and growth. Their work led to the formation of the *North Georgia Water Quality Resource Plan*. More recently, the chamber's Metro Growth Quality Task Force studied population growth, housing, land use and transportation.

3.4.2. Programs

Several agencies provide economic development assistance to Union City including Georgia Power, the Technical College System of Georgia's Quick Start program, the University of Georgia's Small Business Development Center and the Georgia Department of Economic Development.

Georgia Power

Georgia Power offers assistance through its Community Development Department and its Resource Center. The Community Development Department offers development assistance in six program areas: research and information, business retention and expansion, leadership development, downtown revitalization, board governance, industrial location and demographic and labor market analysis. The Resource Center maintains a database of industrial parks and sites located throughout the State and serves as an *entrée* to the State's economic development resources for prospective out-of-state and international industries.

University of Georgia Small Business Development Center (SBDC)

The University of Georgia's SBDC provides management consulting for entrepreneurs and conducts marketing analyses and surveys designed to evaluate a community's economic development potential.

Technical College System of Georgia Quick Start Employee Training Program

The Quick Start Employee Training Program, which operates under the wing of the Technical College System of Georgia, is designed to train workers for specific, clearly designed jobs in a new or expanding company. Employees learn new skills and receive the opportunity to earn higher pay. Additionally, the company realizes one of its primary goals: increase production with minimum expenditures of time and money. The program provides customized comprehensive training at no cost to the company. Quick Start can provide pre-hire and post-hire training on-site with Quick Start trainers.

Georgia Department of Labor

The Georgia Department of Labor can provide labor recruiting and screening services for each available position for new or expanding companies.

3.4.3. Tools

Freeport Tax Exemption

Freeport is the general term used for the exemption of ad valorem tax on inventories as defined by Georgia law. The law offers manufacturers, distributors, wholesalers and warehouse operations an attractive inventory tax exemption. Union City voters approved, via local referendum, the Freeport Tax Exemption in 2005. The Freeport Tax Exemption approved in Union City exempts the following:

- 100% of raw materials and goods in process
- Finished goods of a Georgia manufacturer that are held for less than 12 months; and
- Finished goods destined for out-of-state shipment typically stored in distribution warehouses from payment of personal property tax.

The Freeport Tax Exemption was granted beginning on January 1, 2006. Manufacturers currently benefiting from the exemption include Universal Forest Products, Mortensen Woodwork and Clorox.

Opportunity Zone

In 2009, DCA approved designation of a portion of Union City as an Opportunity Zone. The Opportunity Zone Tax Credit Program authorizes DCA to select areas where an Urban Redevelopment Plan exists to be designated as a "less developed area" if it lies within or adjacent to a census block group with 15% or greater poverty. Opportunity Zones can help attract businesses by promoting job tax credits up to \$3,500 per job created. Union City was the first city in the Metro Atlanta area to receive the Opportunity Zone designation from DCA. The Union City Opportunity Zone is strategically located within the heart of Union City's housing and business sectors. The northern portion of the area lies along South Fulton Parkway where new businesses are projected to exist in the near future. The center portion of the area consists of Union City's main housing sector. The southern portion of the area lies along I-85, where Union City has been limited to retail, commercial, and multi-family residential structures.

Georgia Business Expansion Support Team

Under the Georgia Business Expansion Support Team (BEST) Act of 1994, qualified companies that locate or expand in Georgia may be eligible for incentives to reduce costs and improve a company's bottom line. Qualified companies in Union City can receive a \$500 tax credit for every job created in the City in excess of 25 jobs. Credits are also available for investment, retraining employees, and child care expenses. Qualified companies may also receive exemptions for manufacturing machinery sales, primary material handling sales and electricity sales.

Job Tax Credits

A \$1,750 tax credit is available for each new full time job created in Union City provided at least 15 jobs are created. This credit can be claimed for each of five years for each employee. Credits can be applied over a 10-year period against 50% of Georgia's 6% corporate income tax. Georgia's corporate income tax rate is applied only to the portion of income earned in Georgia; income earned elsewhere is excluded.

Special Headquarters Tax Credit

The Special Headquarters Tax Credit provides a tax credit for new corporate headquarter facilities that provide full-time employment of 50 or more workers and incur (within one year) a minimum of \$1 million in construction, renovation, leasing or other costs related to such establishment or relocation. "Headquarters" means the principal central administrative office of any taxpayer or their subsidiary. The tax credit will be:

- \$3,000 per new full-time job when the average wages of these jobs are at least 10% over the current average wage of the county in which the job is located; or
- \$5,000 when the average wages of these jobs are 200% or more of the average wage of the county

This credit may be taken for the first five years of the new job, and is available for jobs created in the first seven years from the close of the taxable year in which the taxpayer first becomes eligible. Where the credit exceeds a taxpayer's liability for such taxes, the excess may be taken as a credit against the taxpayer's quarterly or monthly payments. Unused tax credits may be carried forward for 10 years.

3.4.4. Education and Training

Atlanta Metropolitan College and Clayton State University are the two post-secondary educational institutions closest (each roughly 20 miles away). Residents also have access to the technical satellite campus of Georgia Military College located in Fairburn. There are numerous comprehensive education and training opportunities available to Union City. With its proximity to Atlanta and Macon, Union City is located in the nucleus of boundless research and technological advancements.

Atlanta Regional Workforce Board

The Atlanta Regional Commission coordinates the Local Regional Workforce Board that provides job training and job seeking resources to Atlanta Region residents, including Union City residents.

Fulton County Human Services Department

The Fulton County Workforce Preparation Employment Service offers a variety of services through four "one-stop" career centers and 22 electronic access network sites strategically located throughout Fulton County. Employment and training services, as well as associated supportive services are provided to area youth, adults and dislocated workers. Through these facilities, and in collaboration with numerous State and local agencies and organizations, employers and job seekers alike have access to free individualized services that link current labor market and financial information, employment readiness, skill upgrade and support services to a single unified system.

Electronic Access Network

The Georgia Department of Labor has developed an automated system that supports the delivery of Workforce Investment Act (WIA) services and meets WIA reporting and performance accountability requirements. These automated systems are part of Georgia's One Stop Career Network and are known in Fulton County as the Electronic Access Network Sites.

Youth Services

The Youth Services Program (provided by Fulton County's Human Services Department) is designed to provide assistance to youth in obtaining vocational training and unsubsidized employment. The program targets in-school, out of school and at-risk youth. These resources are provided through collaborations

with existing providers. Where gaps in service exist, services are purchased through community providers.

Other Education and Training Options

The HOPE Scholarship Program is Georgia's unique scholarship program that provides financial assistance in degree, diploma and certificate programs at any eligible Georgia public or private college, university or public technical college.

The Intellectual Capital Partnership Program (ICAPP) provides one-stop entry to the intellectual capital of the University System of Georgia - its education programs, faculty expertise, and research and development facilities. ICAPP Advantage is a direct economic development incentive that helps companies meet immediate human resources needs. Through this program, Georgia's public colleges and universities can expedite the education of highly skilled workers to meet specific work force needs. Companies specify the knowledge areas to be taught, then recruit and select the participants they will sponsor to be educated in those skills. These programs can be funded through the HOPE Scholarship program.

3.5. Economic Trends

3.5.1. Regional and State Context

In Georgia, the *government, retail trade, and manufacturing* NAICS sectors account for the greatest percentage of jobs (17.1%, 11.5% and 10.1%, respectively). *Health care and social assistance* and *accommodation and food services* follow with 9.5% and 8.7%, respectively. Following national trends, the number of jobs in *manufacturing* fell during the last decade; the *information* industry also lost ground during this time period. *Professional and business services, education and health services, construction, and leisure and hospitality* gained between 9% (*professional and business services*) and 6.7% (*leisure and hospitality*). The *trade and government* sectors also added jobs.¹

Fulton County and the Atlanta Region are expected to continue to grow, although the types of industry jobs are changing. The shift in the information industry hit the Metro-Atlanta region hard. According to ARC, between 2002 and 2005, the region lost approximately 14,000 jobs in the *information* sector. When the region began to rebound after 2003, jobs gained were primarily in the lower-wage sectors. During the most recent downturn, the region's economy shed thousands of jobs, as well.

3.5.2. Important New Developments

Livable Centers Initiative (LCI)

The Union City Town Center area has been the focus of several planning efforts in recent years. In 2003, the *Union City Town Center LCI Study* was conducted to establish a vision for the redevelopment of Union City's town center. The vision called for new development and infrastructure that would make the area more walkable and livable. Improvements envisioned for the area included new opportunities for residential, commercial and mixed use development. Union City is now eligible to receive significantly more money for implementation of the study through the federally-funded program administered by the Atlanta Regional Commission.

¹ Selig Center

Tax Allocation District/Redevelopment Plan

Since the LCI study, Union City has created a Tax Allocation District to finance public improvements such as new streets and developed a Redevelopment Plan to guide redevelopment efforts. Despite these recent efforts, the area continues to experience disinvestment and limited new development.

South Fulton Parkway Study and Annexation

South Fulton Parkway Corridor is the City's primary area for new growth. The City annexed approximately 5,300 acres of property along this corridor in 2006, thereby doubling its land mass. Additional annexations have occurred since this large acquisition. The City developed a plan for this largely undeveloped area. The *South Fulton Parkway Corridor Plan* envisions new activity centers, residential development and new streets to improve connectivity and mobility in the area. Continued implementation of the *South Fulton Parkway Corridor Plan* will ensure growth is managed effectively.

Dendreon Corporation

Governor Sonny Perdue announced in August, 2009 that the Dendreon Corporation, a Seattle-based biotechnology company, will locate a new \$70 million manufacturing facility in Union City. The manufacturing plant could generate several hundred new biotechnology jobs in the Atlanta region. Dendreon plans to locate in a 160,000-square-foot manufacturing facility at the Majestic Airport Center in South Fulton County. Pending FDA approval, the company will produce PROVENGE, a new treatment for men with advanced prostate cancer. Dendreon plans to launch PROVENGE from its existing facility in Morris Plains, N.J. and ramp up manufacturing capacity at its facilities in Union City and in California.

Opportunity Zone

See Section 3.4.3 for a description of the Union City Opportunity Zone.

3.5.3. Unique Economic Situations***Location in the Metro Area and Proximity to the Airport***

The area's proximity to Atlanta and easy access to the interstate system via South Fulton Parkway make it attractive for new development.

South Fulton Parkway Study and Annexation

See above Section 3.5.3 "South Fulton Parkway Study and Annexation"

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CHAPTER
4

HOUSING

Evaluation of adequacy and suitability of the existing housing stock to serve current and future community needs

4.1. Housing Types and Trends

4.1.1. Number of Housing Units

The number of housing units in Union City grew by 78.1% from 2000 to 2009, according to ESRI Business Analyst Online estimates. The number of units increased 63.7%, from 5,354 in 2000 to 9,533 in 2009. This increase is projected to continue through 2014, as shown in Table 4-1. The rate increase outpaced the County (26.9%) and State (22.7%). The increase occurred as a result of new construction and annexation. Table 4-2 compares trends in Union City to those recorded in the County and State.

Table 4-1 Historical Number of Housing Units 1990, 2000, 2009, 2014 – City

| 1990 | 2000 | 2009 | 2014 | % Change | | |
|-------|-------|-------|--------|-----------|-----------|-----------|
| | | | | 1990-2000 | 2000-2009 | 2009-2014 |
| 4,358 | 5,822 | 9,533 | 11,383 | 33.6% | 63.7% | 19.4% |

Source: U.S. Census Bureau 2000 DP-4 SF 3; 1990 DP-1 1990 STF 1; ESRI Business Analyst Online

Table 4-2 Housing Unit Trends 2000 and 2008 – City, County and State

| Category | Number of Units | | 2000-2008 | |
|------------------|-----------------|-------------------|-----------|-------------------------|
| | 2000 | 2008 ¹ | % Change | Ave. Annual Growth Rate |
| Union City | 5,822 | 9,533 | 63.7% | 6.4% |
| Fulton County | 348,632 | 442,481 | 26.9% | 3.0% |
| State of Georgia | 3,281,737 | 4,026,082 | 22.7% | 2.6% |

¹Number of units for Union City shown for 2008 incorporates the December 31, 2009 City boundary and represents data for 2009 (data for 2008 was not available).

Source: U.S. Census Bureau - Annual Estimates of Housing Units for Counties in Georgia: April 1, 2000 to July 1, 2008, ESRI Business Analyst Online

4.1.2. Composition of Housing Stock

Estimates for housing units were limited at the municipal level (for communities the size of Union City) in 2009 to the total number of housing units. These estimates do not break down the number of units per structure or otherwise describe the variety of housing types. The 2000 Census provides the most recent data for housing types within the City, as presented in Table 4-3. The City's housing mix saw little proportional change from 1990 to 2000. *1 unit (detached)* represented 23% of the total units in 1990 and 2000. The number of housing units in the *2 to 4 units* category increased significantly from 1990 to 2000, while the number in the *5 to 9 units* category decreased. The largest increase occurred in the *10 or more units* category (72.8%). The largest decrease occurred in the *mobile home and other* category (89.5%).

Table 4-3 Types of Housing and Mix 1990 and 2000 – City

| Category | 1990 | | 2000 | | % Change 1990-2000 |
|-----------------------|--------------------|------------|--------------------|------------|-----------------------|
| | Number of Units | % of Total | Number of Units | % of Total | |
| 1 unit (detached) | 1,020 | 23.4% | 1,250 | 23.3% | 22.5% |
| 1 unit (attached) | 522 | 12.0% | 612 | 11.4% | 17.2% |
| 2 to 4 units | 689 | 15.8% | 1,025 | 19.1% | 48.8% |
| 5 to 9 units | 1,236 | 28.4% | 1,098 | 20.5% | -11.2% |
| 10 or more units | 786 | 18.0% | 1,358 | 25.4% | 72.8% |
| Mobile home and Other | 105 | 2.4% | 11 | 0.2% | -89.5% |

Source: U.S. Census Bureau 2000 DP-4 SF 3; 1990 DP-1 1990 STF 1

Table 4-4 compares the City's type of housing and mix to that of the County, MSA and State in 2000. The proportion of housing units in the *1 unit (detached)* category was less than half of that recorded for the County and one third of that recorded by the MSA and State. The City's proportion of the various types of multifamily housing units was considerably higher than that of the County, MSA and State in 2000.

Table 4-4 Types of Housing and Mix 2000 – City, County, MSA and State

| Category | Union City | Fulton County | MSA | State of Georgia |
|-----------------------|---------------|------------------|-------|---------------------|
| 1 unit (detached) | 23.3% | 49.2% | 65.4% | 64.2% |
| 1 unit (attached) | 11.4% | 4.4% | 3.5% | 2.9% |
| 2 to 4 units | 19.1% | 9.1% | 6.3% | 6.8% |
| 5 to 9 units | 20.5% | 10.5% | 7.0% | 5.3% |
| 10 or more units | 25.4% | 26.4% | 13.3% | 8.7% |
| Mobile home and Other | 0.2% | 0.4% | 4.5% | 12.2% |

Source: U.S. Census Bureau 2000 DP-4 SF 3; 1990 DP-1 1990 STF 1

Table 4-5 presents building permit data from 2000 to 2008, as recorded by the U.S. Census Bureau. This data provides insight in determining the various housing types constructed in Union City since the 2000 Census. It is important to note, however, that the issuance of a building permit does not always translate into construction of new housing units since plans for construction often change.

The number of units permitted by the City from 2000 to 2008 peaked in 2005 at 480 and fell to a decade low of only 47 units in 2008. Permits issued for 2000, 2002 and 2003 included permits for structures that included more than one housing unit. More than 90% (2,680 of the 2,974 units) of the permits issued from 2000 to 2008 were for single-family detached housing units. This increase will likely bring the City more in line with the housing types countywide and throughout the MSA and State.

Table 4-5 Housing Permit Trends 2000-2008 – City

| Year | Number of Structures Permitted | Number of Units Permitted | Value of Permitted Structures ¹ |
|-----------------|--------------------------------|---------------------------|--|
| 2000 | 126 | 346 | \$22,951,900 |
| 2001 | 235 | 235 | \$23,629,840 |
| 2002 | 454 | 513 | \$50,781,110 |
| 2003 | 424 | 439 | \$46,086,540 |
| 2004 | 410 | 410 | \$39,472,600 |
| 2005 | 480 | 480 | \$40,031,140 |
| 2006 | 311 | 311 | \$29,415,130 |
| 2007 | 193 | 193 | \$21,114,730 |
| 2008 | 47 | 47 | \$4,931,778 |
| Total 2000-2008 | 2,680 | 2,974 | \$278,414,768 |

¹ Values shown were converted to 2008 dollars via the BLS Consumer Price Index Inflation Calculator

Source: Bureau of the Census, Construction Statistics Division: Housing Units Authorized by Building Permits (C-40).

4.2. Condition and Occupancy

4.2.1. Housing Age

As shown in Table 4-6, 21.4% of the City's housing units in 2000 were built after 1990, compared to 22.4% for the County, 30.8% for the MSA, and 27.9% for the State. In fact, 55.8% of the City's housing units in 2000 were built after 1980. Only 1.7% of the County's housing units were built prior to 1939, a much lower figure than those recorded for the County, MSA and State.

Table 4-6 Housing Age 2000 – City, County and State

| Category | Union City | | Fulton County | MSA | State of Georgia |
|--------------------------|------------|------------|---------------|-------|------------------|
| | Units | % of Total | | | |
| Built 1990 to March 2000 | 1,144 | 21.4% | 22.4% | 30.8% | 27.9% |
| Built 1980 to 1989 | 1,840 | 34.4% | 18.1% | 24.6% | 22.0% |
| Built 1970 to 1979 | 1,563 | 29.2% | 16.0% | 18.0% | 18.6% |
| Built 1960 to 1969 | 414 | 7.7% | 16.3% | 12.0% | 12.7% |
| Built 1950 to 1959 | 197 | 3.7% | 11.9% | 7.1% | 8.6% |
| Built 1940 to 1949 | 104 | 1.9% | 6.3% | 3.2% | 4.4% |
| Built 1939 or earlier | 92 | 1.7% | 8.9% | 4.2% | 5.9% |

Source: U.S. Census Bureau (SF3), Table H34

4.2.2. Housing Condition

Table 4-7 presents the housing conditions recorded in Union City, the County, MSA, and State in 2000. The City was in line with the County, MSA and State in the *lacking plumbing facilities* category, but somewhat higher than the same areas for *lacking complete kitchen facilities* category.

Table 4-7 Housing Condition 2000 – City, County, MSA and State

| Area | Lacking Plumbing Facilities | | Lacking complete kitchen facilities | |
|------------------|-----------------------------|------------|-------------------------------------|------------|
| | Units | % of Total | Units | % of Total |
| Union City | 14 | 0.3% | 162 | 3.3% |
| Fulton County | 1,967 | 0.6% | 2,229 | 0.7% |
| MSA | 6,751 | 0.4% | 6,450 | 0.4% |
| State of Georgia | 17,117 | 0.6% | 15,161 | 0.5% |

Source: U.S. Census Bureau: 2000 (SF 3) DP-4

4.2.3. Housing Occupancy and Tenure

Table 4-8 presents historical housing occupancy and tenure for Union City. Table 4-9 compares the latest figures for the City to that of the County, MSA and State. Union City recorded a vacancy rate of 10.4% in 2009, somewhat lower than the County, MSA, and State figures of 16.3%, 11.6% and 13.4%, respectively. Less than 45% of the City's housing units were *owner occupied* in 2009, compared to 49.4% for the County, 61.1% for the MSA and 58.7% for the State. The number of *owner occupied* units in Union City increased at a faster rate than *renter occupied units* from 2000 to 2009.

Table 4-8 Housing Occupancy and Tenure 1990, 2000 and 2009 – City

| Category | 1990 | | 2000 | | 2009 | | % Change | |
|-----------------|------------|------------|------------|------------|------------|------------|-----------|-----------|
| | # of Units | % of Total | # of Units | % of Total | # of Units | % of Total | 1990-2000 | 2000-2008 |
| Occupied | 3,798 | 87.2% | 5,453 | 93.7% | 8,541 | 89.6% | 43.6% | 56.6% |
| Owner Occupied | 1,611 | 37.0% | 2,694 | 46.3% | 4,277 | 44.9% | 67.2% | 58.8% |
| Renter Occupied | 2,187 | 50.2% | 2,759 | 47.4% | 4,264 | 44.8% | 26.2% | 54.5% |
| Vacant | 560 | 12.8% | 369 | 6.3% | 992 | 10.4% | -34.1% | 168.8% |

Source: Census 1990 (DP-1, STF-1), 2000; ESRI Business Analyst Online

Table 4-9 Housing Tenure 2009 – Comparison to County, MSA and State

| Category | Union City | Fulton County | MSA | State of Georgia |
|-----------------|------------|---------------|-------|------------------|
| Occupied | 89.6% | 83.7% | 88.4% | 86.6% |
| Owner Occupied | 44.9% | 49.4% | 61.1% | 58.7% |
| Renter Occupied | 44.8% | 34.2% | 27.3% | 27.8% |
| Vacant | 10.4% | 16.3% | 11.6% | 13.4% |

Source: Census 1990 (DP-1, STF-1), 2000; ESRI Business Analyst Online

4.3. Housing Costs

4.3.1. Median Property Values

The City’s median property value in 2008 was only 32.3% of that of the County, 45.7% of that of the MSA and 54.1% of that recorded for the State. When adjusted for inflation, values for the City fell from 2000 to 2008, compared to increases recorded by the County, MSA, and State. However, as explained in the notes provided for Table 4-10, data presented for Union City was recorded in 2009. As a result, there cannot be a direct comparison to the 2008-recorded data for the County, MSA, and State since property values nationwide fell from 2008 to 2009. Regardless of these trends, however, the data shows that the City offers property at more affordable values than those offered countywide, throughout the region or throughout the State.

Table 4-10 Median Property Value 1990, 2000 and 2008 – City, County, MSA and State

| Area | 1990 | 2000 | 2008 ¹ | % Change | | | Area as a % of in 2008: | | |
|------------------|-----------|-----------|-------------------|-----------|-----------|-----------|-------------------------|--------|--------|
| | | | | 1990-2000 | 2000-2008 | 1990-2008 | County | MSA | State |
| Union City | \$94,391 | \$104,901 | \$88,453 | 10.0% | -15.7% | -6.3% | 32.3% | 45.7% | 54.1% |
| Fulton County | \$160,930 | \$225,899 | \$273,900 | 28.8% | 21.2% | 70.2% | 100.0% | 141.6% | 167.5% |
| MSA | \$144,829 | \$167,663 | \$193,400 | 13.6% | 15.4% | 33.5% | 70.6% | 100.0% | 118.3% |
| State of Georgia | \$116,465 | \$139,034 | \$163,500 | 16.2% | 17.6% | 40.4% | 59.7% | 84.5% | 100.0% |

Note: 1990 and 2000 values shown have been adjusted to 2008 dollars for comparison; ESRI Business Analyst Online

¹Median property values shown for Union City shown for 2008 incorporate the December 31, 2009 City boundary and represent values estimated by ESRI in 2009 (data for 2008 was not available).

Source: U.S. Census Bureau (SF3) 2000; American Community Survey 2008 (2006-2008 three-year estimates), ESRI Business Analyst Online

4.3.2. Median Rent

Estimates for median rent in the City are not available for 2008. As presented in Table 4-11 the City’s median rent was slightly higher than that of the County and State, while falling slightly below that of the MSA. Significant increases were recorded by the County and MSA from 2000 to 2008. Fair Housing Rents (issued by HUD) for 2010 in Fulton County and the MSA are \$757, \$820, \$912, \$1,110, and \$1,211.

Table 4-11 Median Rent 1990, 2000 and 2008 – City, County, MSA and State

| Area | 1990 | 2000 | 2008 | % Change | |
|------------------|-------|-------|-------|-----------|-----------|
| | | | | 1990-2000 | 2000-2008 |
| Union City | \$728 | \$775 | NA | 6.1% | NA |
| Fulton County | \$652 | \$765 | \$920 | 14.8% | 20.3% |
| MSA | \$715 | \$800 | \$902 | 10.6% | 12.8% |
| State of Georgia | \$713 | \$766 | \$790 | 6.9% | 3.1% |

Note: 1990 and 2000 values shown have been adjusted to 2008 dollars for comparison; ESRI Business Analyst Online

Source: U.S. Census Bureau (SF3) 2000; American Community Survey 2008 (2006-2008 three-year estimates),

4.3.3. Affordability for Residents and Workers

As demonstrated in Table 4-10, median property values dipped from 2000 to 2009 in Union City. Data for rent was not available for 2009 for the City, but in 2008 the median rent for Fulton County increased 3.1% from 2000 to 2008, when adjusted for inflation. Lower median property values, generally speaking, can be attributed to annexation of undeveloped property along with the national economic recession that reduced property values throughout the country. Union City includes a higher proportion of renter occupied units as well as multi-family units than that of the County, MSA and State. Few multi-family units have come online since 2000 in the City, according to building permit data. Hence, the share of single-family detached units has likely increased since 2000.

Data regarding special populations were extracted from the DCA and other State resources. Housing authorities provide public housing for elderly and disabled clients, as well as families. The Union City Housing Authority assists with affordable housing options in Union City. According to HUD, five subsidized apartment communities operate in Union City, four of which are operated by Christian City:

- Miller Manor, 7601 Lester Road
- Garden Terrace, 7505 Lester Road
- Larry Moore Manor, 7340 Lester Road
- Sparks Manor, 7290 Lester Road
- South Fulton Homes, Inc., 5074 Dixie Lake Road

4.3.4. Cost-Burdened Households

Table 4-12 presents cost-burdened household information for Union City households as calculated by the U.S. Department of Housing and Urban Development (HUD) in 2000.

Table 4-12 Cost-Burdened Households 1990 and 2000 – City, County and State

| Area | 1990 | | | 2000 | | | | |
|------------------|---------------------|------------|------------|-------------|------------|------------|-----------------|------------|
| | Total Housing Units | 30% to 49% | | Total Units | 30% to 49% | | 50% and Greater | |
| | | Units | % of Total | | Units | % of Total | Units | % of Total |
| Union City | 4,358 | 389 | 8.9% | 5,354 | 811 | 15.2% | 673 | 12.6% |
| Fulton County | 297,503 | 80,559 | 27.1% | 348,632 | 33,080 | 9.5% | 42,534 | 12.2% |
| State of Georgia | 2,638,418 | 521,113 | 19.8% | 3,281,737 | 397,964 | 12.1% | 278,401 | 8.5% |

* Rent 0-30% = Units with gross rent (rent and utilities) that are affordable to households with incomes below 30% of HUD Area Median Family Income. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

** Value 0-50% = Homes with values affordable to households with incomes at or below 50% of HUD Area Median Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual costs are estimated assuming the cost of purchasing a home at the time of the Census based on reported value of the home. Assuming a 7.9% interest rate and national averages for utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person can afford to purchase. For example, a household with an annual gross income of \$30,000 is estimated to be able to afford an \$87,000 home without having total costs exceed 30% of their annual household income.

Source: Georgia Department of Community Affairs

4.3.5. Foreclosures

The U.S. Department of Housing and Community Development (HUD) estimates foreclosures (based on risk) and vacancy rates to assist State and local governments in their efforts to target the communities and neighborhoods with the greatest needs. The HUD estimates, shown in Table 4-13, represent the estimated number and percent of foreclosure starts January 2007 through June 2008. South Fulton County communities were hit hard by the foreclosure crisis. Union City's 9.5% foreclosure rate was considerably higher than that of the MSA, State and the nearby Fulton County communities during the reporting period.

Table 4-13 Foreclosure Starts and Rate 2007-2008 – City, County, Surrounding Cities, MSA and State

| Area | Foreclosure Starts | Number of Mortgages | Foreclosure Rates |
|------------------|--------------------|---------------------|-------------------|
| Union City | 523 | 5,521 | 9.5% |
| College Park | 191 | 2,360 | 8.1% |
| East Point | 697 | 7,772 | 9.0% |
| Fairburn | 363 | 4,279 | 8.5% |
| Palmetto | 63 | 836 | 7.5% |
| Fulton County | 12,407 | 255,621 | 4.9% |
| MSA | 64,994 | 1,357,537 | 4.9% |
| State of Georgia | 101,630 | 1,981,801 | 5.1% |

Note: Estimates are based on Federal Reserve Home Mortgage Disclosure Act Data on high cost loans, Office of Federal Housing Enterprise Oversight Data on falling home prices, and Bureau of Labor Statistics data on place and county unemployment rates. Recorded from January 2007 through June 2008.

Source: U.S. Department of Housing and Community Development 2008 Neighborhood Stabilization Data by County and Place

4.4. Special Housing Needs

At this time, most special needs housing data is only available at the county level. Fulton County has several special needs populations with particular housing needs, including elderly, frail elderly, persons with severe mental and physical disabilities, substance abuse, and those with HIV/AIDS. Households may have one or more persons with these special housing needs. Comparable data was not available at the City level; however, it is assumed that Union City represents a very small portion of Fulton County's special needs population at this time. Since data is not available at the City level, there is no accurate way to assess whether the needs of these populations within the City are being met through City and County services. Fulton County has the largest population and probably one the most diverse in Georgia. Many County residents have special housing needs. This section provides a brief overview of special needs housing as presented in *Focus Fulton 2025*, the County's Comprehensive Plan, and based on available City data.

4.4.1. Elderly and Frail Elderly

This population includes those persons 65 years of age or older, with incomes up to 80% of average median income, spending more than half of their incomes on housing. In 2009, an estimated 8.8% of the Union City population was represented in the 65 years and older category. Frail elderly are those individuals with two or more “personal care limitations.” These are physical or mental disabilities that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. Frail elderly residents often require some type of supportive living arrangement such as an assisted living community, skilled nursing facility, or an independent living situation with in-home health care.

With fixed and/or reduced incomes, the affordability of elderly-occupied housing is an important issue. HUD (2000) estimates nationwide that 30% of elderly households pay more than 30% of their income for housing and 14% pay more than 50% toward housing. HUD reports that millions of elderly households live in housing that is in substandard condition or fails to accommodate their physical capabilities or assistance needs. Lower-income elderly households, in particular, are more likely to live in physically substandard housing. Elderly households age 85 and over are particularly vulnerable to the above mentioned housing problems.

There are a variety of facilities and services available for the elderly and the frail elderly in Fulton County, some of which are located in Union City. For example, the Etris Community Center, a facility operated by the City of Union City Leisure Services, is the headquarters for senior activities in Union City and located at 5285 Lakeside Drive. One nursing home operates in Union City: Christian City Convalescent 7300 Lester Road.

4.4.2. Persons with Disabilities

The U.S. Census defines persons with mental disabilities as those with a condition that substantially limits one or more basic mental activities such as learning, remembering, and concentrating. This definition is quite broad, encompassing all types of individuals with varying degrees of mental ability. The Census defines persons with physical disabilities as those with a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying. This definition encompasses a wide spectrum of people, including those in wheelchairs or in need of a mobility device for support, those with sensory or respiratory discrepancies that impair short-term or long-term mobility, and those who require assistance with dressing or eating. Persons with disabilities in Union City are presented and compared with those of the State in Table 4-14.

Table 4-14 Type of Disabilities 2000 - City

| Type of Disability | Union City | | State of Georgia | |
|--------------------|------------|-----------------------|------------------|-----------------------|
| | Number | % of All Disabilities | Number | % of All Disabilities |
| Total | 5,067 | 100.0% | 2,638,739 | 100% |
| Sensory | 361 | 7.1% | 255,072 | 9.7% |
| Physical | 1,122 | 22.1% | 606,215 | 23.0% |
| Mental | 612 | 12.1% | 358,052 | 13.6% |
| Self-care | 324 | 6.4% | 194,854 | 7.4% |
| Go-outside home | 1,294 | 25.5% | 558,551 | 21.2% |
| Employment | 1,354 | 26.7% | 665,995 | 25.2% |

Source: U.S. Census Bureau (SF3) 2000, Table P41.

The Fulton Regional Mental Health, Mental Retardation, and Substance Abuse Board (Fulton MHMRSA Regional Board) provides a “comprehensive assessment of the demographic description” and “estimate of need” of persons with mental and developmental disabilities and substance abuse problems. According to their FY 2001 Annual Plan, there are an estimated 52,864 adults and children with severe emotional disturbance (SED), serious mental illness (SMI), or mental retardation and other developmental disabilities (MR/DD). Of the estimated population, a little over one-fourth (13,619) depend on public sector resources.

While figures regarding the housing costs of persons with disabilities in Fulton County are not available, it can be assumed that the majority of this population spends over 50% of their income on housing. The National Low Income Coalition (1999) reports that people with disabilities receiving Social Security Insurance are among the lowest income households in the country and that there is not a single housing market area in the U.S. where a person with a disability receiving SSI benefits can afford to rent a modest efficiency apartment. There are seven mental health, mental retardation and/or substance abuse service providers that are physically located within Fulton County outside the Atlanta city limits. None are located in Union city

4.4.3. Mental Illness

There are an estimated 30,732 persons in Fulton County who are severely mentally ill. Approximately 31% are in need of public sector mental health services. Approximately 5,300 individuals are receiving some public services.

4.4.4. Persons with Alcohol or Substance Abuse Problems

Individuals with chemical dependencies are often unable to maintain permanent housing. Without supportive services to help them overcome their addictions, many are at risk of becoming homeless. While substance abuse service providers are not located in Union City, assistance is available by providers located in Fulton County.

4.4.5. Domestic Violence

In Fulton and DeKalb Counties and the City of Atlanta, an estimated 500 individuals and 995 families with children are in need of emergency shelter from domestic violence. There are two certified shelters for women and children fleeing domestic violence in South Fulton County, including the The Women's Crisis Center of the Masters Inn in College Park.

4.4.6. Persons with HIV/AIDS

Using current national statistics, one in every 250 persons is HIV-positive. When applying the national statistics to Union City, the estimated number of HIV-positive persons in the City would be approximately 72. Since this is a relatively small number of persons, it is assumed that Fulton County's programs address these needs at the current time and will continue to do so throughout the next 10 to 20 years.

4.4.7. Homeless

There are currently no homeless shelters in operation in Union City.

4.4.8. Migrant Farm Workers

Based on the 2007 Census of Agriculture, there is not a significant enough population of migrant farm workers to warrant special housing in Fulton County.

4.5. Job-Housing Balance

The jobs-to-housing ratio compares the number of jobs in the City to the number of residents in the City. The ratio is a useful analysis tool because housing location decisions, in relation to workplace, affect commute times, costs, and congestion. An ideal community would provide housing for the labor force near employment centers that give the workers transportation choices (e.g., walking, biking, driving, public transit, etc.). Bedroom community suburbs often develop without such balance and require the labor force to commute to work in private automobiles along major arterials resulting in congestion and other quality of life challenges.

Communities can use two jobs/housing balance ratios to monitor their ability to achieve a balance of jobs and housing: (1) employment (jobs)/housing unit ratio, and (2) employment/labor force ratio. According to the *Jobs/Housing Balance Community Choices Quality Growth Toolkit*, prepared by the Atlanta Regional Commission, an employment (jobs)/housing ratio of between 1.3 and 1.7 implies an ideal balance with 1.5 as the standard target. An employment (jobs)/labor force (employed residents) ratio of between 0.8 and 1.25 implies a balance for that ratio with 1:1 as the standard target.

Table 4-16 presents the employment/housing ratio and employment/labor force ratio for Union City. The 2009 employment/housing ratio of 0.78 falls short of the standard target of 1.5. Table 4-16 also presents the employment/labor force ratio for the City. The 2009 ratio of 0.89 also falls slightly short of the standard target of 1.0.

Table 4-15 Jobs-Housing Balance 2009 - City

| Category | 2009 | Category | 2009 |
|-------------------------------|--------|---------------|-------|
| Population | 21,189 | Housing Units | 9,533 |
| Average Household Size | 2.47 | Labor Force | 8,338 |
| Number of Households | 8,541 | Employment | 7,454 |
| Employment/Housing Unit Ratio | | | 0.78 |
| Employment/Labor Force Ratio | | | 0.89 |

Source: ESRI Business Analyst Online

4.5.1. Supply of Affordable Housing

Table 4-16 relates the average weekly wages received by employees who work in Fulton County to the housing values afforded by their wages. Table 4-17 provides housing affordability ranges (based on 2.5 and 3.0 multipliers that are widely used to calculate affordable housing prices) for each employment sector based on the average wages paid by Union City employers in 2009.

Table 4-16 Correlation of Average Weekly Wages to Housing Prices for Workers 2008 - County

| Sector | Average Wage | | | Monthly Income Available for Housing | Equivalent House Price ¹ (2.5 multiplier) | Equivalent House Price ¹ (3.5 multiplier) |
|---|---------------------|---------------------|----------------------|--------------------------------------|---|---|
| | Average Weekly Wage | Average Annual Wage | Average Monthly Wage | | | |
| Agriculture, forestry, & fishing | \$1,099 | \$57,148 | \$4,762 | \$1,429 | \$142,870 | \$200,018 |
| Mining ² | ** | ** | ** | ** | ** | ** |
| Construction | \$1,119 | \$58,188 | \$4,849 | \$1,455 | \$145,470 | \$203,658 |
| Manufacturing | \$1,397 | \$72,644 | \$6,054 | \$1,816 | \$181,610 | \$254,254 |
| Utilities | \$1,961 | \$101,972 | \$8,498 | \$2,549 | \$254,930 | \$356,902 |
| Wholesale trade | \$1,575 | \$81,900 | \$6,825 | \$2,048 | \$204,750 | \$286,650 |
| Retail trade | \$570 | \$29,640 | \$2,470 | \$741 | \$74,100 | \$103,740 |
| Transportation and warehousing | \$1,079 | \$56,108 | \$4,676 | \$1,403 | \$140,270 | \$196,378 |
| Information | \$1,773 | \$92,196 | \$7,683 | \$2,305 | \$230,490 | \$322,686 |
| Finance and insurance | \$1,941 | \$100,932 | \$8,411 | \$2,523 | \$252,330 | \$353,262 |
| Real estate and rental and leasing | \$1,157 | \$60,164 | \$5,014 | \$1,504 | \$150,410 | \$210,574 |
| Professional, scientific/tech services | \$1,715 | \$89,180 | \$7,432 | \$2,230 | \$222,950 | \$312,130 |
| Mgt companies/enterprises | \$1,719 | \$89,388 | \$7,449 | \$2,235 | \$223,470 | \$312,858 |
| Administrative and waste services | \$798 | \$41,496 | \$3,458 | \$1,037 | \$103,740 | \$145,236 |
| Educational services | \$807 | \$41,964 | \$3,497 | \$1,049 | \$104,910 | \$146,874 |
| Health care and social services | \$990 | \$51,480 | \$4,290 | \$1,287 | \$128,700 | \$180,180 |
| Arts, entertainment and recreation | \$917 | \$47,684 | \$3,974 | \$1,192 | \$119,210 | \$166,894 |
| Accommodation and food services | \$444 | \$23,088 | \$1,924 | \$577 | \$57,720 | \$80,808 |
| Other services (except government) | \$628 | \$32,656 | \$2,721 | \$816 | \$81,640 | \$114,296 |
| Government | \$1,061 | \$55,172 | \$4,598 | \$1,379 | \$137,930 | \$193,102 |
| All industries - County 2000 ³ | \$1,132 | \$58,864 | \$4,905 | \$1,472 | \$147,160 | \$206,024 |
| All industries - County 2008 | \$1,150 | \$59,800 | \$4,983 | \$1,495 | \$149,500 | \$209,300 |
| All industries - State 2008 | \$819 | \$42,588 | \$3,549 | \$1,065 | \$106,470 | \$149,058 |

¹ Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices

² BLS did not release data for this sector in Fulton County

³ Adjusted 2000 dollars to 2008 via the BLS Inflation Calculator

Source: Georgia Department of Labor (these data represent jobs that are covered by unemployment insurance laws), U.S. Bureau of Labor Statistics

Approximately 90% of Union City's labor force commuted to work outside of the City in 2000, the latest year for which information is available from the Census. This means a large portion of those working in Union City commute to the City from outside of the City limits, as well, where property values may be lower than in the City. The City's largest employment category in 2009 was *retail trade* (23.3% of all jobs). Wages for this job sector in Fulton County are among the lowest of all categories reported. *Retail trade* paid an average weekly wage of \$570, which translates into a home of \$74,100 to \$103,740 or monthly rent of \$741. *Health care and social assistance*, the second largest sector paid an average weekly wage of \$990, which translates into a home of \$128,700 to \$180,180 (or a monthly rent of \$1,287).

The median household income in 2009 was \$53,119. As shown in Table 4-17, salary theoretically supports purchase of a home within the range of \$133,273 to \$186,582. As shown previously, the median property value in Union City in 2009 was \$88,453. It appears that the housing market in the Union City area, therefore, can provide affordable homes for those who work in the area. The availability of housing for the median and/or average income households does not mean the community has met the housing needs of those employed within its boundaries, however. The lower-paid workers do face challenges in finding quality, affordable housing close to their place of work.

Table 4-17 Correlation of Household Income to Housing Prices for City Residents 2000 and 2009

| <i>Annual Household Income</i> | <i>Maximum Annual Income</i> | <i>Maximum Monthly Income</i> | <i>Maximum Monthly Income for Housing (30 %)</i> | <i>Equivalent House Price (2.5 multiplier)*</i> | <i>Equivalent House Price (3.5 multiplier)*</i> |
|--|------------------------------|-------------------------------|--|---|---|
| Less than \$15,000 | \$15,000 | \$1,250 | \$375 | \$37,500 | \$52,500 |
| \$15,000-24,999 | \$25,000 | \$2,083 | \$625 | \$62,500 | \$87,500 |
| \$25,000-\$34,999 | \$35,000 | \$2,917 | \$875 | \$87,500 | \$122,500 |
| \$35,000-\$49,999 | \$50,000 | \$4,167 | \$1,250 | \$125,000 | \$175,000 |
| \$50,000-\$74,999 | \$75,000 | \$6,250 | \$1,875 | \$187,500 | \$262,500 |
| \$75,000-\$99,999 | \$100,000 | \$8,333 | \$2,500 | \$250,000 | \$350,000 |
| \$100,000-\$149,999 | \$150,000 | \$12,500 | \$3,750 | \$375,000 | \$525,000 |
| \$150,000-\$249,999 | \$250,000 | \$20,833 | \$6,250 | \$625,000 | \$875,000 |
| \$250,000-\$499,999 | \$500,000 | \$41,667 | \$12,500 | \$1,250,000 | \$1,750,000 |
| \$500,000 or more | NA | NA | NA | NA | NA |
| <i>Mean Household Income (in 2008 dollars)</i> | | | | | |
| 2000 | \$55,022 | \$4,585 | \$1,376 | \$137,555 | \$192,577 |
| 2009 | \$59,359 | \$4,947 | \$1,484 | \$148,398 | \$207,757 |
| <i>Median Household Income (in 2008 dollars)</i> | | | | | |
| 2000 | \$47,736 | \$3,978 | \$1,193 | \$119,340 | \$167,076 |
| 2009 | \$53,309 | \$4,442 | \$1,333 | \$133,273 | \$186,582 |

*Multipliers are applied to the Average Annual Wage - 2.5 and 3.5 are used widely to calculate affordable housing prices

Source: ESRI Business Analyst Online

4.5.2. Barriers to Affordability

While Union City provides a wide range of affordable housing options, the City also faces several barriers to affordable housing that hinder and/or stall the provision of housing for those earning lower incomes (80% of AMI or below). A number of these obstacles are common in Metropolitan Atlanta regardless of geographic location; however, there are some potential ways to mitigate or remove these impediments.

Increasing Land Prices and Costs of Development

Once data is collected for the 2010 Census, an analysis most likely will show that in Union City and Fulton County decent housing is becoming less affordable for many residents as a result of the rapidly increasing costs of housing (especially new single-family housing) and the limited availability of new multi-family units in the City since 2000. Escalating land prices, the increasing cost of development codes and fees, the profitability of higher priced homes, and the strong demand for larger and more expensive homes have all combined to push the cost of housing out of the affordable range for a substantial segment of the population.

Local Building Requirements

Current codes and zoning classifications offer developers in Union City limited flexibility to produce adequate housing that is affordable to many moderate- and low-income families. Codes which are seen as having the most impact on housing costs include: minimum square footage; minimum lot size requirements; and certain infrastructure requirements. Other communities around the State and nation have demonstrated that it is possible to modify development standards to permit development of more affordable housing while maintaining building and neighborhood quality. The City could evaluate the merits of zoning classifications that allow developers and builders to construct more affordable housing. Allowing smaller units at a greater density, with reduced setbacks are a few techniques for reducing the cost of development.

Burdensome Federal and State Regulations

Federal and State programs and regulations often place requirements on local jurisdictions which drive up the cost of development. They frequently do not allow the flexibility needed for local communities to devise cost efficient solutions to their particular affordable housing problems.

Lack of Public/Private Partnerships with Financial Institutions

More lender involvement in affordable housing efforts is needed. There is also a need for more affordable housing, community awareness and homebuyer education. Many residents Union City have misperceptions of affordable housing and are not aware of the critical needs in the area for the critical workforce such as teachers, law enforcement and other vital service providers. Homebuyer education programs are growing, but need to be strengthened and expanded.

Predatory Lending

In recent years, the incidence of subprime lending has increased dramatically across the nation. Consequently, 28 states have taken action against predatory mortgage lending in subprime markets by passing comprehensive reforms or by relying on regulations aimed at specific predatory practices. The State of Georgia has been committed to regulating the most prevalent terms of subprime loans, including points and fees, prepayment penalties, flipping projections, high-cost loan protections and loan coverage. These predatory lending practices present hindrances to the homeownership market as overextended residents pay extraordinarily high interest rates and/or ultimately lose their homes through foreclosure. The difficulty lies in preventing predatory lending without cutting off access to mortgage loans for low-income households or those with less than perfect credit histories.

Other Obstacles

Union City faces obstacles ranging from general NIMBY (not in my back yard) attitudes to technical issues such as limited numbers of existing non-profit housing developers or private developers willing to construct affordable housing for low-income homebuyers. Financial resources are extremely limited to help non-profits developers enhance their internal capacity building and housing initiatives.

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NATURAL AND CULTURAL RESOURCES

Evaluation of how new development is likely to impact Natural and Cultural Resources along with an identification of needed regulations and policies

5.1. Physiography

Union City is located in the Greenville Slope District of the Southern Piedmont Province of Georgia with elevations ranging from 830 to 1,040 feet above sea level. The topography is characterized by rolling, well-drained terrain with coarse loamy soils on the surface and clayey subsoils. Underlying geology consists of igneous rocks which are prevalent throughout the Atlanta Plateau of the Appalachian chain.

5.2. Environmental Planning Criteria

In order to protect the Georgia's natural resources and environment, the Georgia Department of Natural Resources (DNR) developed *Rules for Environmental Planning Criteria* (Chapter 391-3-16). These minimum standards and procedures, also known as "Part V Criteria," require local governments' comprehensive plans to identify whether critical environmental resources exist and if so, whether local protection efforts are in place. These measures are locally-adopted ordinances that specifically address the protection of the critical environmental resources, as identified by DNR:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

Currently, Union City has three of the five critical environmental resources: water supply watershed, groundwater recharge areas and wetlands. The City has not adopted local ordinances specifically addressing these resources. Special considerations should be given to these sensitive areas and future adoption of "Part V Criteria" ordinances would preserve the health and function of these resources. Table 5-1 indicates whether these natural resources are present in Union City and if Union City has implemented protection efforts. The resources are also depicted on Map 1: Environmental Planning Criteria. According to the DCA guidelines, to maintain eligibility for certain State grants, loans, and permits, local governments must implement regulations consistent with these criteria.

Table 5-1 Compliance with Rules for Environmental Planning Criteria

| Resource | Definition¹ | Present within Union City | Ordinance Adopted |
|-----------------------------------|--|--|--------------------------|
| Water Supply Watershed | The area of land upstream of a governmentally owned public drinking water intake. | Yes. See Environmental Planning Criteria Map for general location. | No |
| Groundwater Recharge Areas | Any portion of the earth's surface where water infiltrates into the ground to replenish an aquifer. | Yes. See Environmental Planning Criteria Map for general location. | No |
| Wetlands | Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. | Yes. See Environmental Planning Criteria Map for general location. | No |
| Protected Rivers | Any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate U.S. Geological Survey documents. | No. | N/A |
| Protected Mountains | All land area 2,200 feet or more above mean sea level, that has a slope of 25% or greater for at least 500 feet horizontally, and shall include the crests, summits, and ridge tops which lie at elevations higher than any such area. | No. | N/A |

¹Definitions taken from DNR Rules for Environmental Planning Criteria (Chapter 391-3-16)

5.2.1. Local Watershed Protection Measures

While Union City has not adopted ordinances addressing the “Part V Criteria,” the City has adopted ordinances that address stormwater issues and watershed protection. Union City, as a member of the Metropolitan North Georgia Water Planning District (MNGWPD), is required to adopt some of these ordinances. The other environmental protection measures are model ordinances recommended by the State to improve water quality. To date, Union City has adopted all of the MNGWPD-required model ordinances except for the litter control ordinance. Table 5-2 lists the local protection measures currently adopted by the City and describe the areas protected by the ordinances.

Table 5-2 Local Protection Measures for Environmentally Sensitive Areas

| Ordinance | Required by MNGWPD | Purpose |
|--|---------------------------|--|
| Floodplain Management and Flood Damage Prevention | Yes | Floodplain regulations and development restrictions can greatly reduce flooding impacts, preserve greenspace and habitat, and protect their function in safely conveying floodwaters and protection water quality. The ordinance aims to help communities avoid potential flood damage by regulating future-conditions floodplains and providing building standards in flood-prone areas. |
| Stream Buffer Protection | Yes | Stream buffers, along with other protection measures, can help protect streams and preserve water quality by filtering of pollutants, reducing erosion and sedimentation, protecting and stabilizing stream banks, preserving vegetation and providing both aquatic and land habitat. This ordinance provides a framework to develop buffer zones for streams as well as the requirements that minimize land development within those buffers. It is the purpose of these buffer zone requirements to protect and stabilize stream banks, protect water quality and preserve aquatic and riparian habitat. |

| Ordinance | Required by MNGWPD | Purpose |
|--|--------------------|--|
| Illicit Discharge and Illegal Connection | Yes | An illicit discharge is defined as any discharge to a storm drainage system or surface water that is not composed entirely of stormwater runoff (except for discharge allowed under an NPDES permit or waters used for firefighting operations). The ordinance provides Union City the authority to deal with illicit discharges and establishes enforcement actions for those properties found to be in noncompliance or that refuse to allow access to their facilities. |
| Post Development Stormwater Runoff | Yes | The ordinance provides post-development stormwater management requirements for new development and redevelopment in Union City. The ordinance defines requirements for development to address stormwater runoff quality and quantity impacts following construction resulting from the permanent alteration of the land surface as well as the nonpoint source pollution from land use activities. |
| Soil Erosion and Sedimentation Control | No | Soil erosion and sedimentation of water bodies can be a significant and negative environmental impact during development protections. To mitigate the negative impacts, Union City has adopted this ordinance to manage and limit soil erosion and sedimentation during development and land disturbance projects. |
| Union City Chattahoochee River Tributary Protection Ordinance | No | The water quality of the Chattahoochee River depends largely on the water quality its tributaries. To ensure adequate water quality of the Chattahoochee's tributaries in Union City, the ordinance requires the creation of vegetative buffers along these tributaries and where land disturbances occur within these buffers, that the disturbances are regulated with requiring a permit to begin activity. |

5.3. Other Environmentally Sensitive Areas

5.3.1. Water Quality

Union City is located in both the Chattahoochee River and Flint River Basins and is drained by several tributaries to both of these rivers. Union City receives its water supply from the Chattahoochee River. Via the City of Atlanta, which has permitted water rights to withdraw water.

The General Assembly created the MNGWD in 2001 to address long-term needs related to water quality protection and to plan for adequate water supply at the regional level. MNGWD is responsible for water policy development, creating regional plans and promoting intergovernmental coordination of all water issues within the district. MNGWD incorporates 15 counties within the Atlanta Region, with staff support provided by ARC. MNGWD, the District has adopted three watershed-specific plans to guide regional water planning and decision-making in the Atlanta region. These plans include:

- District-Wide Watershed Management Plan
- Long-Term Wastewater Management Plan
- Water Supply and Water Conservation Management Plan

One of the projects identified in the plans is the creation of the Bear Creek Reservoir. When created, the reservoir will be a dependable and economical water source for Union City and South Fulton County. Currently, Union City is working with the South Fulton Municipal Regional Water and Sewer Authority to establish the appropriate legal authorization to begin developing the reservoir, though the City of Atlanta has filed objections to this project.

5.3.2. Air Quality

In recent years, the environmental concern for air quality has become increasingly important. To address these concerns, Union City has adopted the Air Pollution Control ordinance. The ordinance provides several protections related to air pollution and contamination, with the intent to preserve the health of the community.

Union City is within the Atlanta non-attainment area for ozone and particulate matter. ARC is required to adopt policies and implementation measures to be in compliance with the federal Clean Air Act. Compliance is established through monitoring and management of federally-regulated industries as well as transportation planning. As Union City grows and requires new transportation infrastructure, the construction of transportation facilities and the development patterns they support will have to support the Atlanta region's efforts to be in compliance with the Clean Air Act regulations.

5.3.3. Steep Slopes

Steep slopes are defined as areas with a grade of 15% or greater. These areas are important to identify and manage because they are typically more prone to soil erosion and vegetation loss as a result of development. The majority of Union City has gently rolling terrain ranging from 0% to 15% with much of the existing development located in these areas. However, there are several locations that have slopes greater than 15%. These areas are associated with creeks and the associated stream banks. Most of the steep slopes are located north of the town center and in areas currently undeveloped (For more detail see Map 2: Slope Analysis).

To address the issues of development in areas with steep slopes, as well as other areas to manage water quality and erosion, Union City has adopted development regulations, such as the Soil Erosion and Sedimentation Control ordinance. The ordinance requires developments to take additional measures necessary to limit soil erosion and sedimentation pollution in waterways.

5.3.4. Floodplains

Flooding is the temporary covering of soil with water from overflowing streams and by runoff from adjacent slopes. Water standing for short periods after rainfalls is not considered flooding, nor is water in swamps. A floodplain is any land area susceptible to being inundated by water from any source. Floodplains in their natural or relatively undisturbed state are important water resource areas. They serve three major purposes: natural water storage and conveyance, water quality maintenance, and groundwater recharge. Unsuitable development can destroy their value. For example, any fill material placed in the floodplain eliminates essential water storage capacity, causing water elevation to rise, resulting in the flooding of previously dry land. Union City's 100 and 500-year floodplains are shown on Map 3: Floodplains.

In Union City, moderate flooding occurs periodically along Line Creek, Deep Creek and their associated tributaries. The Federal Emergency Management Agency (FEMA) has identified and mapped these and other areas of the City that have the highest risk of flooding in order to establish actuarial flood insurance rates and promote sound floodplain management planning. The floodplain GIS files used to depict the general location of floodplains in Map 3 were created in 1998 by FEMA.

5.3.5. Soils

Soils regulate water, sustain plant and animal life, filter potential pollutants, cycle nutrients and support structures. Knowledge of soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or floodplain areas. These characteristics in turn help indicate whether a soil type is suitable for a specific land use.

Soil Types

Area soils include Appling, Cecil, Louisberg and Stony-land series which originate from the weathering of metamorphic rock. They also include Altavista, Seneca, Wehadkee, Wickham and Worsham series which are alluvial deposits. Such soils are not well suited to agricultural use due to low natural fertility and moderate to severe erosion. For much of Union City soils are well drained and moderately permeable. No potential development limitations are imposed by these soil types. No development limitations such as low bearing capacity, poor soil drainage or other factors affecting suitability of the land for development are imposed by these soil types.

The General Soil Map for Fulton County, as defined by the Natural Resources Conservation Service of the U.S. Department of Agriculture, defines six soil associations for Fulton County. Figure 5-1 presents the Union City area of the General Soil Map. Three of the soil associations are applicable for the Union City area and described as follows:

Congaree-Chewacia-Wickham

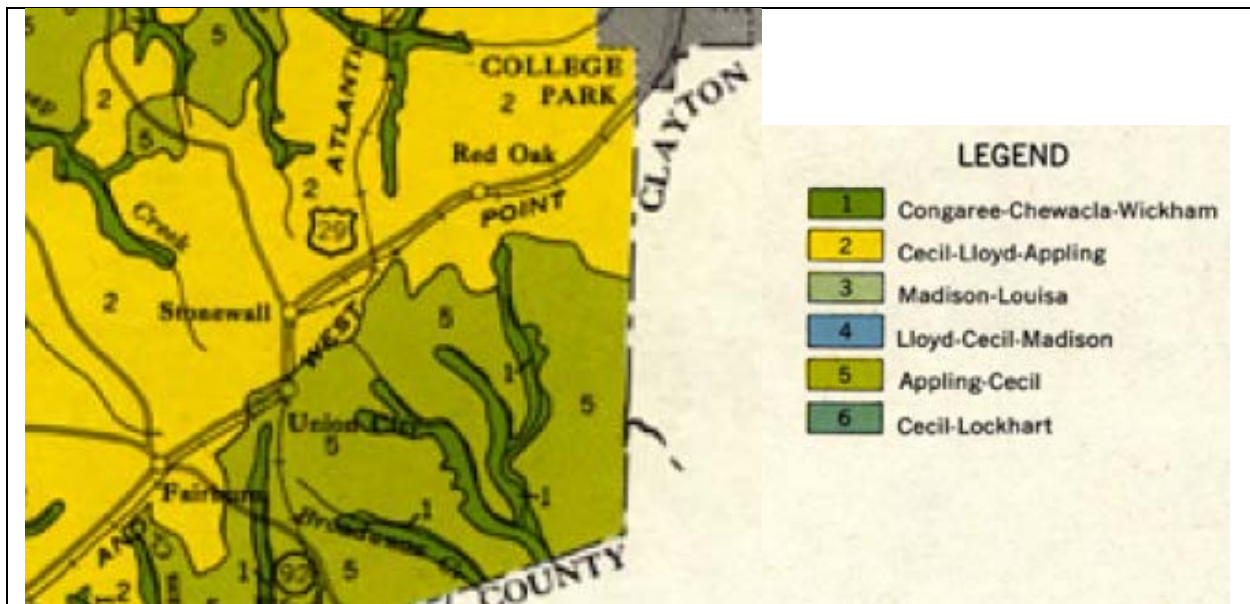
This soil association, displayed as “1” in Figure 5-1, occurs in irregular and comparatively narrow strips on first bottoms and terraces along the Chattahoochee and Little Rivers and their tributaries. While drainage is good along the rivers (outside of Union City), drainage can be somewhat poor along the small streams as sediment and undergrowth have clogged the stream channels and raised the water table. The natural fertility of the soils is moderate to high. They are largely covered with forest or bushes and water-loving grasses.

Cecil-Lloyd-Appling

This soil association, displayed as “2” in Figure 5-1, occurs chiefly on rolling and hilly uplands, although some areas along drainageways are steep and others on interstream ridges are undulating. Includes a well-developed dendritic drainage system and natural drainage ranges from good to excessive. The natural fertility of the soils is low to medium. Moderate to severe erosion is common. The soils are best suited for forest, though much of the association has been cleared or are in second-growth pine.

Appling-Cecil

This soil association, displayed as “5” in Figure 5-1, is made up of grayish sandy soil on rolling to hilly uplands. Deep soils are underlain by granite and gneiss having a high content of quartz. The association has a well-developed dendritic drainage system and its soils are well to somewhat excessively drained. Soil fertility is low. These soils occur mainly on the smoother areas. Erosion is generally moderate. Most of the association has been cleared, but much of it is idle or covered with second-growth pine.

Figure 5-1 General Soil Map for Fulton County

Source: Soil Survey of Fulton County, Georgia, Natural Resources Conservation Service, U.S. Department of Agriculture

Soils of Statewide Importance

Statistical data concerning agriculture and forestry is compiled on a county basis. Since much of Fulton County has been developed as urban and suburban communities, little farmland or farming exists in the area and especially within the City limits of Union City. Only land which could be considered “prime farmland” has succumbed to other commercial ventures – or is being held in reserve for such purposes. Map 4: Soils of Statewide Importance shows the general locations of these important soils in the Union City area.

Suitability for Septic Systems

The use of private septic systems is permissible in Union City if public sewer is unavailable. Generally, septic systems are more common in recently incorporated areas that were previously in unincorporated Fulton County. Some soils, however, exhibit limitations for development with septic tanks and should be evaluated when planning for locations suitable for accommodating future growth.

Based on NRCS data, a significant portion of land in Union City is rated as “Very Limited” or “Somewhat Limited” with respect to the effluent absorption capacity of a soil. “Very limited” indicates that the soil has one or more limiting features that generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures, likely resulting in poor performance and high maintenance. “Somewhat limited” indicates that the soil has features that can be overcome or minimized by special planning, design, or installation.

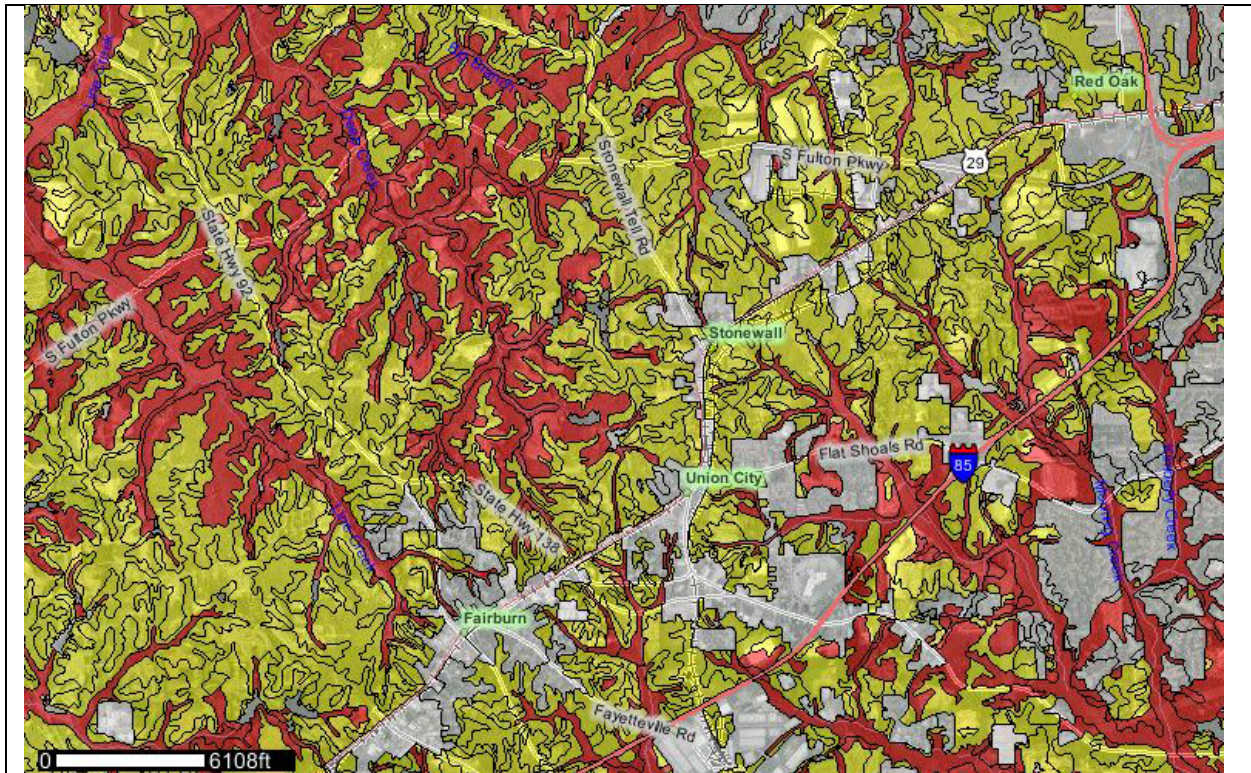
The NRCS for septic tank absorption fields (areas in which effluent for a septic tank is distributed into the soil) are based on the soil properties that affect absorption, construction and maintenance of the system, and public health. Overall ratings are currently only available by county. A summary of the suitability ratings for Fulton County is provided in Table 5-3. Figure 5-2 shows the general location of rated soils in the Union City area. Red indicates “Very Limited”, yellow indicates “Somewhat Limited” and white indicates “Null or Not Rated”.

Table 5-3 Fulton County Soil Suitability for Septic Tank Absorption Fields

| Rating | Acres in Fulton County | % of Fulton County |
|-------------------|------------------------|--------------------|
| Very Limited | 116,570 | 34.1% |
| Somewhat Limited | 83,666 | 24.5% |
| Null or Not Rated | 141,879 | 41.5% |
| Totals | 342,115 | 100.0% |

Source: U.S. Department of Agriculture, Natural Resources Conservation Service

Figure 5-2 Union City Area Soil Suitability for Septic Tank Absorption



Source: Natural Resources Conservation Service, U.S. Department of Agriculture

5.3.6. Plant and Animal Habitats

The U.S. Department of the Interior, Fish and Wildlife Service defines habitat as a combination of environmental factors that provides food, water, cover and space that living beings need to survive and reproduce. Habitat types include: coastal and estuarine, rivers and streams, lakes and ponds, wetlands, riparian areas, deserts, grasslands/prairie, forests, coral reefs, marine, perennial snow and ice, and urban areas.

There may be a need for plant and animal habitat protection in the City. These habitats are vulnerable to land development and are in danger of becoming permanently altered or completely lost because of sporadic land development in and around ecologically sensitive areas. Ecologically sensitive areas include wetland, forests, and river corridor, and plant and animal habitats. Habitats specific to any endangered

or threatened species should also be carefully protected. Currently, endangered and threatened species are listed only by county; however, the county level should provide a close enough look at species that may be endangered in Union City, as listed in the Tables 5-4 and 5-5.

To counteract negative or potentially negative impacts on the habitats of these plants and animals, the City of Union City may decide to conduct an inventory to identify ecologically sensitive plant and animal habitats. Moreover, policies should be generated along with planning criteria to regulate future land development surrounding these areas.

Species of Special Concern

DNR maintains an inventory of federally protected, state-protected, and other rare or imperiled plants and animals. This working “special concerns list” includes 22 species of plants and animals in Fulton County that are tracked by the Nongame Conservation Section of the DNR Wildlife Resources Division. The species identified on the list are those thought to be in need of conservation; some are currently protected by State or federal laws. Currently, Union City does not provide additional protection for these species.

Tables 5-4 through 5-5 list the species of special concern in Fulton County. Species that are federally-protected or State-protected are indicated by the following abbreviations used to specify their status:

Federal Status (U.S. Fish and Wildlife Service)

- LE – Listed as endangered. The most critically imperiled species. A species that may become extinct or disappear from a significant part of its range if not immediately protected.
- LT – Listed as threatened. The most critical level of threatened species. A species that may become endangered if not protected.
- C – Candidate species. There is enough scientific information to warrant proposing these species for listing as endangered or threatened.

State Status (DNR)

- E – Listed as endangered. A species which is in danger of extinction throughout all or part of its range.
- T – Listed as threatened. A species which is likely to become an endangered species in the foreseeable future throughout all or parts of its range.
- R – Listed as rare. A species which may not be endangered or threatened but which should be protected because of its scarcity.
- U – Listed as unusual (and thus deserving of special consideration). Plants subject to commercial exploitation would have this status.

Table 5-4 Species of Special Concern in Fulton County – Animals

| Species | | Status | | Habitat |
|------------------------|--------------------------------|---------|-------|--|
| | | Federal | State | |
| Bachman's Sparrow | <i>Aimophila aestivalis</i> | | R | Open pine or oak woods; old fields; brushy areas |
| Chattahoochee Crayfish | <i>Cambarus howardi</i> | | T | Moderate to swiftly flowing streams with rocky or rubble substrate |
| Bluestripe Shiner | <i>Cyprinella callitaenia</i> | | R | Flowing areas in large creeks and medium-sized rivers over rocky substrates |
| Delicate Spike | <i>Elliptio arctata</i> | | E | Large rivers and creeks with some current in sand and sand and limestone rock substrates |
| Cherokee Darter | <i>Etheostoma scotti</i> | LT | T | Small to medium-sized creeks with moderate current and rocky substrates |
| Peregrine Falcon | <i>Falco peregrinus</i> | | R | Rocky cliffs & ledges; seacoasts |
| Shinyrayed Pocketbook | <i>Hamiota subangulata</i> | LE | E | Sandy/rocky medium-sized rivers & creeks |
| Four-toed Salamander | <i>Hemidactylum scutatum</i> | | | Swamps; boggy streams & ponds; hardwood forests |
| Gulf Moccasinshell | <i>Medionidus penicillatus</i> | LE | E | Sandy/rocky medium-sized rivers & creeks |
| Highscale Shiner | <i>Notropis hypsilepis</i> | | R | Flowing areas of small to large streams over sand or bedrock substrates |
| Sculptured Pigtoe | <i>Quincuncina infucata</i> | | | Main channels of rivers and large streams with moderate current in sand and limestone rock substrate |

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated May 27, 2008

Table 5-5 Species of Special Concern in Fulton County - Plants

| Species | | Status | | Habitat |
|-----------------------------------|--|---------|-------|---|
| | | Federal | State | |
| Pink Ladyslipper | <i>Cypripedium acaule</i> | | U | Upland oak-hickory-pine forests; piney woods |
| Large-flowered Yellow Ladyslipper | <i>Cypripedium parviflorum</i> var. <i>pubescens</i> | | | Upland oak-hickory-pine forests; mixed hardwood forests |
| Log Fern | <i>Dryopteris celsa</i> | | | Floodplain forests; lower slopes of rocky woods |
| Mountain Witch-alder | <i>Fothergilla major</i> | | T | Rocky (sandstone, granite) woods; bouldery stream margins |
| Harper Wild Ginger | <i>Hexastylis shuttleworthii</i> var. <i>harperi</i> | | | Low terraces in floodplain forests; edges of bogs |
| Southern Twayblade | <i>Listera australis</i> | | | Poorly drained circumneutral soils |
| Sweet Pinesap | <i>Monotropis odorata</i> | | T | Upland forests |
| American Ginseng | <i>Panax quinquefolius</i> | | | Mesic hardwood forests; cove hardwood forests |
| Bay Star-vine | <i>Schisandra glabra</i> | | T | Rich woods on stream terraces and lower slopes |
| Georgia Aster | <i>Symphotrichum georgianum</i> | C | T | Upland oak-hickory-pine forests and openings; sometimes with <i>Echinacea laevigata</i> or over amphibolite |
| Barren Strawberry | <i>Waldsteinia lobata</i> | | R | Stream terraces and adjacent gneiss outcrops |

Source: Georgia Department of Natural Resources, Wildlife Resources Division – Updated May 27, 2008

5.4. Significant Natural Resources

5.4.1. Scenic Areas

Union City is located in the Metropolitan Atlanta area. Substantial development and redevelopment have occurred, particularly the commercial development around Union Station shopping mall. As a result of this development, few significant scenic views or visual landmarks remain within the City. However, a number of historic structures have been preserved. These are discussed below in the significant cultural resources section.

5.4.2. Agriculture and Forested Land

Farming and forestry activities are not significant in Fulton County. These operations do not occur in Union City, and there are no indications that these activities will play a role in the local economy over the planning period. The percentage of land in farms and as forests has decreased over the past 20 years; agricultural and forested land is often prime for urban development, especially in areas contending with population and economic growth. Tables 5-6 and 5-7 show the percent of the total land in Fulton County that is farmland and forested land.

Table 5-6 Percent of Fulton County Land in Farms – 1982, 1989, 1997 and 2007

| 1987 | 1992 | 1997 | 2002 | 2007 |
|------|------|------|------|------|
| 9.6% | 6.4% | 7.9% | 8.2% | 4.5% |

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

Table 5-7 Percent of Fulton County Land Forested– 1982, 1989, 1997 and 2007

| 1982 | 1989 | 1997 | 2008 |
|-------|-------|-------|-------|
| 50.4% | 41.1% | 37.2% | 35.3% |

Source: Center for Agribusiness and Economic Development, Cooperative Extension Service, University of Georgia

5.4.3. Scenic Areas, Forests, Recreation and Conservation Areas

No major federal, State or regional parks, recreation or conservation areas are located in Union City. Parks within the City boundaries are listed in Chapter 6: Community Facilities and Services. However, several developments have placed a portion of the development in conservation easements. These areas are depicted in Map 5: Scenic Areas/Forests/Recreation and Conservation Areas.

5.5. Significant Cultural Resources

Cultural resources include structures, sites, and districts of historic, cultural or archaeological significance. Such resources provide a context for recent and current events due to their influence on development patterns and characteristics of a community.

At the state level, authority in matters of historic preservation is delegated to the Historic Preservation Division (HPD) of the DNR, which is also the State Historic Preservation Office (SHPO) mandated by the Historic Preservation Act of 1966. HPD takes both an advocacy and administrative role, coordinating statewide preservation initiatives, providing technical assistance, and allocating federal funding for local preservation-oriented projects.

The protection of cultural resources is best accomplished on the local level with historic preservation planning, creation of appropriate growth strategies, comprehensive planning, the adoption of local protective ordinances, and coordination between all groups – those appointed by the local government and those organized by concerned private individuals – interested in preserving and promoting the community's history.

5.5.1. Local History

Union City was incorporated on August 17, 1908 when the City was in Campbell County. During the Great Depression Campbell County merged with Fulton County. Prior to the incorporation of Union City, District Attorney Carmichael was instrumental in convincing the Farmer's Union to locate its national headquarters to the City. It was from this organization that the City received its name.

At the time of incorporation, development in the City included the two story brick building which housed the Farmer's Union, the telephone exchange and the bank, two railroad depots, the Reed Hotel, the Duffy Hotel, a farm implement factory, a warehouse, a printing business, two stores, an office building and Shadnor Baptist Church. However, by 1919, fires had destroyed both hotels and the Farmer's Union building.

The following is a list of important buildings and sites that have contributed to Union City's history:

- The Post Office Retail Store Building, built in 1907, was used as a hotel, the Western Union Office and retail stores. Today, the building is home to several retail stores.
- Green Manor was constructed in 1910 and was converted into the Green Manor Restaurant in 1990.
- The Walter Cowart Home, constructed in 1910, was the home of the advertising manager of the Farmer's Union News and a former mayor of Union City. Bob Fuller Realty currently occupies the former residence.
- A small red metal building, known as the Old Razor Factory, marks the only remaining structure of the City's two mail order houses. Straight-edge razors used primarily by barbers were manufactured, marketed and sold by mail order from this site in Union City until the last of these operations went out of business in 1955.
- The City Depot was constructed in 1908 and served as the passenger depot for train service on the Atlanta-West Point Railroad. Passenger train service was suspended in 1941 and the depot was closed and sold to Walter Cowart for \$100. The Woman's Club rented the depot for \$5 and used it for their meetings. The depot also served as City Hall and City Court for a period of time. The depot moved to its present location in 1984 when City Hall was constructed. It was renovated in 1991 and now serves as the City's Senior Center and as a community activities building available for rent by citizens and organizations.
- Shadnor Baptist Church was first called New Hope. It dates back to May 11, 1840 and the name changed to Shadnor in 1853. The original structure was built of logs and was situated west of the current location where the cemetery currently sits. This log building was destroyed during the Civil War. In July of 1897, W.H. Westbrook deeded Shadnor Baptist Church one acre of

land where the church still stands today. From the early 1900's on, Shadnor has grown with brick placed over the wooden structure.

- Dixie Lake Pavilion and Country Club once stood on the present site of Ronald Bridges Park and Dixie Lake. In the 1920's the Country Club contained a dance pavilion and swimming pool, as well as a dog racing track that later closed due to gambling activities. The dance pavilion burned in 1931 and the swimming pool was covered up.

To commemorate Union City's centennial, a group of community volunteers called the Union City Centennial Committee organized a seven-day festival in 2008. The committee also collaborated on the development of a pictorial and written historical account of Union City entitled "Union City: A Pictorial History, Celebrating 100 Years."

5.5.2. Historic Resources

Historic Resource Survey Findings

Historic resource surveys provide a working base for communities in devising a local preservation strategy. Although a formal survey on behalf of Union City has never been undertaken, survey work has been conducted throughout Fulton County. Between 1994 and 1996 a field survey of South Fulton County was conducted by the Fulton County Economic and Community Development Department. The survey consisted of historic research, field surveys and a survey report. The methodology developed by HPD and described in the *Georgia Historic Resources Survey Manual* was followed in the survey to ensure consistency within the County and with surveys conducted throughout the State. A total of 403 resources were surveyed in South Fulton, the majority of which were single-family dwellings. Approximately 30 surveyed resources are located within or near the current Union City corporate limits. The survey reports provide information about the location of the resources as well as an assessment of their condition and are available for viewing on the DNR's official web-based database system: NAHRGIS (Natural, Archaeological, and Historic Resources Geographic Information Systems).

Housing Units Built Prior to 1960

As buildings age, they become suitable candidates for future historic resource surveys and/or nominations to the National Register of Historic Places. Table 5-8 identifies the number of housing units that may have historic value (at least 50 years old) based on 2000 Census data.

Table 5-8 Housing Units Built Prior to 1960

| <i>Category</i> | <i>Union City</i> |
|-------------------------|-------------------|
| Built 1950 - 1959 | 197 |
| Built 1940 - 1949 | 104 |
| Built before 1940 | 92 |
| Total Built before 1960 | 393 |

Source: U.S. Census Bureau 2000

National Register Listings

The National Register of Historic Places (“National Register”) is the official list of the nation’s historic and archaeological resources worthy of protection. A program of the National Park Service, the National Register is intended to identify, evaluate and protect historic places. It is an honorary designation and places no obligations or restrictions on private owners. However, in order to take advantage of incentive-based preservation programs such as the 20% federal tax credit (Federal Historic Preservation Tax Incentives Program), rehabilitation projects must retain a property’s historic character by following the Secretary of the Interior’s Standards for Rehabilitation.

To date, there are no listings in Union City. This does not mean historic resources are not eligible for listing on the National Register; sites may be recommended as part of a formal nomination process.

Locally Designated Historic Districts

While National Register designation is largely symbolic, a locally designated historic district can afford real protection to a historic resource. Local designation, accomplished by adoption of an ordinance, requires review and approval of proposed exterior alterations to an affected property. A historic preservation commission (HPC) is appointed as the reviewing body, as authorized by a historic preservation ordinance, and approvals are granted in the form of a Certificate of Appropriateness (COA). An HPC is also authorized to review and approve the proposed relocation or demolition of a building. A COA must be granted before building permits are issued. Paint colors and general maintenance items are not required to be reviewed, although guidance can be provided at the request of a property owner to help maintain the historic integrity of a building and neighboring properties.

In Union City, there are no districts that have been designated upon adoption of a historic preservation ordinance and establishment of a historic preservation commission. However, a zoning overlay district has been adopted by the City. The “Historic District” overlay is intended to conserve and enhance areas of existing or potential scenic value, of historical note, of architectural merit, or of interest to tourists. In addition to the requirements of the underlying zoning district, a property in the overlay district must meet additional requirements. Specifically, no building permit or other permit for construction, demolition or alteration of any building or structure may be issued until proposed plans and elevations are reviewed and approved by the Planning Commission and the Mayor and Council. To date, the overlay has been applied to one location in Union City: the Green River Manor Restaurant and property located in the downtown area between Harris Street, Westbrook Avenue, and Watson Street.

Historical Markers

Historical markers serve to educate citizens and visitors alike about the people and events that have shaped Georgia’s past and present. The first organized effort to install historical markers in the State was through the U.S. Works Progress Administration during the Great Depression. Between 1951 and 1968 the Georgia Historical Commission was authorized to erect official State historical markers. After the commission was abolished in 1972, the newly created DNR assumed responsibility of installing, maintaining and replacing markers. In 1997 the Georgia General Assembly transferred responsibility for erecting new State historical markers to the Georgia Historical Society, which still manages the program for the State. Existing markers include official State markers as well as unofficial signs that have been installed by organizations such as historical societies, civic groups, educational institutions and religious institutions.

To date, one official State historical marker has been erected inside the City limits of Union City. Marker # 060-169 was installed on Westbrook Road just north of the Flat Shoals Road intersection by the Georgia Historical Commission in 1958 to recognize Shadnor Baptist Church. The marker reads:

“Organized in 1840 as New Hope Baptist Church; name changed to Shadnor, 1853. The original log structure that stood a short distance N. of present one, was a prominent landmark during the foray of Federal forces to cut the West Point R. R. in this vicinity, & the Macon R. R. at & near Jonesboro – August 1864. On the 28th & 29th, several miles of the A. & W. P. R. R. were destroyed as was Shadnor Baptist Church. On August 30, 31, the Federal armies moved E. toward Jonesboro; Howard’s Army of the Tenn., from Shadnor via Bethsaida Ch.; the 14th A. C. from Red Oak via Shoal Creek Ch.; the 4th & 23d from Red Oak to Rough and Ready.”

5.5.3. Historic Resource Protection Tools

Georgia Main Street Designation

The Georgia Main Street Program is an initiative of the National Trust for Historic Preservation that is administered at the state level by the Georgia Department of Community Affairs’ (DCA) Office of Downtown Development. This nationally-recognized program combines historic preservation with economic development and focuses on the “Four-Point Approach” of design, organization, economic restructuring, and promotion to restore prosperity and vitality to downtowns and neighborhood business districts. Cities accepted for participation in the Georgia Main Street Program are eligible to receive assistance in the form of technical services, networking, training and information. DCA also administers the Affiliate Program under the Main Street umbrella. The Affiliate Program is a new concept that may be appropriate for communities just beginning to explore downtown revitalization, those that do not wish to become a designated Main Street community, or those that wish to use the Main Street Approach in a non-traditional commercial setting. Union City is not a designated Main Street or Affiliate community.

Certified Local Government Program

The Certified Local Government Program (CLG) is a federal program administered at the state level by HPD. Any city, town, or county that has enacted a historic preservation ordinance and enforces that ordinance through a local preservation commission is eligible to become a CLG. The benefits of becoming a CLG include eligibility for federal historic preservation grant funds, the opportunity to review local nominations for the National Register prior to consideration by the Georgia National Register Review Board, opportunities for technical assistance, and improved communication and coordination among local, State, and federal preservation activities. Union City has not adopted a historic preservation ordinance and has not established a historic preservation commission, currently making the City ineligible to apply to the CLG Program.

COMMUNITY FACILITIES AND SERVICES

Service areas and levels of services of public facilities and services with an evaluation of the adequacy and useful life

This chapter provides an assessment of the community facilities and services in Union City. Community facilities and services assessed were organized into the following major categories shown in the sections that follow: water supply and treatment, sewerage system and wastewater treatment, other facilities and services.

6.1. Water Supply and Treatment

6.1.1. Water Supply and Treatment

Union City supplies approximately 4,500 residential, commercial, and industrial customers with over 1.3 million gallons of water per day. Water used by Union City customers is purchased from the City of Atlanta Department of Watershed Management's Bureau of Drinking Water and comes from the Chattahoochee River. Union City's water is treated at the Hemphill Treatment Plant located near Howell Mill Road and Northside Drive in Atlanta. Design capacity of the facility is 137 million gallons a day (MGD), however permitted withdrawal is 180 MGD. Union City owns and maintains its own water distribution system, comprised of roughly 48 miles of water mains that range from 0.75 to 12 inches (See Map 7: Water Supply and Treatment). Water usage under the Union City system is billed to the local user by the City. The available water capacity of 38 million gallons per month meets existing needs.

6.1.2. Improvement Plans

The South Fulton Municipal Regional Water and Sewer Authority, created in 2000 by the General Assembly for the purpose of ensuring future water supplies for south Fulton County, is well into the planning stages of constructing the Bear Creek Reservoir. Land for the reservoir has been secured and an application has been submitted to the U.S. Army Corps of Engineers. The reservoir will provide 16.44 MGD to the south Fulton region. The 440-acre project is one of three reservoirs currently supported by the Metropolitan North Georgia Water Authority. The City of Atlanta has objected to construction of the reservoir.

The Bear Creek Reservoir is proposed by the Authority to provide for the water needs of its member cities (Union City, Palmetto and Fairburn) through the year 2050. The proposed 440-acre Bear Creek Reservoir will supply 16.4 million gallons of water per day. The proposed site for the dam on Bear

Creek is located less than 0.5 miles upstream from the confluence of Bear Creek with the Chattahoochee River.

The reservoir will impound water flowing into the reservoir and initially provide 5.4 MGD of water supply. When the water demand of the three cities exceeds 5.4 MGD, a pump will be installed in the Chattahoochee River, and up to 6.4 MGD of water from the river will be consumed by the project to supplement the reliable yield of the reservoir.

6.2. Sewerage System and Wastewater Treatment

Union City provides sewer and wastewater treatment service to customers within the incorporated City limits. The City owns, operates and maintains the sanitary sewerage collection system (See Map 8: Sewerage System and Wastewater Treatment). There are three wastewater pump stations in the City which are required to lift the wastewater to elevations that are sufficient for gravity flow to continue transporting the wastewater to its final destination. The wastewater is finally treated and disposed by Fulton County wastewater treatment facilities.

6.2.1. Improvement Plans

The City is considering options for capacity expansion that include purchasing additional capacity from Fulton County or pursuing development of its own wastewater treatment facility.

6.2.2. Septic Systems

Technology has transformed the septic system from a temporary method of disposal to a permanent fixture. As with any tool of continuous operation, a septic system must have ongoing repair, maintenance and sensible use in order to function properly. Maintenance is also important to ensure a septic system does not have negative environmental impacts. Approximately 100 homes currently use onsite septic systems in Union City.

6.3. Other Facilities and Services

6.3.1. Fire Protection and EMS

Union City Fire Department (UCFD) provides fire protection and EMS to areas within the incorporated City limits. As shown on Map 9: Fire Protection and Public Safety and described in Table 6-2, UCFD operates two fire stations with a total of 52 authorized staff members. The staff works three 24-hour shifts (16 personnel per shift). The staff includes 44 individuals with EMS certification. UCFD includes EMS, Advanced Life Support Fire Engines, Paramedics and EMTs. The Fire Marshall's Office reviews all new and remodeling plans for businesses and conducts site inspections during construction. Approximately 90% of the City's residents live within five miles of a fire station. The average response time is five minutes. UCFD trucks can provide protection for buildings of up to 90 feet in height. UCFD operates with an ISO insurance rating of 4.

Construction of UCFD Station 3 at 6735 Oakley Industrial Parkway is currently underway to serve areas east of I-85. Minor improvements are planned for UCFD Station 1 and UCFD station 2, including roof repair/maintenance, new furniture and minor interior renovations.

Table 6-1 Fire Stations

| Station Name | Address | Number of Employees | Number of Fire Trucks | Other Equipment |
|----------------|--------------------|---------------------|-----------------------|--|
| UCFD Station 1 | 8596 Highpoint Rd. | 18 | 3 | 1998 Emergency-One Custom Engine, 2009 Emergency-One 100-foot Aerial Platform, Hazardous Materials Response Unit and 1995 Freightliner Reserve Engine. |
| UCFD Station 2 | 6393 Shannon Pkwy. | 30 | 0 | 2007 Pierce Custom Engine, 2007 Pierce Custom Quint Engine, 2004 Ford Expedition Command Vehicle and 1984 Ford Reserve Engine. |
| Total | | 48 | 5 | |

Source: Union City Fire Department

6.3.2. Public Safety

Union City Police Department

Union City Police Department (UCPD) provides law enforcement services for areas within the incorporated City limits. UCPD employs 61 police officers and operates a fleet of 36 patrol cars. UCPD operates one central police station at 5060 Union Street (See Map 9: Fire Protection and Public Safety). Five divisions comprise the UCPD:

- Special Operations Division responds to drug intervention activities in addition to major case development and investigation.
- Criminal Investigations Division responds to routine criminal investigations and acts as investigative support to the uniformed officers.
- Traffic Enforcement Unit is composed of specially-trained and equipped officers that respond to traffic enforcement issues in addition to major traffic crash investigations.
- Community Police Division works with civic and business leaders of the community to establish and maintain communication with members of the community.
- Records Division maintains Police and Background Check Reports.

South Fulton Municipal Regional Jail

The South Fulton Municipal Regional Jail provides pretrial detention services for local, State, and federal criminal justice agencies. The jail has an inmate capacity of 323 and, on average, houses 300 inmates.

6.3.3. Parks and Recreation

The Union City Parks and Recreation Department is responsible for providing safe and pleasant recreation conditions for Union City residents and visitors. The department's duties also include providing recreational activities (e.g. baseball and football for children 4-to-17 years of age) and providing leisure and recreational activities for active adults and elderly citizens. Table 6-4 provides a list of the recreation sites available for use. Park and recreation facilities are shown on Map 10: Community Facilities. Plans for the future include development of a walking trail and amphitheater for Ronald Bridges Park

Table 6-2 Parks and Recreation

| <i>Park Name</i> | <i>Facility Location</i> | <i>Activities/Facilities</i> |
|---------------------|--------------------------|---|
| Ronald Bridges Park | 5285 Lakeside Dr. | Playground, picnic, baseball and football field, community center, pavilion |
| Mayors' Park | Watson St. | Waking Trail and Wi-Fi Access |

Source: Union City Parks and Recreation Department

6.3.4. Stormwater Management

Stormwater can be a significant non-point source of water pollution. The impervious surfaces associated with development and public infrastructure, such as roads, can dramatically change the hydrological function of an area and degrade water quality. Impervious surfaces reduce ground water recharge, increase water run-off rates and increase sediment and other pollutant levels in water bodies.

To address these issues, Union City has adopted the Post-Development Stormwater Run-Off ordinance. The ordinance requires developments to address stormwater runoff quality and quantity impacts following construction. Required steps include appropriate site design and stormwater infrastructure installation. When implemented, these measures help limit the negative impacts of construction that result from the permanent alternation of the land surface and the nonpoint source pollution from land use activities.

6.3.5. Solid Waste Management

The City contracts with BFI for solid waste collection, recycling and disposal. The City provides yard trimmings collection and disposal services. The City Council adopted the City's current Solid Waste Management Plan (SWMP) in 2005. The implementation plan included in the SWMP outlined the following goals:

- More accurately determine and record the amount and type of recycling and/or reuse programs generated within the City by private sector entities in order to have a sound information base upon which to plan and implement solid waste management and more accurately evaluate reduction progress toward the 25% goal.
- Continue and enhance existing yard trimmings mulching and reuse program.
- Ensure at a minimum a 25% per capita PPD of waste being landfilled by promotion of source reduction, reuse, composting, recycling and other applicable waste reduction programs. To continue residential collection/disposal and recycling and commercial/industrial collections/disposal utilizing a City contracted private provider.
- Continue to utilize private contractors to transport and dispose of solid waste collected within the City in appropriately permitted landfill facilities.
- Create rules and procedures regarding solid waste disposal/handling facilities that will be reflective of the SWMP.
- Assist the citizens of Union City in developing an awareness of the social and environmental issues, problems, concerns and opportunities associated with the broad scope of solid waste management including littering waste reduction, recycling, composting, energy recovery, etc.

6.3.6. Education

Public Schools

The Fulton County Board of Education provides public school services for all of Fulton County, with the exception of the City of Atlanta. Two schools are located in Union City, as shown in Table 6-4 (See Map 10: Community Facilities).

Table 6-3 Fulton County School System in Union City (2009 -2010 School Year)

| School Name | Address | Range | # of Students |
|---------------------------------|--------------------|-------|---------------|
| Charles Homer Gullat Elementary | 6110 Dodson Dr. | K-5 | 530 |
| Liberty Point Elementary | 9000 Highpoint Rd. | K-5 | 722 |

Source: Fulton County Schools

Private Schools

Two private secondary schools operate in Union City. Table 6-5 presents the detailed list of private schools in Union City.

Table 6-4 Private Schools in Union City

| School Name | Address | Range | # of Students |
|----------------------------------|--|-------|---------------|
| Southeastern Christian School | 3009 Jonesboro Rd. | K-12 | 11 |
| Hapeville Charter Career Academy | 6045 Buffington Rd. (new school opens in 2010) | PK-12 | 132 |

Source: privateschoolreview.com

Post-Secondary Education

While post-secondary opportunities are not available within the City limits, there are a multitude of post-secondary opportunities at locations in Fulton, DeKalb and Clayton counties.

6.3.7. Libraries

The South Fulton Regional Library, a branch library that is part of the 34-branch Atlanta-Fulton Public Library System, is located at 4055 Flat Shoals Road in unincorporated Fulton County (See Map 10: Community Facilities). The site is adjacent to the City limits of Union City. The 15,000 square-foot library includes a 75-seat auditorium. The auditorium is available for community meetings. As a part of the overall Fulton County system, the South Fulton Branch has access to a wide range of materials and books that are contained in other facilities within the system.

6.3.8. Health Care

The South Fulton Medical Center in East Point provides the closest full-care hospital services to residents of Union City. Fulton County public health clinics are located in nearby Palmetto and Fairburn.

INTERGOVERNMENTAL COORDINATION

Identification of existing coordination mechanisms and process with adjacent local governments, independent special authorities and districts, independent development authorities and districts, school boards, and programs

This chapter identifies existing coordination mechanisms and processes in Union City. These include intergovernmental agreements, service delivery, joint planning and service agreements, special legislation or joint meetings or work groups for the purpose of coordination. Sections below outline the independent agencies, boards and authorities, regional programs, and consistency with the Fulton County Service Delivery Strategy. This chapter assesses the adequacy and suitability of existing coordination mechanisms to serve the current and future needs of the community.

7.1. Adjacent Local Governments

Union City shares a southern border with the City of Fairburn, but is otherwise surrounded by the jurisdiction of unincorporated Fulton County. A substantial portion of intergovernmental coordination is achieved through informal processes, such as the exchange of data between Union City and Fulton County government agencies. These informal processes are useful and effective, but formal mechanisms for intergovernmental coordination are also necessary to address some issues that cannot always be resolved through informal methods. The following sections will detail some of the many formal and informal coordination mechanisms that exist between Union City and adjacent local governments.

7.2. Independent Agencies, Boards and Authorities

Union City Housing Authority

Created by State statute in 1959, the authority is a single jurisdiction and independent authority. The enabling laws allow the development authority to acquire, manage and development land in ways that are otherwise not available to local governments.

South Fulton Municipal Regional Water and Sewer Authority

The General Assembly created the authority in 2000. It is made up of member cities Union City, Fairburn and Palmetto for the purpose of ensuring future water supplies for South Fulton County. More specifically, the Authority is charged with the responsibility of acquiring and developing adequate sources of water supply, including, but not limited to, the construction of reservoirs; the treatment of such water, and the transmission of such water within the Chattahoochee River Basin to member cities; and the treatment of waste water from the member cities.

The Authority is overseen by a board consisting of the Mayors of each member city, a representative of each member city as approved by their governing authority and one member as appointed by a majority vote of the members of the General Assembly whose legislative districts include all or any part of a member city. The Authority operates independent of the City of Atlanta Department of Watershed Management and Fulton County.

South Fulton Municipal Regional Jail Authority

Created by State statute in 1996, the authority is a multi-jurisdiction and independent authority. Member jurisdictions include the City of Union City, Fairburn, College Park, Hapeville, and Palmetto. The member jurisdictions use the facility for law enforcement and the public safety services.

7.3. School Boards

Fulton County Board of Education

Union City is served by the Fulton County School Board of Education. The board's purpose is to manage the public school system and its facilities in Fulton County. The board is created by the State and receives its powers from State legislation. The board is governed by an elected seven-member board. Two county schools are located within the boundaries of Union City.

7.4. Regional and State Programs

7.4.1. Regional

Atlanta Regional Commission (ARC)

Union City is within the service area of the ARC, the regional planning and intergovernmental coordination agency for local governments in the Atlanta metro area. ARC provides aging services, community services, environmental planning, government services, job training, land use and public facilities planning, and data gathering and analysis. ARC works with DCA to oversee the development of Comprehensive Plans in accordance with the Georgia Planning Act and to enforce the Part V planning criteria. ARC also acts as the Metropolitan Planning Organization for area-wide transportation planning. ARC's service area includes ten counties: Cherokee, Clayton, Cobb, DeKalb, Douglas, Fayette, Fulton, Gwinnett, Henry and Rockdale; and the 63 incorporated municipalities.

Metropolitan North Georgia Water Planning District (MNGWPD)

Union City is a municipality within the MNGWPD. The MNGWPD develops regional plans for stormwater management, wastewater management, and water supply and conservation in a 16-county area comprised of Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Fulton, Forsyth, Gwinnett, Hall, Henry, Paulding, Rockdale and Walton Counties. As such, the City is required to abide by the guidelines established by these plans.

Metropolitan Atlanta Rapid Transit Authority (MARTA)

MARTA is a public authority with a governing board including the City of Atlanta and the counties of Fulton, DeKalb, Clayton and Gwinnett for the purposes of planning, constructing, financing and operating a public transportation system. Although MARTA is governed by the aforementioned city and counties, the City of Atlanta, Fulton County and DeKalb County are the only local governments that contribute to the financing of the system. MARTA's revenue source is generated from fares and a 1% sales tax levied on the City of Atlanta, Fulton County and DeKalb County. As a city in Fulton County, Union City is subjected to this sales tax. MARTA has bus routes that connect Union City to the regional system.

7.4.2. State

Department of Transportation (GDOT)

GDOT plans, constructs, maintains and improves the State and federal roads and bridges in Union City. GDOT provides planning and financial support for other modes of transportation, including mass transit and airports. GDOT is the contractual agency for all transportation projects funded with federal dollars.

Georgia Regional Transportation Authority (GRTA)

GRTA's mission is to combat air pollution, traffic congestions and poorly planned development in the metropolitan Atlanta region. Most of GRTA's activities pertain to the transportation, land use and economic development elements of the comprehensive plan. GRTA's legislation requires that it review Developments of Regional Impacts (DRI) within its jurisdiction. DRIs are large-scale developments likely to have effects outside the local government jurisdiction in which they are located. The Georgia Planning Act of 1989 authorizes DCA to establish procedures for intergovernmental review of large-scale projects. The procedures are designed to improve communication between affected governments and to provide a means of assessing potential impacts of large-scale developments before related conflicts arise.

Department of Community Affairs (DCA)

DCA has several management responsibilities for the State's coordinated planning program and reviews plans for compliance with minimum planning standards. DCA provides a variety of technical assistance and grant funding to county and cities.

Department of Natural Resources (DNR)

DNR is available to provide assistance and guidance to the local governments in a number of important areas including: water conservation, environmental protection, wildlife preservation and historic preservation. It is the mission of the DNR to sustain, enhance, protect and conserve Georgia's historic and cultural resources for present and future generations, while recognizing the importance of promoting the development of commerce and utilizing sound environmental practices. The department has nine divisions working to accomplish this mission: Environmental Protection Division (EPD), the Coastal Resources Division, Pollution Prevention Assistance Division, Wildlife Resources Division, Water Conservation Program, and the Program Support Division.

EPD is charged with protection of Georgia's air, land and water resources through the authority of state and federal environmental statutes. These laws regulate public and private facilities in areas of air quality, water quality, hazardous waste, water supply, solid waste, surface mining, underground storage tanks and others. EPD issues and enforces all State permits in these areas and has full delegation for federal environmental permits except Section 404 (wetland) permits.

Department of Human Resources (DHR)

DHR is responsible for the delivery of health and social services. It is one of the largest agencies in state government and serves all Georgia citizens through regulatory inspection, direct service and financial assistance programs.

7.5. Consistency with Service Delivery Strategy

In 1997, the Georgia General Assembly passed the Service Delivery Strategy Act (HB489). This law mandates the cooperation of local governments with regard to service delivery issues. The act required each county to adopt a Service Delivery Strategy (SDS). Table 7-1 provides a summary of services provided in Union City.

Table 7-1 Fulton County Service Delivery Strategy Summary

| <i>Services Provided</i> | <i>Summary of strategy as it pertains to Union City</i> | <i>Notes</i> |
|---------------------------------|---|--------------|
| Economic Development | Fulton Co. provides the service countywide. Union City provides this service within its boundaries. | |
| Building Inspection and Permits | Union City provides this service within its boundaries. | |
| Planning and Zoning | Union City provides this service within its boundaries. | |
| Environmental Regulation | Union City provides this service within its boundaries. | |
| Environmental Health | Union City provides this service within its boundaries. | |
| Engineering | Union City provides this service within its boundaries. | |
| Computer Maps | Union City provides this service within its boundaries. | |
| Code Enforcement | Union City provides this service within its boundaries. | |
| Housing | Union City does not provide this service. The Union City Housing Authority provides this service to Union City via conventional public housing units. Fulton Co. provides this service to Union City via administrative program oversight, down payment assistance, housing rehabilitation program, rental rehabilitation, tenant based rental assistance and housing enterprise zones. The Fulton Co. Housing Authority provides this service to Union City via Section 8 voucher and certificate Program and the tax exempt bond program. | |
| Water Treatment | Union City does not provide this service. Atlanta provides this service to Union City. | |
| Water Distribution | Union City provides this service within its boundaries. | |
| Waste Water Treatment | Fulton Co. provides the service to Union City. | |
| Waste Water Collection | Fulton Co. provides the service to Union City. | |
| Refuse Collection | Union City provides this service within its incorporated boundaries via contract with Browning and Ferris. | |
| Recycle/Curb | Union City provides this service within its boundaries via contract with Browning and Ferris. | |
| Yard Waste Collection | Union City provides this service within its boundaries. | |
| Street Maintenance | Union City provides this service within its boundaries. | |

| Services Provided | Summary of strategy as it pertains to Union City | Notes |
|--|---|---|
| Street Construction | Union City provides this service within its boundaries. | |
| Electricity | Union City provides this service within its boundaries via a franchise agreement. | |
| Storm Water | Union City provides this service within its boundaries. | |
| Building Maintenance | Union City provides this service within its boundaries. | |
| Vehicle Maintenance | Union City provides this service within its boundaries. | |
| Tax Collection | Fulton Co. provides this service to Union City via tax collection services for the Fulton Co. General Fund and the Fulton Co. School System. Union City provides this service within its incorporated boundaries to provide collection of municipal property taxes. | |
| Tax Assessment | Union City provides this service within its boundaries. | |
| Board of Education | Union City provides this service within its boundaries. | |
| Fulton Co. Airport | Fulton Co. provides this service to Union City via the Charlie Brown Airport. | |
| Atlanta Hartsfield Jackson International Airport | Atlanta provides this service to countywide. | |
| Indigent Care | Fulton Co. provides this service to Union City via the Fulton-DeKalb Hospital Authority (Grady Hospital) | |
| Purchasing | Union City provides this service within its boundaries. | |
| Management Info. Systems | Union City provides this service within its boundaries. | |
| Elections | Fulton Co. will provide the service countywide for County, State and national elections. Union City provides this service within its boundaries for municipal elections. | |
| Voter Registration | Fulton Co. provides this service to Union City. | |
| Law Enforcement (Police, Sheriff, Marshall) | Union City provides this service (police) within its boundaries. Fulton Co. provides this service (Sheriff and Marshall) to Union City via the Sheriff's duties and the Marshall's duties associated with the State and Magistrate Courts of Fulton Co.. | |
| Fire | Union City provides this service within its boundaries. | |
| Jail | Union City provides this service within its boundaries with Palmetto via a joint contract with Correctional Services Corporation. | |
| Animal Control | The Atlanta Humane Society provides this service to Union City. Fulton Co. pays 50% of the total cost of animal control services while the remaining 50% is paid by Union City and the other County municipalities on the basis of population. | |
| Drug Task Force | Union City provides this service within its boundaries. The GBI and DEA provide overlapping support to Union City. | |
| EMS | Union City provides this service within its boundaries via contract with service provider Atlanta South Ambulance. | Union City currently provides this service via the UCFD |
| 911 | Union City provides this service within its boundaries. | |
| Medical Examiner | Fulton Co. provides this service to Union City. | |

| Services Provided | Summary of strategy as it pertains to Union City | Notes |
|--|---|-------|
| Courts | Fulton Co. provides this service to Union City via Probate, Juvenile, State and Superior Courts. Union City provides this service within its incorporated boundaries via municipal courts within its jurisdiction. | |
| District Attorney | Fulton Co. provides this service to Union City. | |
| Solicitor | Union City provides this service within its boundaries for violations of City ordinances. Fulton Co. provides this service to Union City for countywide offenses (i.e. misdemeanors and Fulton Co. ordinance violations). | |
| Public Defender | Fulton Co. provides this service to Union City. | |
| Community Court | Union City does not provide this service. | |
| Physical Health | Fulton Co. provides this service to Union City via the Fulton Co. Dept. of Health and Wellness. | |
| Mental Health/Mental Retardation/Substance Abuse | Fulton Co. provides this service to Union City via the Fulton Co. Dept. of Mental Health/Mental Retardation/Substance Abuse. | |
| Welfare Service | Fulton Co. provides this service to Union City via the Fulton Co. Dept. of Family and Children Services. | |
| Senior Centers | Union City provides this service within its boundaries. | |
| Disability Affairs | Fulton Co. provides this service to Union City. | |
| Workforce Development | Fulton Co. provides this service to Union City. | |
| Parks | Union City provides this service within its boundaries. | |
| Recreation Programs | Union City provides this service within its boundaries. | |
| Atlanta/Fulton Public Library | Fulton Co. provides this service to Union City. | |
| Arts Service Grants | Fulton Co. provides this service to Union City via funding grants (with required municipal matching funds) available through the Fulton Co. Arts Council. | |
| Art Programs | Union City provides this service within its boundaries. | |
| Compatible Land Use Plan Agreement Policies | Fulton Co., Union City and the remaining cities in Fulton Co. have signed intergovernmental agreements establishing compatible land use plan agreement policies as well as a land use conflict identification and resolution procedure. | |
| Extraterritorial Water and Sewer Services Consistency with Land Use Plans and other Ordinances Agreement Summary | Fulton Co., Union City and the remaining cities in Fulton Co. have signed intergovernmental agreements establishing the provision of extraterritorial water and sewer extension and any associated conflicts associated with land use and annexation. | |

Source: Fulton County Service Delivery Strategy 2002

TRANSPORTATION SYSTEM

Identification and evaluation of the adequacy of the road network, alternative transportation modes, railroads, trucking, airports and the transportation-land use connection

8.1. Introduction

The following section provides an inventory of the City's existing transportation infrastructure, plans and projects. This inventory will provide a basis for future analyses and help identify an appropriate mix of strategies and projects necessary to address transportation and land use needs.

Information from this section comes in part from *Envision6*, the Regional Transportation Plan (RTP) for the Atlanta region. The RTP is developed by the Atlanta Regional Commission (ARC), which acts as the federally-designated Metropolitan Planning Organization (MPO) for an 18-county area in metro Atlanta. The MPO was created in response to the Federal Aid Highway Act of 1962 that required transportation projects in urbanized areas with 50,000 or more in population be based on "comprehensive, coordinated, and continuing (3-C)" planning process. *Envision6* examines the region's transportation needs through the year 2030 and provides a framework to address anticipated growth, enhance mobility, reduce congestion and meet air quality standards through systems and policies. A six-year Transportation Improvement Program (TIP) allocates federal funds to construct the highest priority transportation projects in the near term of the RTP. The TIP identifies federally-funded highway and bridge projects; safety and maintenance projects; bicycle and pedestrian projects; public transit projects; and State and locally funded transportation projects having regional significance. Both the RTP and FY2008-2013 TIP were approved in 2007.

A major update to the RTP began in 2009 and is slated for completion in 2011. The resulting *Plan 2040* will also include a comprehensive regional development plan for the 10-county ARC area.

8.2. Road Network

The Union City roadway network is comprised of a system of U.S., State and local (i.e. City) routes (See Map 11: Road Jurisdiction Classification). The following is a listing of the major roads in Union City:

- I-85 passes through the corporate limits on the east side of the City. Access is provided by two interchanges at Flat Shoals Road and SR-138/Jonesboro Road. The City can also be accessed by the South Fulton Parkway interchange just north of the City limits.
- US-29/Roosevelt Highway is a principal north-south route through Union City, providing access to residential areas and connecting to neighboring cities Fairburn and Palmetto to the south and College Park and East Point to the north.

- SR-138/Jonesboro Road runs east and west along the southern edge of the City and connects with the cities of Conyers and Monroe. SR-138 developed as a major commercial corridor, anchored by Union Station. North of US-29/Roosevelt Highway it becomes SR-92/Campbellton Fairburn Road and generally runs along the western edge of the City.
- SR-14 Alternate/US-29 Alternate/South Fulton Parkway extends from I-285 to the Chattahoochee River. The portion of the roadway between Cedar Grove Road and Union Road is located in Union City. It currently experiences low traffic volumes and has several at-grade intersections that provide access to areas north and south. The portion of the corridor inside the City limits was the focus of the 2007 *South Fulton Parkway Corridor Plan*.
- Flat Shoals Road runs east-west, providing access to the City from I-85 at the Flat Shoals Road interchange and terminating at the CSX railroad in central Union City.

Union City’s road network is classified by function (service area, traffic mobility and volumes, trip length, land access) under the Georgia Department of Transportation (GDOT) functional classification system. Table 8-1 highlights the functional classification system for urban areas, including a description of the road type and corresponding roads inside the City limits (See Map 12: Road Network Functional Classification). The functional classifications assigned to the listed roadways are current as of October 1, 2009.

Table 8-1 Functional Classification of Road Network

| <i>Functional Classification</i> | <i>Description</i> | <i>Roadway</i> |
|----------------------------------|--|---|
| Interstate Principal Arterial | <ul style="list-style-type: none"> • Serves major activity centers • Highest mobility and heaviest traffic volumes • Longest trip lengths • No access to adjoining land | <ul style="list-style-type: none"> • I-85 |
| Principal Arterial | <ul style="list-style-type: none"> • Not part of the interstate system • Serves major activity centers • Highest mobility and heaviest traffic volumes • Longest trip lengths • No access to adjoining land | <ul style="list-style-type: none"> • US-29/Roosevelt Hwy. • SR-138/Jonesboro Rd. (east of I-85) • US-29-Alternate/SR-14-Alternate/South Fulton Pkwy. |
| Minor Arterial | <ul style="list-style-type: none"> • Heavy traffic volumes • Trips of medium length • Provides intra-community connectivity • Some emphasis on land access | <ul style="list-style-type: none"> • SR-138/Jonesboro Rd. (west of I-85) • Flat Shoals Rd. • SR-92/Campbellton Fairburn Rd. |
| Collector Street | <ul style="list-style-type: none"> • Medium traffic volumes • Trips of moderate length • Provides intra-community connectivity • Some emphasis on land access | <ul style="list-style-type: none"> • Cedar Grove Rd. • Feldwood Rd. • Goodson Ave. • Highpoint Rd. • Koweta Rd. • Oakley Industrial Blvd. • Watson St. |
| Local Road | <ul style="list-style-type: none"> • Lower traffic volumes • Moderate trip lengths • Provides land access and mobility | <ul style="list-style-type: none"> • Local roads are located throughout Union City |

Source: Georgia Department of Transportation

The RTP identified improvement projects based on an evaluation of the number and type of regional land use objectives and growth policies that each transportation project supports, including system management (i.e. signal timing, access management), connectivity to activity centers transit amenities, and bike/pedestrian elements. Road improvement projects that are located in Union City are listed in Table 8-2. The table also indicates whether the RTP project is included in the FY2008-2013 TIP.

Table 8-2 Roadway Improvement Projects

| ARC ID | Project Type | Project Description | Status ¹ | TIP |
|-----------|----------------------------------|---|---------------------|-----|
| FS-196 | Study | SR-14 Spur/Alt./South Fulton Pkwy. Access Management Plan from Douglas County line to I-285/I-85 interchange | PE Authorized 2009 | Yes |
| FS-202A | General purpose roadway capacity | Oakley Industrial Blvd. extension. (4 lanes) from SR-138 (Jonesboro Rd.) to Buffington Rd. near intersection with Flat Shoals Rd. | CST 2014-2020 | No |
| FS-202B | General purpose roadway capacity | Oakley Industrial Blvd. widening of existing segments and new alignment (0/2 to 4 lanes) along southern portion of corridor from SR-74 (Senoia Rd.) to SR-138 (Jonesboro Rd.) | CST 2014-2020 | No |
| FS-202B1 | Roadway operational upgrades | Oakley Industrial Blvd. from Fayetteville Rd. to SR-138 (Jonesboro Rd.) | CST Authorized 2012 | Yes |
| FS-215 | Roadway maintenance/operations | SR 14 Spur/Alternate (South Fulton Pkwy.) repaving from US-29 to I-85 | CST Authorized 2009 | Yes |
| FS-216 | Roadway maintenance/operations | SR-92 (Campbellton Fairburn Rd.) repaving from US-29/ SR-14/Roosevelt Hwy. to South Fulton Pkwy. | CST Authorized 2009 | Yes |
| FS-AR-183 | Interchange upgrade | I-85 South at SR-138 (Jonesboro Road) | CST 2014-2020 | No |

¹Preliminary Engineering (PE); Construction (CST)

Source: *Envision6 Regional Transportation Plan and FY2008-2013 Transportation Improvement Program (amended 12/2/09)*

Future RTPs and TIPs post *Envision6* will consider project recommendations from the *Southern Regional Accessibility Study*². The study, which was a project in the FY2006-2011 TIP, was conducted to establish a long-term vision and strategic plan for the southern area of the Atlanta region (Clayton, Coweta, Fayette, Henry, South Fulton and Spalding Counties). It recommends the widening of SR-138 west of I-85 between the interstate and South Fulton Parkway, as well as signal enhancements along SR-138 between US-29 and Bethsaida Road. The road widening is identified as being consistent with current developmental trends and with future land use plans and is recommended as a mid-term project (2015 – 2025).

² ARC 2007

8.3. Bridges

Five bridges are located in Union City, as follows:

- SR-138/Jonesboro Road at I-85
- SR-138/Jonesboro Road at Goodson Road
- Highpoint Road at Deep Creek
- Buffington Road at Morning Creek
- Stonewall Drive at Dixie Lake Tributary

The FY2008-2013 TIP includes one bridge project, as shown in Table 8-3). The 2025 *Focus Fulton Comprehensive Plan*, adopted in 2005, indicated timber piles for the bridge, located at Buffington Road and Morning Creek, showed signs of decay and should be replaced.

Table 8-3 Bridge Projects

| ARC ID | Project Type | Project Location | Status ¹ |
|--------|----------------|---------------------------------|---------------------|
| FS-142 | Bridge upgrade | Buffington Rd. at Morning Creek | CST 2011 |

¹Construction (CST)

Source: *Envision6 Regional Transportation Plan and FY2008-2013 Transportation Improvement Program (amended 12/2/09)*

8.4. Railroads

Two active freight rail lines operate in Union City. Both are CSX Transportation (CSX) lines that are part of major rail corridors that run through Georgia and that provide direct freight service within Union City, including daily “switch-engine” service. One line connects Atlanta and LaGrange, onto Montgomery, Alabama and the other connects Atlanta and Waycross. They are main lines, or routes that have 15 or more trains per day and are classified as Class I railroads. A Class I railroad, as defined by the Surface Transportation Board (STB), is a line haul freight railroad with 2007 operating revenue greater than \$359.6 million dollars. The 2005-2035 *Georgia Statewide Freight Plan* shows these rail lines as among those in the State that carry the highest volumes of freight by tonnage value, and they are forecasted to remain high volume corridors through 2035.

The *Atlanta Freight Regional Mobility Plan*³ projected an increase of 37% in rail freight in terms of tonnage and 53% in terms of carloads or containers for the Atlanta region by 2030. This will contribute to delays and safety concerns at at-grade crossings. This is an issue in Union City, which developed around the railroad. Examples are the crossings at US-29/Roosevelt Highway, Buffington Road and at Welcome All Road at the northeastern edge of the City. The Welcome All Road at-grade crossing is identified in the ARC freight plan as the fourth highest at-grade rail crossing in Fulton County in terms of Annual Average Daily Traffic (AADT) counts, with an AADT of 18,900 automobiles and 16 trains per day. The plan’s recommended infrastructure strategies include improving the grade-crossing geometrics at this crossing. The plan further recommends coordinated efforts be undertaken to address crossing issues, including reducing the number of at-grade crossings by grade separation and crossing consolidation.

³ ARC 2008

8.5. Trucking

I-85 accommodates a large volume of truck traffic due to its ability to link local businesses to economic markets in the United States and to ocean ports for international connections. In addition, freight shipments in Georgia are primarily of commodities that support the service industries in the State's urban areas, and the interstate system connects these areas.⁴ The *2005-2035 Georgia Statewide Freight Plan* shows the I-85 corridor that includes Union City will remain a high tonnage (>50 million tons) and high value (>\$100 billion) corridor through 2035.

Because it is part of the Interstate system, I-85 is a federally-designated truck route. Designated truck routes are part of a national network of highways suitable for safely and efficiently accommodating large vehicles authorized by provisions of the Surface Transportation Assistance Act of 1982 (STAA) as amended. South Fulton Parkway from Welcome All Road to I-85/I-285 interchange just east of the City is also a federally-designated truck route.

The Community Needs Assessment Phase of the *Atlanta Strategic Truck Route Master Plan* (Atlanta Regional Commission, ongoing) proposes a truck route system for the Atlanta region based on a recommendation from the 2008 Freight Regional Mobility Plan. To determine non-interstate portions of the route, "truck friendly" roadways throughout the region were identified based on four conditions being met:

- Functional class designation as arterial, urban and rural, and non-interstate freeway
- Travel lane width of 12 feet or greater
- Presence of shoulders with five feet or greater width, on each side of roadway
- Posted speed limits of greater than 45 miles per hour

In Union City, SR-138 meets these conditions and has the potential to be a north-south corridor in the overall truck route system, which is anticipated to be finalized by ARC in April 2010.

8.6. Airports

Hartsfield-Jackson Atlanta International Airport (HJIA) is located approximately six miles north of Union City. Smaller airports in close proximity to Union City are Fulton County-Brown Field and South Fulton Airport. Fulton County-Brown Field is located on 985 acres at Fulton Industrial Boulevard and Martin Luther King, Jr. Drive north of Union City. The airport is owned and operated by Fulton County and is classified as a Level III airport. Level III airports are defined as air carrier airports and general aviation airports that have a regional business impact and are capable of accommodating a variety of business/corporate jet aircraft including the Boeing Business Jet and Gulfstream IV and V. Equipped with three runways, the airport has 37 hangar spaces and serves as a primary reliever airport to Hartsfield-Jackson. A reliever airport, as defined by the Federal Aviation Administration (FAA), are airports designated by the FAA to relieve congestion at commercial service airports and to provide improved general aviation access to the overall community. The 2003 *Georgia Aviation System Plan* recommends additional hangar and parking spaces be provided at Fulton County Brown Field. The South Fulton Airport, located at US-29/Roosevelt Highway and Wilkerson Mill Road, just south of Union City, is a privately owned airport and is not designated as a reliever airport for HJIA.

⁴ 2005-2035 Georgia Statewide Freight Plan

8.7. Pedestrian and Bicycle Facilities

The sidewalk network in Union City includes segments in the downtown area, newer neighborhoods, portions of Flat Shoals Road and SR-138/Jonesboro Road, and areas surrounding Union Station shopping mall. The City's existing subdivision regulations do not require construction of sidewalks with new development.

"Share the Road" signs are also posted around Union Station to accommodate bicyclists, but there is no formal bicycle network. The *ARC Regional Bicycle Transportation and Pedestrian Walkways Plan (2002)* recommended the following bicycle projects in Union City:

- Flat Shoals Road bike lane (from Buffington Road to Fulton County)
- SR/138/Jonesboro Road bike lane (from Buffington Road to Fulton County)
- Buffington Road bike lane
- South Fulton Parkway bike lane
- US-29/Roosevelt Highway multi-use path (east of Mason Road Park, approximately)

The *2007 Atlanta Region Bicycle Transportation and Pedestrian Walkways Plan* evaluated "strategic bicycle corridors," which included US-29/Roosevelt Highway. The evaluation was based on users' perception of how safe or comfortable the roadways are for bicycle travel, as well as road volume, mix and speed of vehicular traffic, the width of the outside travel lane and any paved shoulder or bike lane, the pavement condition, and the presence and occupancy rate of on-street parking. The plan recommends re-striping and the addition of paved shoulders for segments of US-29/Roosevelt Highway to better accommodate cyclists.

The *2007 South Fulton Parkway Corridor Plan* recommends the use of five different types of facilities for cyclists and pedestrians: a multi-use path, dedicated bike lanes, wide outside (shared) lanes, sidewalks and recreational greenways. The multi-use path is proposed along South Fulton Parkway, and the greenway generally along the floodplain. Map 13 shows the proposed bicycle routes for the area. The City's 2003 Livable Centers Initiative identified 40.5 acres of property located along Windham Creek between Watson Street and Oakley Road to be designated as a Greenway Trail. In 2004 the City began acquiring property and to date has acquired 7.5 acres. The LCI study also recommends expansion of existing sidewalks and construction of new in the Union Station area.

The long-range RTP includes two bicycle/pedestrian projects in Union City, one of which is in the short-term TIP, as identified in Table 8-4.

Table 8-4 Bicycle and Pedestrian Projects

| ARC ID | Project Type | Project Location | Status ¹ |
|--------------|-----------------------------|---|---------------------|
| FS-AR-BP060 | Pedestrian Facility | Shannon Pkwy. from SR-138 (Jonesboro Rd.) to Flat Shoals Rd. | CST 2014-2020 |
| FS-AR-BP087B | Multi-Use Bike/Ped Facility | Buffington Rd. Segment 2 (sidewalk and multi-use path) from Old Bill Cook Rd. to US-29/Roosevelt Hwy. | CST 2012 |

¹Construction (CST)

Source: *Envision6 Regional Transportation Plan and FY2008-2013 Transportation Improvement Program (amended 12/2/09)*

8.8. Public Transit

The Metropolitan Atlanta Rapid Transit Authority (MARTA) has several bus routes that pass through Union City, and Georgia Regional Transportation Authority (GRTA) Xpress Regional Commuter Service is accessible. A GDOT Rideshare park-and-ride lot is located at the I-85 Flat Shoals Road exit along South Royal Parkway, allowing commuters to ride a bus to the College Park MARTA rapid rail station. Local MARTA routes are generally located in the southern/eastern portions of the City, along US-29/Roosevelt Highway, SR-138/Jonesboro Road, Buffington Road, Welcome All Road, and Flat Shoals Road east of I-85. GRTA Xpress operates six coaches in the morning and six returning in the afternoon from Union City. Three of the coaches provide a “reverse commute” from downtown Atlanta to the park and ride lot in the morning and returning in the evening. Area bus routes are shown in Table 8-5.

Table 8-5 Public Transit Routes

| Service Provider | Route Number | Route Description |
|------------------|--------------|-------------------------------------|
| MARTA | 88 | Welcome All Rd./Camp Creek Pkwy. |
| MARTA | 89 | Old National Hwy. / Flat Shoals Rd. |
| MARTA | 180 | Fairburn/Palmetto |
| MARTA | 181 | South Fulton P/R / Fairburn |
| MARTA | 389 | South Fulton / Buffington Rd. |
| GRTA | 455 | Union City to Downtown Atlanta |

Source: Atlanta Regional Commission

The 2007 *Southern Regional Accessibility Study* recommended the introduction of a local bus via SR-138/Jonesboro Road (and US-29/Roosevelt Highway) between Union Station as well as the installation of a local bus shelter at Union Station. Both projects were identified as being consistent with current developmental trends and with future land use plans.

In 2008 a long-range transit vision, *Concept 3*, was developed by the Transit Planning Board (TPB), which was a joint venture between the MARTA, the ARC and the GRTA. In 2009, the Atlanta Regional Transit Implementation Board (TIB) was established to guide the implementation of *Concept 3*. TIB is a partnership between MARTA, ARC, GRTA and GDOT. Table 8-6 identifies the projects from *Concept 3* that address Union City.

Table 8-6 Concept 3 Regional Transit Vision: Union City Area Projects

| Project Type | Length | Description |
|------------------------------------|--|---|
| Arterial Bus Rapid Transit Network | 14 miles along South Fulton Pkwy. corridor from College Park to SR-154 | All day arterial rapid bus line serving Hartsfield-Jackson Airport, College Park, Union City, Fairburn and Palmetto. Requires improvements to accommodate both passenger service and vehicular traffic. |
| Regional Suburban Bus Network | 468 miles, including Jonesboro Road and Flat Shoals Rd. | All day bus service linking government centers, major hospitals, educational facilities, and regional parks; designed primarily to provide cross regional and inter-county service to provide an option for traveling into the core of the region to make a trip. |
| Commuter Rail Network | 57.6 miles along the SR-74 and I-85 corridor | Commuter rail line serving Senoia, Peachtree City, Fairburn, Union City, East Point |

Source: Transit Implementation Board

MARTA is currently sponsoring the *South Fulton Parkway Transit Feasibility Study* to analyze transit potential along the entire length of the parkway, as recommended in *Concept 3*. Based on quarterly project status reports prepared by Fulton County, the following tasks in support of the study have been undertaken as of September 2009:

- Assessment of baseline conditions is complete
- Land use and transit scenarios have been developed and are being tested
- Preliminary findings indicate:
 - The best approach for implementing transit is a phased approach dependent on local land use decisions and the level of development activity
 - Any alternatives recommended by the study must accompany corresponding land use and zoning recommendations
 - Commuter transit service has been identified as a need and preference among stakeholders

The study is intended to complement an Access Management Study being conducted by GDOT.

8.9. Private Transit System

Passenger rail in Georgia is provided by Amtrak, which is the only entity authorized to operate on any freight railroad in the railroad. The Crescent line offers daily trips between New Orleans and New York City via Atlanta. The closest Amtrak station to Union City is in downtown Atlanta, as is the closest Greyhound intercity bus stop.

8.10. Parking

Free parking is available throughout the City and primarily consists of privately owned surface parking lots located in front of individual developments as well as City-managed on-street parking in the downtown area. The GDOT Rideshare park-and-ride lot offers 420 spaces and is currently underutilized and not convenient to transit users.

The 2003 *Union City Town Center LCI Study* includes parking-related recommendations for the study area, which includes two non-contiguous areas. The core is the area surrounding Union Station, defined by Flat Shoals Road on the north, Oakley Road on the east, SR-138/Jonesboro Road on the south, and Watson Street on the west. The study area also includes the park-and-ride lot. The LCI Concept Plan for the proposed mixed-use town center supports a balanced approach to parking in the core area, including shared parking, preferential parking for carpools and vanpools, on-street parking with enforced time restrictions to support retail establishments, and bicycle parking facilities. The Concept Plan also recommends redevelopment of half of the park-and-ride lot parking for office and accessory retail uses, with the remaining half used for rideshare participants and as a vanpool staging area.

A good portion of the Union Station area is surface parking and presents redevelopment opportunities to accommodate housing, retail, and office uses with civic and park spaces. Should the entire mall site be redeveloped, the LCI plan recommends parking be located on the interior of new blocks so as to not disrupt the urban fabric or pedestrian experience.

8.11. Transportation and Land Use Connection

Transportation has had a significant impact on development patterns and opportunities in Union City. In the early 20th century, the introduction of the railroad accommodated the location of the National Farmers Union headquarters, including its offices and homes, and a new Georgia town grew from there. In the latter half of the 20th century, I-85 helped stimulate commercial and residential development east of the traditional city center. It has also provided Union City with accessibility to a major commuting and commerce route as well as Hartsfield-Jackson Atlanta International Airport.

The Union Station shopping mall and surrounding businesses were built just off of the I-85 interchange at SR-138/Jonesboro Road (west of the interstate), acting as a commercial gateway to the City. A regional-scale automobile sales corridor developed on SR-138/Jonesboro Road east of I-85. Today, the mall and surrounding area present a significant redevelopment opportunity. As presented in the *Union City Town Center LCI Study*, the goal is to create an expanded downtown area and a collection of higher density, mixed-use neighborhoods that are connected by existing roadways having excess capacity to accommodate new growth and by new streets, greenways and pedestrian and transit facilities.

North of the traditional town center, the annexation of 4,100 acres in 2006 along the South Fulton Parkway prompted the City to plan for growth for the area. The *South Fulton Parkway Corridor Plan* recommends a multi-modal transportation network to accommodate forecasted land uses for this developing corridor. This network includes widened roads, coordinated signalization, construction of parallel routes, a comprehensive bicycle and pedestrian system and introduction of transit to the area.

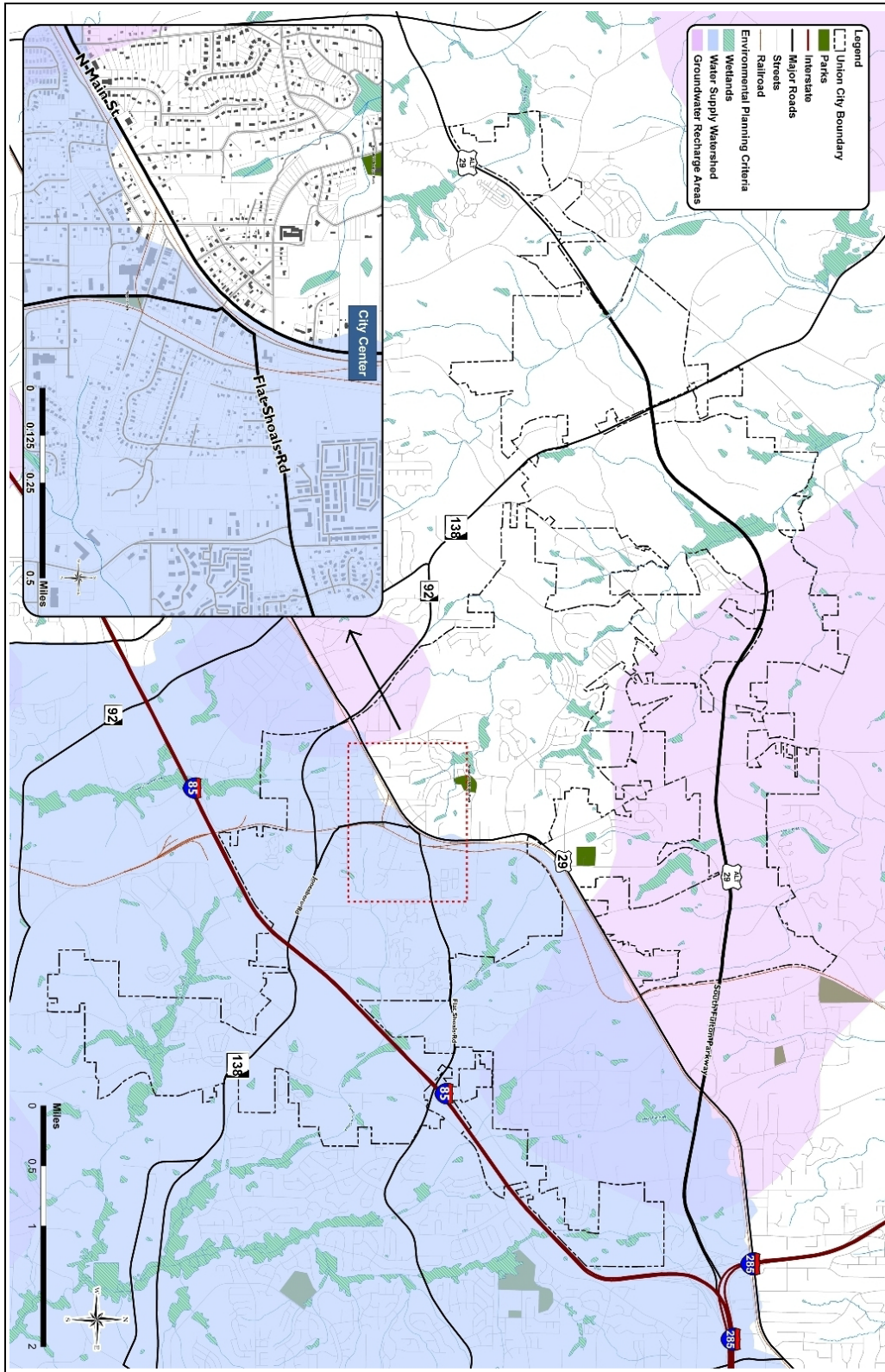
As these recent planning studies have illustrated, and consistent with *Envision6* policies, it is important to continue to coordinate transportation and land use planning. Development patterns should reduce daily vehicle use, improve air quality, and promote a transit-supportive infrastructure, a pedestrian environment, improved roadway connectivity and integrated mixed-use development.

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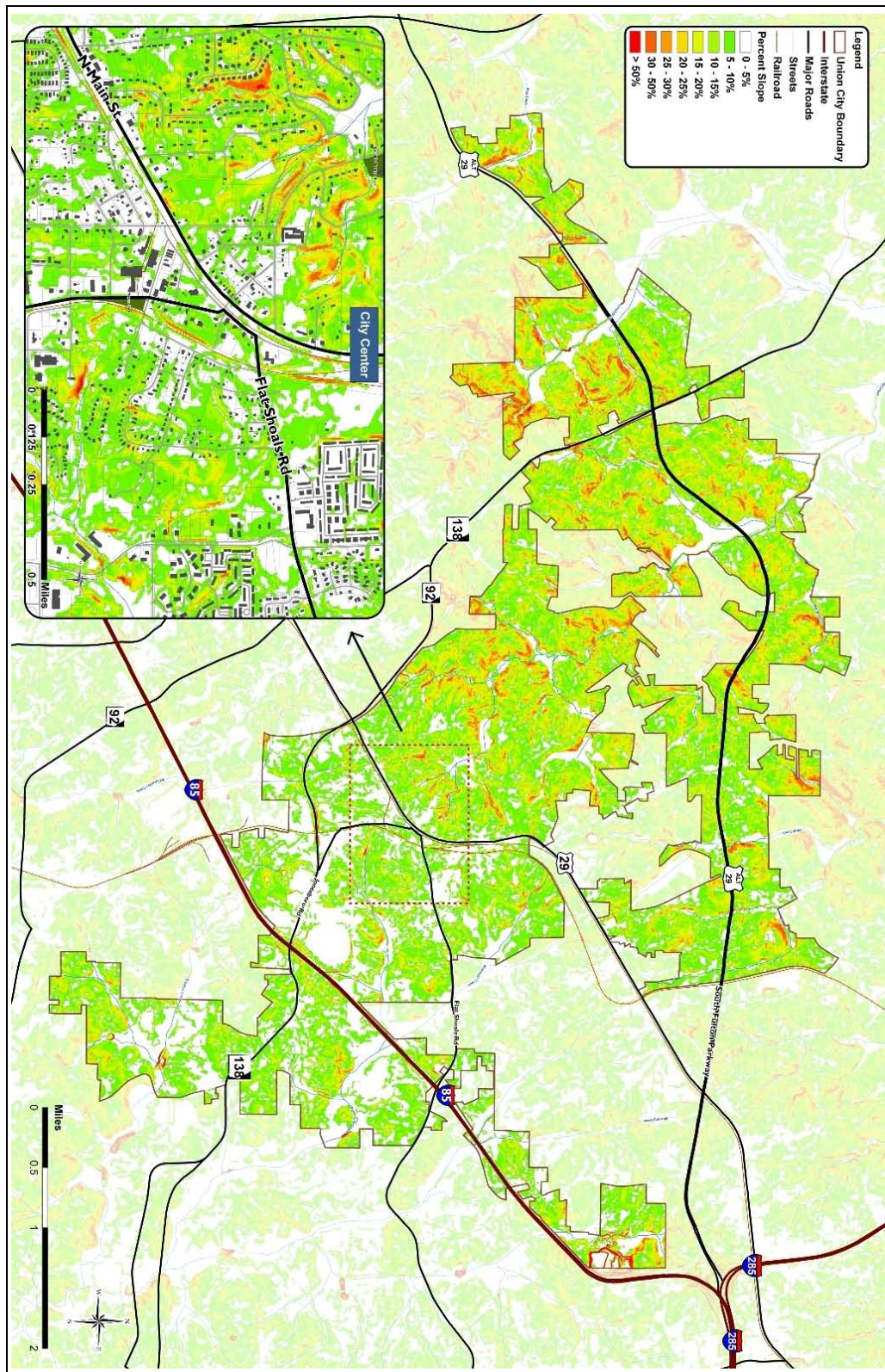
ATLAS OF MAPS

- Map 1: Environmental Planning Criteria
- Map 2: Slope Analysis
- Map 3: Floodplains
- Map 4: Soils of Statewide Importance
- Map 5: Scenic Areas/Forests/Recreation and Conservation Areas
- Map 6: Cultural and Historic Resources
- Map 7: Water Supply and Treatment
- Map 8: Sewerage System and Wastewater Treatment
- Map 9: Fire Protection and Public Safety
- Map 10: Community Facilities
- Map 11: Road Jurisdiction Classification
- Map 12: Road Network Functional Classification
- Map 13: Alternative Transportation Modes

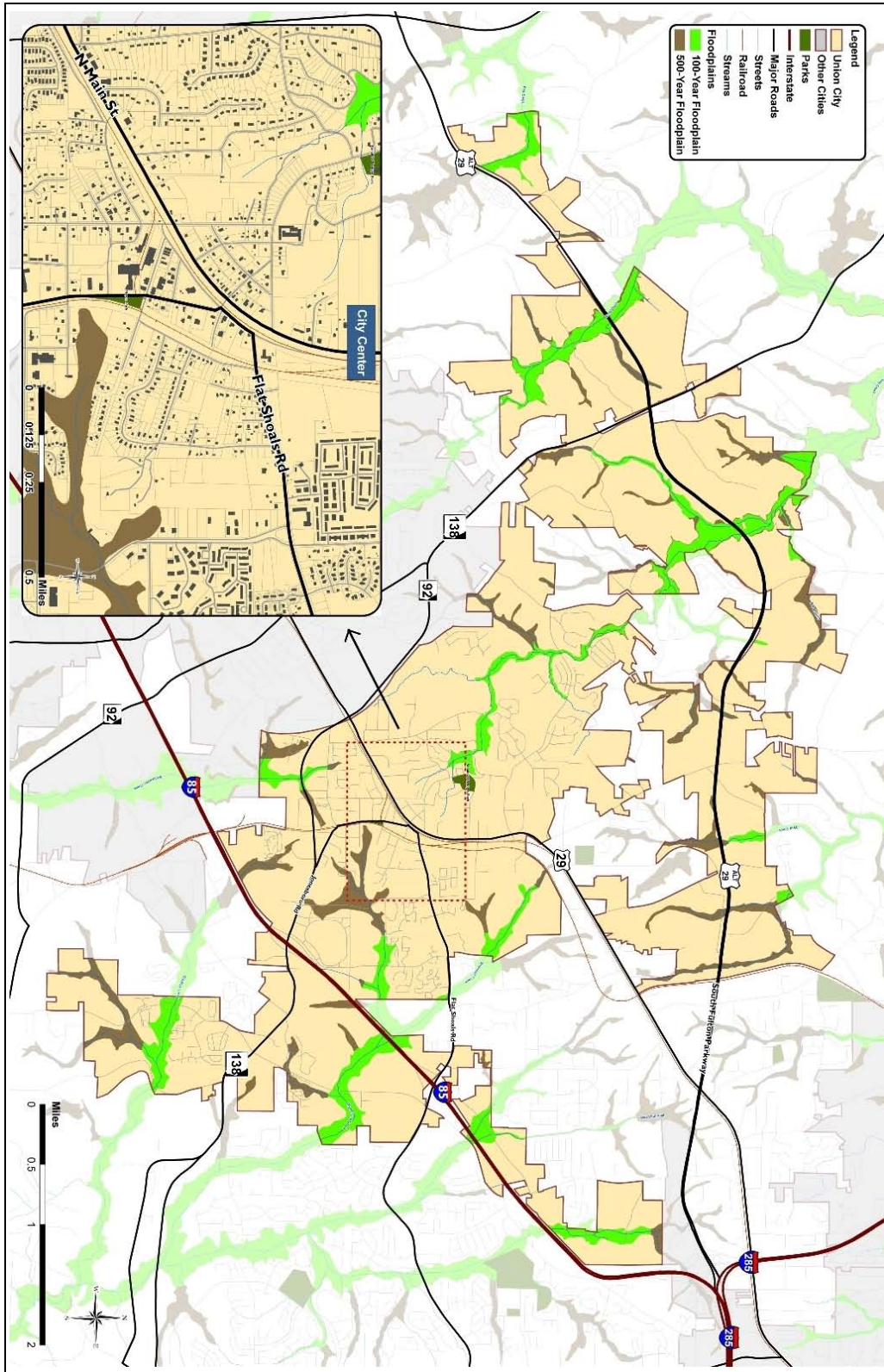
Map I – Environmental Planning Criteria



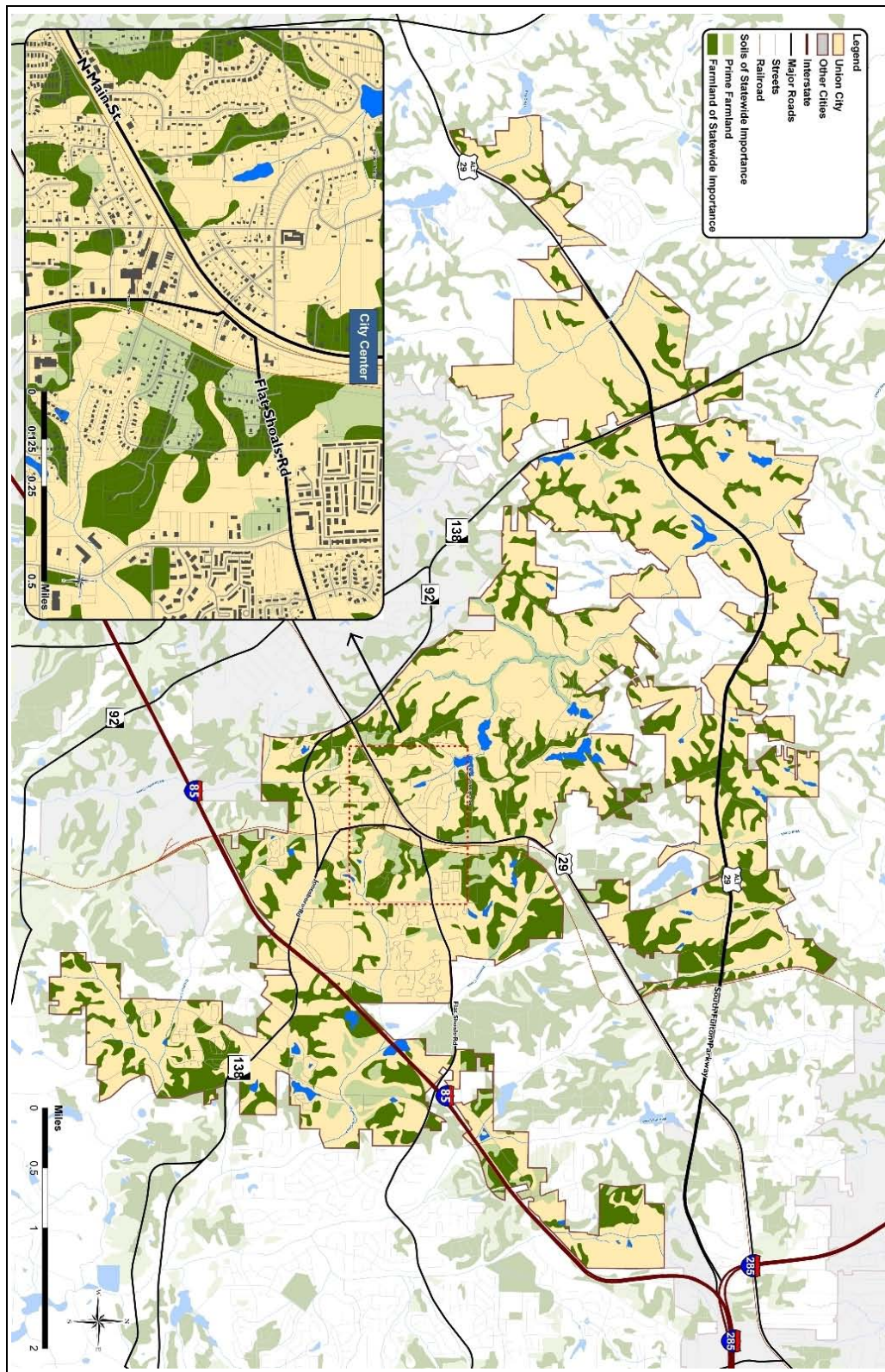
Map 2 – Slope Analysis



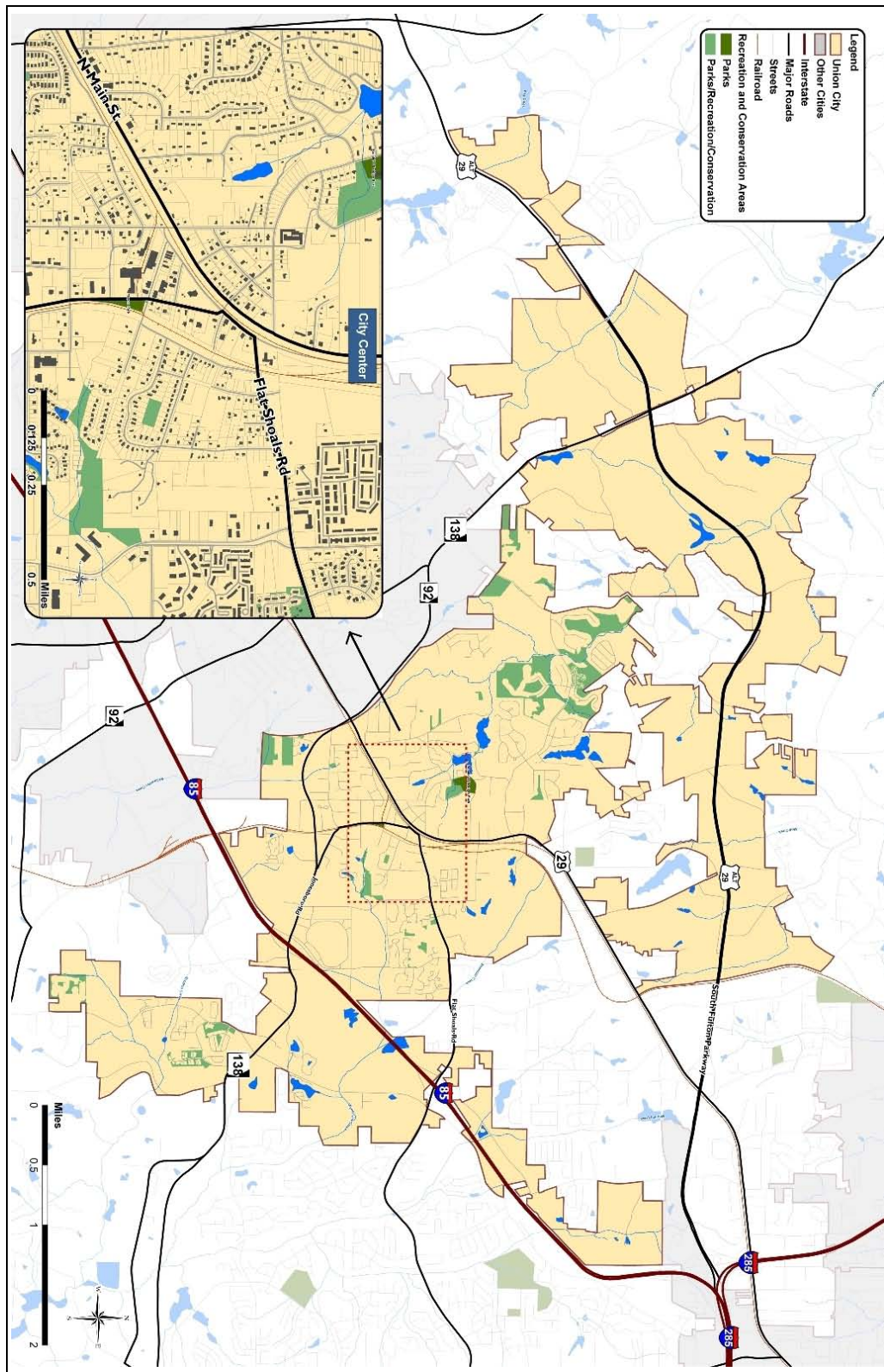
Map 3 – Floodplains



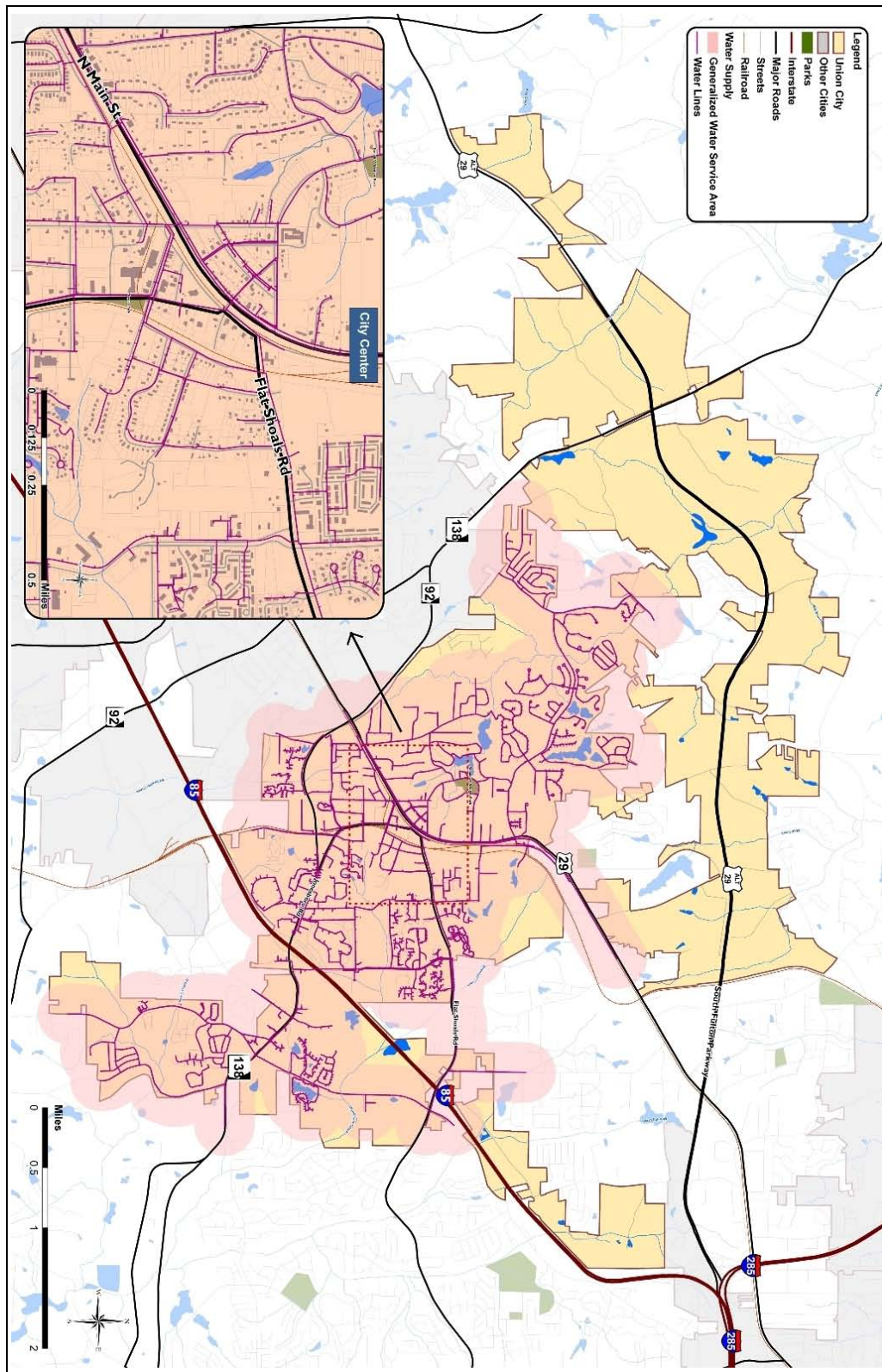
Map 4 – Soils of Statewide Importance



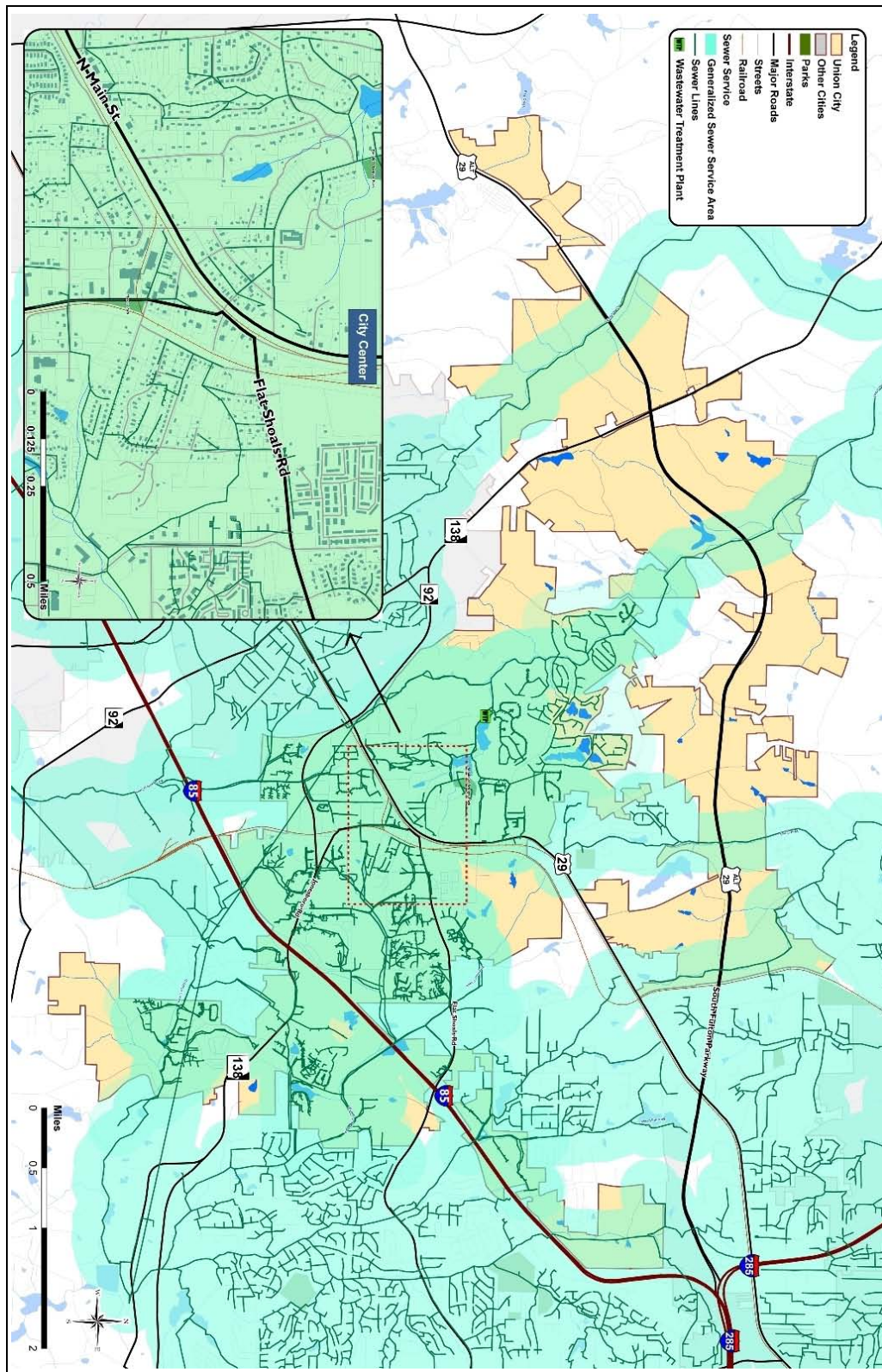
Map 5 – Scenic Areas/Forests/Recreation and Conservation Areas



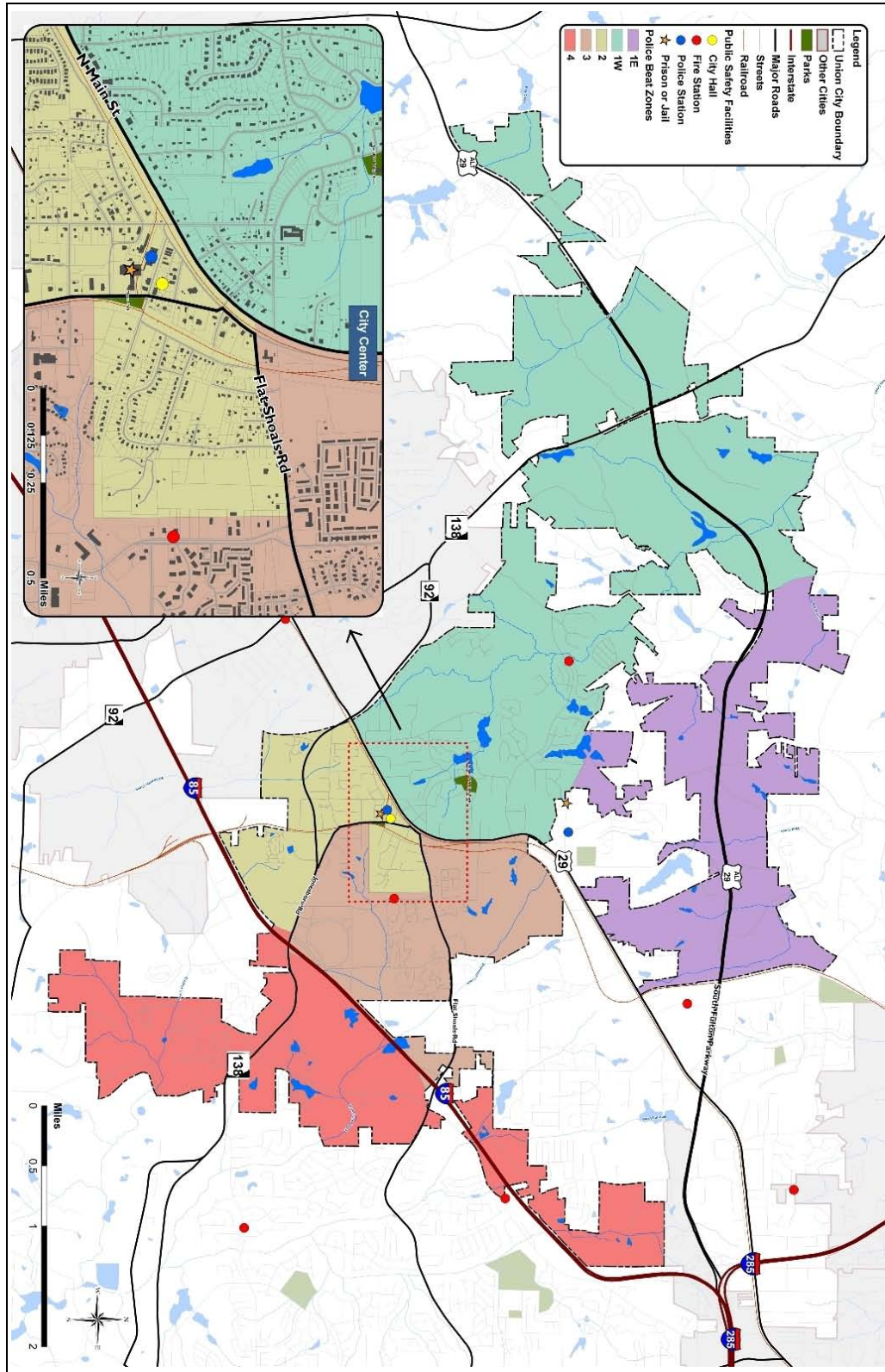
Map 7 – Water Supply and Treatment



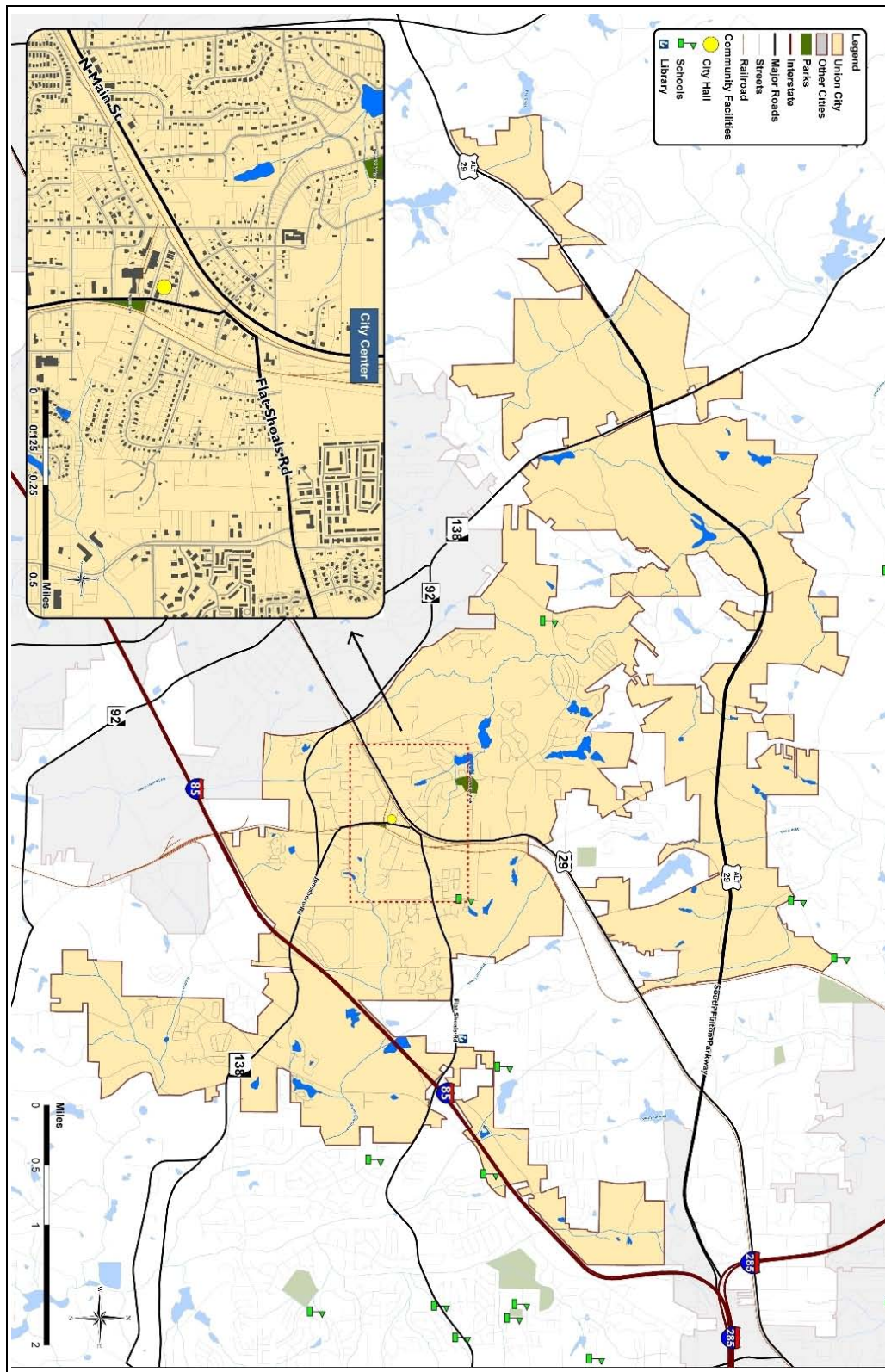
Map 8 – Sewerage System and Wastewater Treatment



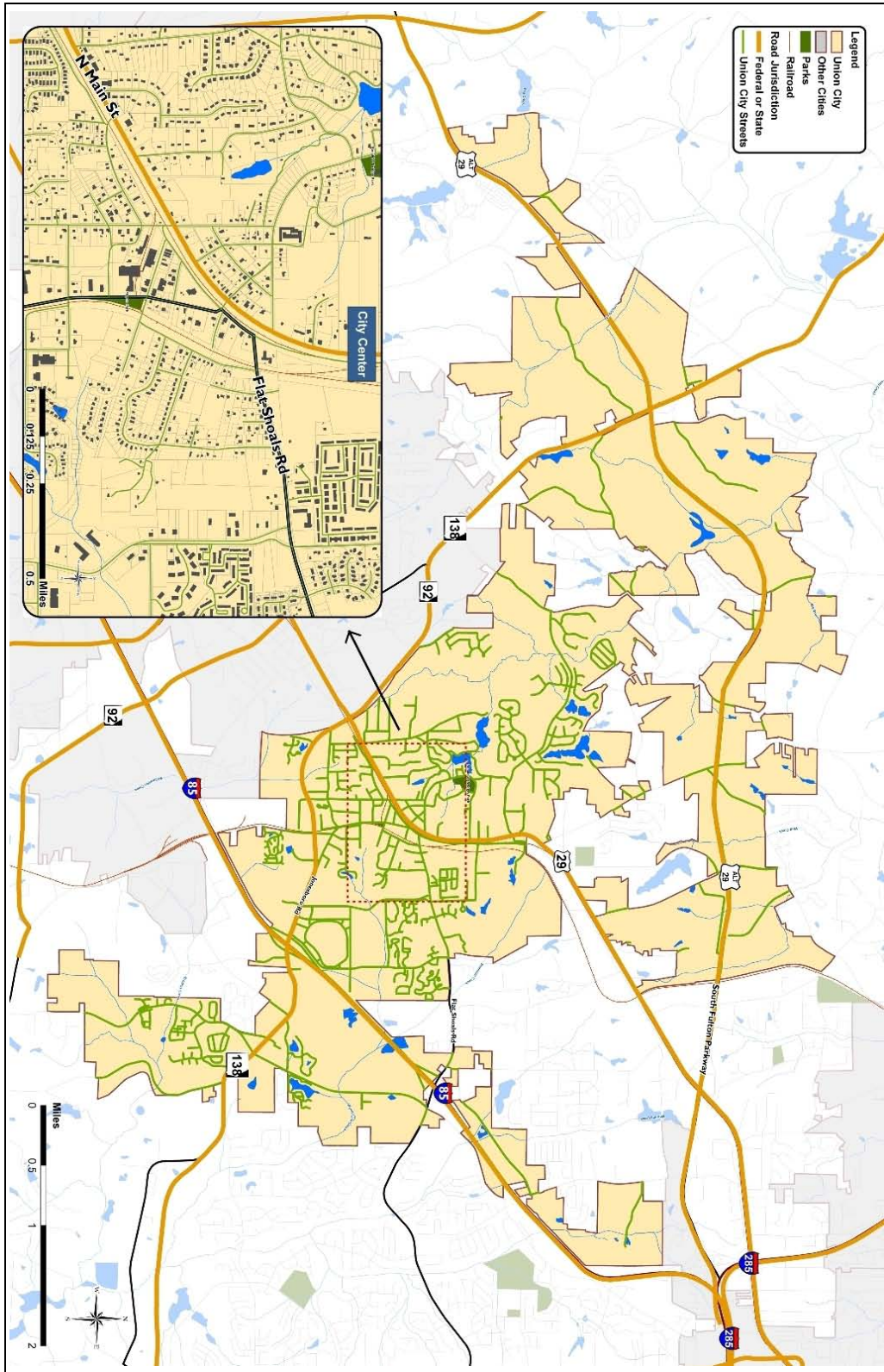
Map 9 – Fire Protection and Public Safety



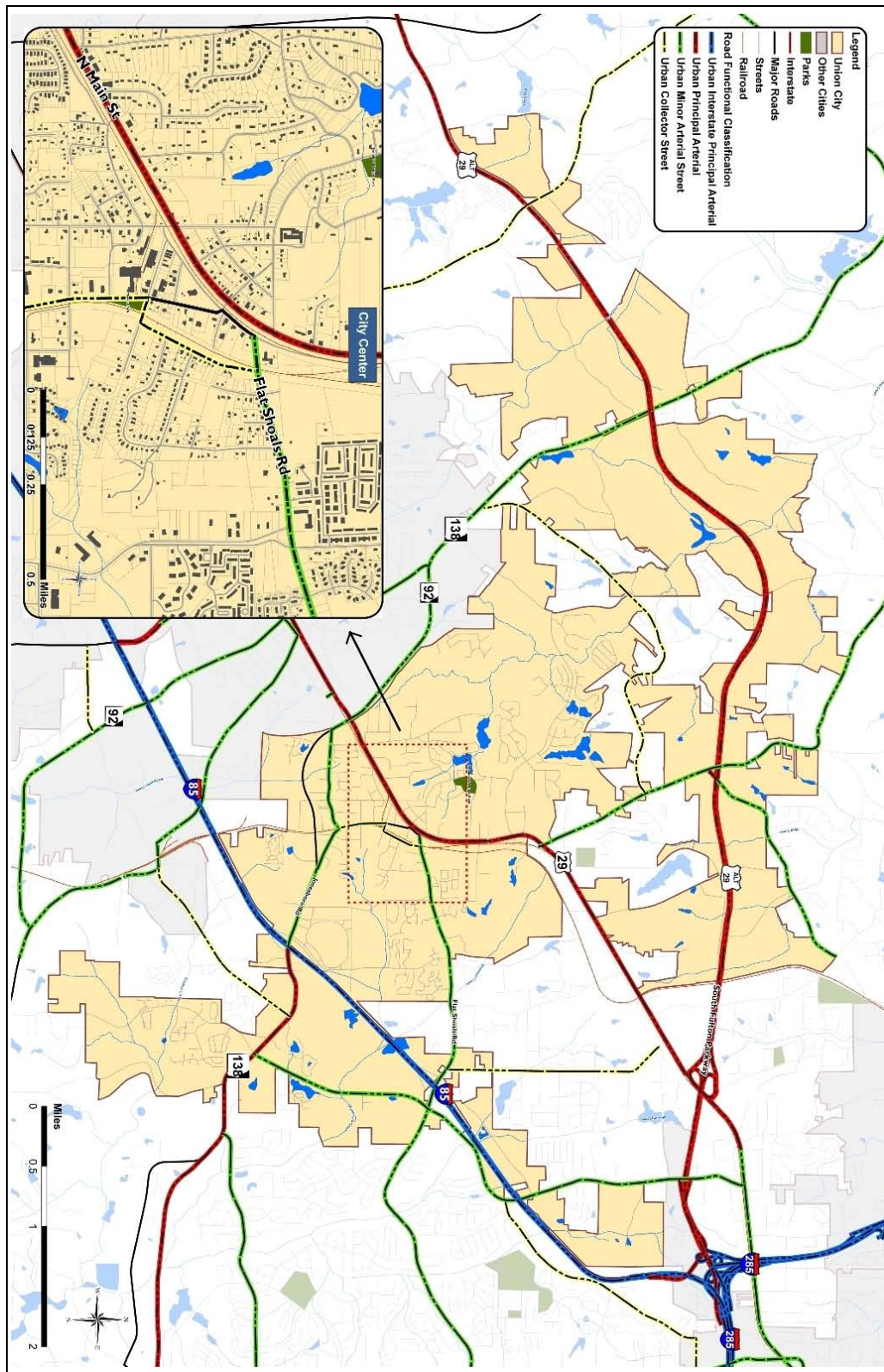
Map 10 – Community Facilities



Map 11 – Road Jurisdiction Classification



Map 12 – Road Network Functional Classification



Map 13 – Alternative Transportation Modes

