

City of

UNION CITY, GEORGIA



COMPREHENSIVE PLAN

1991 - 2010



KECK & WOOD, INC.
Atlanta, Georgia

City of

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City of Union City
COMPREHENSIVE PLAN: 2010

PART I:
INVENTORY AND ASSESSMENT

Prepared by
Keck & Wood, Inc.
Atlanta, Georgia

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INTRODUCTION

PURPOSE

The Community Concept Plan has been created for the purpose of providing the citizens and elected officials with information and facts about their community. It is through the use of this data that rational decisions can be made which will promote and manage future growth in the community. Consideration of the data presented will assist in the clarification of relationships between the social and physical elements of the community. Such elements include the economy, population, land use, community facilities, etc. and, above all, the Plan should serve as a means of achieving the ultimate goal of providing for logical and orderly future growth of the City of Union City.

PLANNING PROCESS

The Union City Comprehensive Plan was prepared in accordance with standards and guidelines as set forth by the Georgia Department of Community Affairs. These standards were issued in August 1989 under the title *Minimum Planning Standards and Procedures*. A general summary of the process is as follows.

1. **Inventory and Assessment.** Data, from various governmental sources, has been gathered. It is presented for the purpose of providing a foundation of knowledge based on comparisons of past and present statistical data. Such data covers the areas of population, education, housing, land use, public facilities, etc. Use of these statistics provide valuable insight into current and future growth trends in the City.
2. **Planning Objectives.** In addition to the overall goals of organizing planning efforts and focusing attention on the existing and projected future needs of the City, this document will address the following specific questions:
 - A. What will be the future boundaries of Union City and what will be the future population of the City?
 - B. What public facilities will be needed to accommodate the future incorporated area and its population?
 - C. What deficiencies currently exist within the thoroughfare system of the City and what specific improvements are recommended?
 - D. What are the causes and effects of deterioration in the Central Business District and what can be done to revitalize this area?
 - E. In which areas should future commercial, industrial and residential land uses be permitted and encouraged, and how much land of each kind is expected to be required.

- F. What are the current housing conditions in Union City and what are the projected future housing needs.
3. **Plan Development.** The Union City Planning Commission has had primary responsibility for developing this plan. A sincere effort has been made to recognize and consider the input of the citizens of Union City, their elected representatives, and those organizations and groups most affected by this plan.
- The complexity of the planning process has led to the division of this Plan into 6 chapters, each of which focus on a particular facet of planning activity. It is important to note, however, that no one element is really independent of all the others and that a recognition of these interrelationships is the key to successful planning.
4. **Implementation Strategy.**

ACKNOWLEDGMENTS

The Planning Commission and its consultants are indebted to the Mayor and City Council for supporting the entire range of planning activities. Assistance from various members of the City Staff has been invaluable in the preparation of this document. Particular acknowledgment of the efforts of Sonya G. Carter, City Administrator and William R. McNally, City Attorney is given with appreciation.

COMMUNITY PROFILE

Union City is located in the southeastern region of Fulton County, Georgia. Interstate Highway I-85 runs through the City approximately 2.5 miles from its' northern intersection with the Atlanta Perimeter Highway I-285. The City has grown steadily during the past thirty years to a 1990 population of 8,375 and a size of 5,117 acres. *Map 1, General Location Map*, shows Union City as it relates to the City of Atlanta and other major cities in the State of Georgia. The City of Fairburn abuts Union City on the southwest side.

COMPREHENSIVE PLAN UNION CITY, GEORGIA

GENERAL LOCATION MAP • 1



SCALE:
1" = 50 MILES



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ELEMENT 1

POPULATION

INTRODUCTION

The population characteristics of a community will usually establish the more logical basis for a community planning study. Additional insight is gained through comparisons of data with other surrounding local governmental entities. Such insights provide reasonably accurate projections of growth for future planning purposes. For the City of Union City, primary comparisons will focus on Atlanta City (pt.) and Fulton County, Georgia. In some cases, comparisons will also be made with the State of Georgia. Fulton County and the City of Atlanta are the two governmental entities that exert major influences on all of the surrounding communities and counties in this area. In some cases, statistical attention is given to other surrounding communities as they may relate to Union City. Population statistics used in this study will provide information from several time periods for such characteristics as age, number of households, educational levels and other pertinent data related to Union City.

HISTORICAL POPULATION TRENDS

During the thirty year period, from 1950 to 1980, rapidly increasing population growth tripled the population of Union City. Additional growth during the ten year period from 1980 to 1990 provided an additional 75 percent growth spurt. This most recent ten year growth in population far outstripped Fulton County (10.0%) and the State of Georgia (18.6%). As a matter of interest, population in Fulton County decreased by 13,249 persons between the years 1988 and 1990 while that of Union City increased by 1,136 persons during the same two year period. Total population growth in Union City since 1950 shows an increase of 562 percent in 1990. This sizeable growth rate is the result of several factors. A primary reason is the general movement to the suburbs away from the City of Atlanta. Other factors exerting influence upon the Union City community include the completion of U. S. Interstate Highway 85; the major expansion of Hartsfield International Airport; and the development of Shannon Mall regional shopping area. Current population statistics are summarized in *Table 1-1, Total Population*.

As shown in *Table 1-1*, and previously noted, growth in Fulton County has shown an erratic swing in population with growth in the 50's and 60's decades and population loss in the 70's. The 80's decade showed a 10 percent gain in population which was far surpassed by a 75.2 percent gain experienced in Union City. Growth of State population has been generally steady in increases for each decade and appears to be continuing this trend at the present time. The compound population growth rate for the 40 year period to 1990 was 0.79 percent per year for Fulton County; 1.59 percent per year for the State of Georgia; and 4.41 percent per year for the City of Union City. Most recent statistics show a return of population growth in Fulton County but not to the extent experienced during earlier decades when large increases were the norm.

Table 1-1
Total Population

<u>Year</u>	<u>United States</u>	<u>S.E. States*</u>	<u>Georgia</u>	<u>Atlanta Regional Commission Area**</u>	<u>Fulton County</u>	<u>Union City</u>
1990	248,709,873	38,449,254	6,478,216	2,361,447	648,951	8,375
% Change	9.78%	17.59%	18.58%	30.0%	10.01%	75.21%
1980	226,545,805	32,698,820	5,463,105	1,815,535	589,904	4,780
% Change	11.43%	23.74%	19.03%	24.29%	-3.00%	57.70%
1970	203,302,031	26,424,924	4,589,575	1,460,699	607,592	3,031
% Change	13.37%	16.58%	16.35%	37.53%	9.22%	43.11%
1960	179,323,175	22,667,254	3,943,116	1,062,120	556,326	2,118
% Change	18.50%	20.90%	14.47%	39.12%	17.47%	42.15%
1950	151,325,798	18,748,300	3,444,578	763,483	473,572	1,490
% Change	0.48%	15.44%	10.27%	29.02%	20.54%	68.55%
1940	150,606,398	16,241,366	3,123,723	591,738	392,886	884

* Alabama, Florida, Georgia, North Carolina, South Carolina, Tennessee

** Clayton, Cobb, DeKalb, Douglas, Fulton, Gwinnett, Henry and Rockdale Counties

Source: U. S. Bureau of the Census Report

As the population of Union City has grown in recent years, so has the City's land area also grown as a result annexations. As shown in *Figure 1-A, Population and Land Area*, land area was static until 1980, then large increases began to accrue with total land area doubling during the 20 year period between 1970 and 1990. During this same time period, population grew at rates greater than City land area. Whereas population as a percent of land area lagged in earlier years, it exceeded land area growth in more recent years. U. S. Census data for 1990 indicates that the population density for Union City was much less than that for Atlanta city (pt.) and somewhat less than that of Fulton County. *Table 1-2, Population Density* provides most recent available population density data for several locations.

Table 1-2
Population Density
1990

	<u>Union City</u>	<u>Atlanta City (Pt.)</u>	<u>Fulton County</u>	<u>State of Georgia</u>
Persons Per Square Mile	1,047	2,990	1,106	112

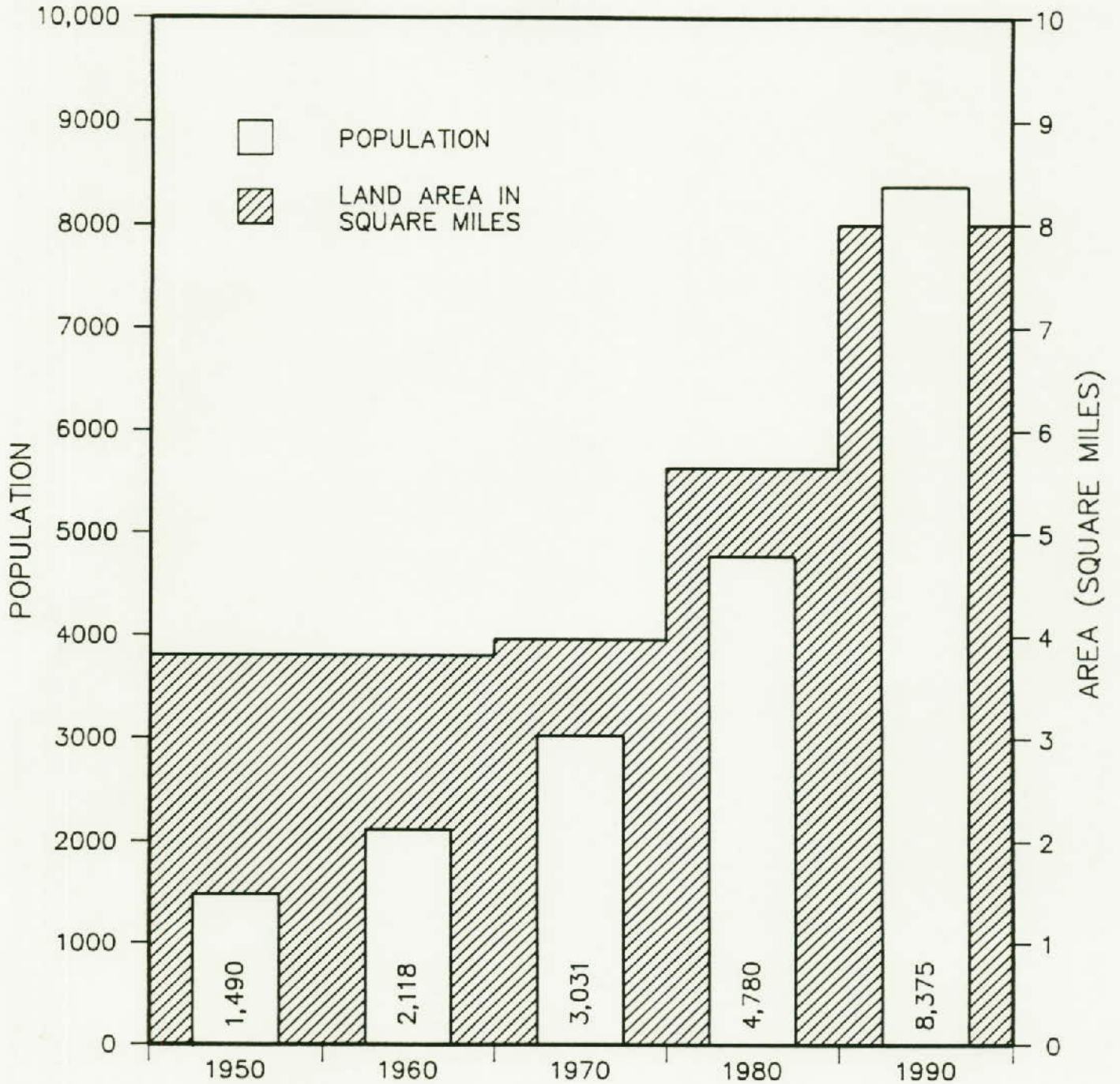
Source: U. S. Bureau of Census, 1990

POPULATION PROJECTIONS

When considering recent trends in population growth, current conditions favor continuing growth of the City through the year 2010 and beyond. 1990 economic conditions, both locally and nationally, have slowed growth and movement in most communities throughout the United States. This is considered by most economists to be a temporary condition and growth is expected to continue during future years of coming decades.

In considering future growth, three alternative methods have been used to forecast future population levels. Each method is based on recent year statistical data as a basis for population projections. These projections are summarized in *Table 1-3, Population Projections*. Methods used for the computation of each alternative value is described below.

**Figure 1-A
Population and Land Area
City of Union City
1950 Through 1990**



Source: Georgia Office of Planning and Budget 1989
 Atlanta Regional Commission
 City of Union City, Ga. Annexation Records
 U. S. Bureau of Census

Table 1-3
Population Projections
Union City 1990 - 2010

<u>Year</u>	<u>Alternative 1</u>	<u>Alternative 2</u>	<u>Alternative 3</u>	<u>Avg. Alts 1 & 2</u>
2010	23,127	15,575	25,710	19,351
2005	17,940	13,775	19,423	15,858
2000	13,917	11,975	14,674	12,946
1995	10,796	10,175	11,086	10,486
1994	10,262	9,815	10,481	10,039
1993	9,753	9,455	9,909	9,604
1992	9,270	9,095	9,369	9,182
1991	8,811	8,735	8,858	8,773
1990	8,375	8,375	8,375	8,375

1970-1990 Union City Change = 5.21% per year.

1970-1980 Union City Change = 4.66% per year.

1980-1990 Union City Change = 5.77% per year.

Source: 1990 U. S. Census Bureau

Alternative 1

Using the most recent population data, population growth is assumed to continue at the rate which occurred during those years between 1970 and 1990. During this time period, population growth increased at an average annual rate of 5.21 percent. Continuing this rate to the year 2010, the population of Union City would reach 23,127.

Alternative 2

Alternative 2 assumes a "straight-line" projection based on population data for the 10 year period between 1980 and 1990. During this decade the population of Union City increased by 3,595 persons for an average of 360 new citizens each year. Using this figure to project future population growth would indicate an increase of 7,200 persons for a total population of 15,575 citizens.

Alternative 3

Using population data for the most recent decade, 1980 to 1990, population in the City increased by 3,595 -- a 75 percent increase for the period. Using a similar rate of increase, population in the year 2010 would reach 25,710 persons. This is an average annual increase of 5.77 percent or an average of 2,167 new citizens each year.

Conclusion

Alternatives 1 and 3 show year 2010 population growth figures more closely related (23,127 and 25,710) but still enough different to allow a difference of 2,583 persons.

Alternative 2 provides for a much slower rate of growth resulting in a year 2010 population of only 15,575. These figures are summarized in *Table 1-3, Population Projections, Union City, 1990-2010*.

SELECTED ALTERNATIVE

As shown in *Table 1-1, Total Population*, the previously high rate of growth of population has leveled out for Fulton County as compared with earlier years. The same trend can probably be expected to hold true for the City of Union City. While annual increases may exceed the average "straight-line" figure of 360 increase per year between 1980 and 1990, it probably will not continue the same-period average annual increases of 5.77 percent which would result in a population of 25,710. The true population gain will more probably be somewhere between the year 2010 Alternative - 1 projection of 23,127 and Alternative - 2 projection of 15,575. An average of these two projections provides the figure -- 19,351. Under present circumstances, this would appear to be a reasonable population projection for the year 2010. For statistical purposes, a projected population of 19,351 will be used throughout this report for the City of Union City in the year 2010.

POPULATION BY AGE

Table 1-4, *Age Group Configuration* provides an overview of the median age of population in Union City by age groups for the years 1970, 1980, and 1990. As shown, this table presents a set of figures with little discernable meaning. However, when separated into broader categories, definite trends are more apparent. For that segment of City population age 24 and under the percentage of total population, between the years 1970 and 1990 has *decreased* in number from 51 percent down to 36 percent. For the same time period, these persons age 25 to 54 have *increased* in number from 34 percent to 47 percent of total population. That age group 55 and above has increased slightly from 15 percent in 1970 to 17 percent in both 1980 and 1990. Within the latter group, the number age 55 to 64 has more recently dropped 5 percent while those 65 and above has risen an equal amount. Overall, this data clearly indicates an aging population in the city, as is generally true both regionally and nationally, with the greater percentages in the 25 to 54 age range increasing in number.

Table 1-4
Age Group Configuration
Union City, Georgia

<u>Age Group</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>Georgia 1990</u>	<u>Projected* Union City 1995</u>
Under 5	11%	7%	8%	8%	7%
5-24	40%	34%	28%	30%	26%
25-44	24%	33%	39%	34%	37%
45-54	10%	9%	8%	10%	11%
55-64	8%	10%	5%	8%	8%
65 & over	7%	7%	12%	10%	11%
	—	—	—	—	—
	100%	100%	100%	100%	100%

Source: U. S. Bureau of the Census

* National Planning Data Corporation, 1990

Further indication of this truth may be seen in *Table 1-5, Median Age*. In all of the statistical areas shown, there is a steady increase in the median age. For Union City median age has increased from a 24.0 years in 1970 to 31.3 years in 1990. However, the rate of increase in median age for Union City was less than that for Fulton County and the State of Georgia between the years 1980 and 1990.

**Table 1-5
Median Age**

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Union City	24.0	29.7	31.3
Fulton County	27.5	29.5	32.0
Georgia	25.9	28.6	31.6
United States	28.0	30.0	32.9

Source: U. S. Bureau of the Census

POPULATION BY SEX

Confirming a trend prevalent throughout the United States, the number of females continues to increase as a percentage of total population. In Union City during the 60's and 70's, there was little change in the percentages of males and females as shown in *Table 1-6, Population By Sex*. During the 1980's decade the ratio shifted to provide an additional 3 percent gain in the number of females in Union City.

**Table 1-6
Population By Sex
Union City, Georgia**

<u>Year</u>	<u>Total Population</u>	<u>Male</u>	<u>Percent Male</u>	<u>Female</u>	<u>Percent Female</u>
1970	3031	1457	48.07%	1574	51.93%
1980	4780	2304	48.20%	2476	51.80%
1990	8375	3794	45.30%	4581	54.70%

Source: U. S. Bureau of the Census except 1990

Based on these population statistics, the number of males per 100 females in Union City decreased from 92.6 in 1970 to 82.8 in 1990. This trend was contrary other areas and for the United States as shown in *Table 1-7, Males Per 100 Females*.

**Table 1-7
Males Per 100 Females**

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Union City	92.6	93.1	82.8
Fulton County	89.7	88.5	91.3
Georgia	94.4	93.5	94.3
United States	94.9	94.6	95.1

Source: U. S. Bureau of the Census

POPULATION BY RACE

As shown in *Table 1-8, Population By Race*, in addition to an increase in the female percentage of population in Union City, there was also a decided increase in the percentage of non-white population in the City during the 1980's decade.

**Table 1-8
Population By Race
Union City, Georgia**

<u>Year</u>	<u>Total Population</u>	<u>White</u>	<u>Percent White</u>	<u>Non White</u>	<u>Percent Nonwhite</u>
1970	3031	2301	75.92%	730	24.08%
1980	4780	3873	81.03%	907	18.97%
1990	8375	3942	47.07%	4433	52.93%

Source: U. S. Bureau of the Census

Table 1-9, *Nonwhite Population As % Of Total Population* also illustrates the growth of nonwhite population in the City with comparisons for other statistical areas in recent decade years.

**Table 1-9
Nonwhite Population As % Of Total Population**

	<u>1970</u>	<u>1980</u>	<u>1990</u>
Union City	24.1%	19.2%	52.9%
Fulton County	39.3%	52.5%	52.3%
Georgia	26.1%	27.8%	29.0%
S. E. States*	21.9%	22.2%	22.5%
United States	12.6%	16.9%	19.7%

* Alabama, Florida, Georgia, North Carolina, South Carolina, Tennessee

Source: U. S. Bureau of the Census

These statistics are further illustrated by *Table 1-10, Population By Race and Sex*.

**Table 1-10
Population By Race and Sex
Union City, Georgia**

<u>Year</u>	<u>Total Population</u>	<u>White Male</u>	<u>Percent White Male</u>	<u>White Female</u>	<u>Percent White Female</u>	<u>Non White Male</u>	<u>Percent Nonwhite Male</u>	<u>Non White Female</u>	<u>Percent Nonwhite Female</u>
1990	8375	1796	21.4%	2145	25.6%	1998	23.9%	2436	29.1%
1980	4780	1880	39.3%	2036	42.6%	424	8.9%	440	9.2%
1970	3031	1102	36.4%	1199	39.5%	355	11.7%	375	12.4%

Source: U. S. Bureau of the Census

HOUSEHOLDS

U. S. Bureau of the Census figures indicate that the average household size in Union City decreased dramatically from 3.57 persons per household in 1970 to 2.69 in 1980 -- a 25 percent decrease in number. A further decrease in number occurred during the decade between 1980 and 1990 to a level of 2.2 persons per household. This ratio, as shown in *Table 1-11, Persons Per Household*, is lower than the 2.44 for Fulton County and 2.66 for the State in 1990.

Table 1-11
Persons Per Households

	<u>1970</u>	<u>% Change</u>	<u>1980</u>	<u>% Change</u>	<u>1990</u>
Union City	3.57	-24.6	2.69	-18.2	2.20
Fulton County	2.98	-24.2	2.26	+8.0	2.44
Georgia	3.25	-12.6	2.84	-6.3	2.66
S.E. States*	3.24	-13.3	2.81	-9.3	2.55
United States	3.11	-11.6	2.75	-4.4	2.63

* Alabama, Florida, Georgia, North Carolina, South Carolina, Tennessee

Source: U. S. Bureau of the Census

During the same time periods, the number of households in Union City increased from 846 in 1970 to 1,777 in 1980 -- more than doubling in number. The total number of households again more than doubled between years 1980 and 1990 as shown in *Table 1-12, Households*.

**Table 1-12
Households**

	<u>1970</u>	<u>% Change</u>	<u>1980</u>	<u>% Change</u>	<u>1990</u>
Union City	846	110.05%	1,777	113.73%	3,798
Fulton County	197,555	14.39%	225,981	13.79%	257,140
Georgia	1,369,225	36.69%	1,871,652	26.45%	2,366,615
S. E. States *	8,145,000	43.03%	11,650,000	25.64%	14,637,069
United States	63,401,000	26.80%	80,389,673	14.38%	91,947,410

* Alabama, Florida, Georgia, North Carolina, South Carolina, Tennessee

Source: U. S. Bureau of the Census

These statistics follow a national trend of fewer persons per household than was usual in earlier years. Current indications generally agree that current ratios could drop slightly but in the case of Union City will probably level out at the current ratio of 2.2 persons per household. As shown in *Table 1-13, Household Projections*, future household projections have been based on this 2.2 ratio. Based on a future population of 19,351 in year 2010, the number of households should reach 8,796 in that same year.

**Table 1-13
Household Projections
Union City**

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2010</u>
Population	3,031	4,780	8,375	10,486	12,946	19,351
Households	849	1,776	3,798	4,766	5,885	8,796

Source: U. S. Bureau of the Census: 1970, 1980 and 1990.

FAMILY HOUSEHOLDS

Of the total number of households, the married couple family household still predominates in our present society. However, the single-parent household continues to gain a significant presence as a percentage of total family households. As shown in *Table 1-14, Family Households*, 30 percent of family households in Union City were headed by a female householder. The percentages for family household types in Union City was identical to that of Fulton County. In the City of Atlanta portion of Fulton County, there was a larger percentage of female householders, 36 percent, while for the State of Georgia the percentage was far less with only 19 percent. The 1990 Census Report indicates that the number of persons per family averaged 2.93 in Union City.

Table 1-14
Family Households
Union City, Fulton County, and the State of Georgia
1990

	<u>Total Family Households</u>	<u>Married Couple Households</u>	<u>Percent of Total</u>	<u>Female Householder (No Husband)</u>	<u>Percent of Total</u>	<u>Other Households Percent of Total</u>
Union City	2,113	1,347	64%	630	30%	6%
Fulton County	155,887	99,206	64%	47,515	30%	6%
Atlanta Division	101,456	58,169	57%	36,712	36%	7%
State of Georgia	1,713,072	1,306,756	76%	329,641	19%	5%

Source: U. S. Bureau of the Census, 1990

EDUCATIONAL ATTAINMENT

A measure of educational attainment levels is shown in *Table 1-15, Years of School Completed Persons 25 Years & Older, Union City*. This data summarizes the number of years of school completed for persons age 25 and above in Union City. Similar data is also indicated in *Table 1-16, Years of School Completed Persons 25 Years & Older, Union City Compared To Other Jurisdictions - 1980* in comparison with Fulton County and the State of Georgia in the year 1980.

Table 1-15
Years of School Completed
Persons 25 Years & Older
Union City

	<u>1970</u>	<u>1980</u>
0 To 4 Years	15.4%	4.3%
5 To 7 Years	22.3%	8.0%
8 Years	9.5%	7.2%
High School 1 To 3 Years	24.8%	21.8%
High School 4 Years	20.2%	31.8%
College 1 To 3 Years	5.4%	18.6%
College 4 Years or +	2.4%	8.3%
	—	—
	100.0%	100.0%

Source: U. S. Bureau of the Census

Table 1-16
Years of School Completed
Persons 25 Years & Older
Union City Compared To Other
Jurisdictions - 1980

	<u>Union City</u>	<u>Fulton County</u>	<u>Georgia</u>
0 To 4 Years	4.3%	4.7%	6.4%
5 To 7 Years	8.0%	8.1%	11.2%
8 Years	7.2%	4.5%	6.1%
High School 1 To 3 Years	21.8%	16.6%	19.9%
High School 4 Years	31.8%	26.5%	28.5%
College 1 To 3 Years	18.6%	16.6%	13.3%
College 4 Years or +	8.3%	23.0%	14.6%
	-----	-----	-----
	100.0%	100.0%	100.0%

Source: U. S. Bureau of the Census

Considerable improvement in educational levels was achieved in Union City during the 70's decade. Those persons with 1 to 3 years of college were of a higher percentage than for either Fulton County or the State in 1980. However, the percentage of these with 4-plus years of college were well below the percentages for Fulton County and the State during the same time period as shown in *Table 1-17, Years of School Completed, By Percent of Population.*

Table 1-17
Years of School Completed By Percent of Population
Union City, Fulton County and the State of Georgia
1970 and 1980

Years of School Completed <u>Age 25 and Over</u>	Union City		Fulton County		State of Georgia	
	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>	<u>1970</u>	<u>1980</u>
0 - 8	47.2%	19.5%	28.4%	17.3%	36.2%	23.7%
9 - 11	24.8%	21.8%	21.8%	16.6%	23.2%	19.9%
12	20.2%	31.8%	23.0%	26.5%	22.4%	28.5%
1 - 3 College	5.4%	18.6%	12.3%	16.6%	9.0%	13.3%
4+ College	2.4%	8.3%	14.5%	23.0%	9.2%	14.6%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: U. S. Bureau of the Census, 1970 and 1980

INCOME

Comparisons of per capita income for Union City, Fulton County, and the State of Georgia are summarized in *Table 1-18*. Per capita income for the most recent time period, between 1980 and 1990, for Union City did not keep up with gains made by Fulton County and the State during the same period. However, over the 20 year time span, between 1970 and 1990, the 494 percent gain by Union City exceeded that for both Fulton County and the State. 1990 per capita income figures show Union City only slightly below the State level, but both are considerably below the level for Fulton County. According to National Planning Data Corporation, Inc. projections, per capita income, in real dollars, for Union City should reach \$38,684 in 1995.

Per household income between 1980 and 1990 did not keep up with gains experienced by both the County and the State. However, over the 20 year period 1970 to 1990, the 239 percent City gain was greater than that of Fulton County with 220 percent. 1990 per household median income figures show Union City to be 9 percent and 6 percent below County and State levels. According to National Planning Data Corporation, Inc. projections, average household income, in real dollars, should be \$98,601 in 1995.

Table 1-18
Union City, Fulton County and Georgia
1970, 1980 and 1990

Per Capita Income

<u>Location</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>Percent increase</u>	
				<u>1970-90</u>	<u>1980-90</u>
Union City	\$2,250	\$7,373	\$13,370	494%	81%
Fulton County	\$3,459	\$7,621	\$18,452	433%	142%
Georgia	\$2,649	\$6,402	\$13,631	415%	113%

Per Household Income

<u>Location</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>Percent increase</u>	
				<u>1970-90</u>	<u>1980-90</u>
Union City	\$8,054	\$17,701	\$27,315	239%	54%
Fulton County	\$9,359	\$13,988	\$29,978	220%	114%
Georgia	\$8,167	\$15,033	\$29,021	255%	93%

Source: U. S. Bureau of the Census, 1970, 1980 and 1990

Most recent data available concerning income levels for the Union City area is by households. The area in and around Union City is covered by census tracts 105.04, 105.05, and 105.06. *Table 1-19, Households By Income*, summarizes data collected for these three census tracts for the years 1980, 1985, and 1988. As shown in the table, during the time period between 1980 and 1985 household income was in a definite upward trend with those in the lowest income bracket declining from 35 percent to 22 percent of total households. Those in the top income bracket increased from 1 percent to 3 percent of total households during the same time period.

Table 1-19
Households by Income
Census Tracts 105.04, 105.05 and 105.06
1980, 1985 and 1988

<u>Income</u>	1980		1985		1988	
	<u>No. of Households</u>	<u>Percent of Total</u>	<u>No. of Households</u>	<u>Percent of Total</u>	<u>No. of Households</u>	<u>Percent of Total</u>
\$0 - 14,999	2,773	35%	1,969	22%	2,255	21%
\$15,000-24,999	2,056	26%	1,884	21%	2,235	20%
\$25,000-34,999	1,817	23%	1,480	17%	1,823	17%
\$35,000-49,999	902	12%	1,883	21%	2,408	22%
\$50,000-74,999	245	3%	1,385	16%	1,890	17%
\$75,000+	71	1%	299	3%	355	3%
Totals	7,864	100%	8,900	100%	10,966	100%

Source: Atlanta Regional Commission, 1989

During the time period between 1985 and 1988 household income levels remaining more or less static with household income at all levels changing 1 percent or less. With such a small change no definite trend is discernable.

ELEMENT 2

ECONOMIC DEVELOPMENT

PURPOSE

This section will seek to compile facts and figures associated with the economy of Union City. Further, it will seek to assess this data in an attempt to set goals for the purpose of increasing economic growth in the community during future years. The ultimate goal and purpose is to improve the community and to provide for a better overall standard of living for the citizens of Union City and to enhance the economic and business conditions for the business interests in Union City.

REGIONAL ECONOMY

The population of Union City has grown rapidly in recent years. During the most recent decade, the population grew 75 percent from 4,780 in 1980 to 8,375 in 1990. As is true for other towns and cities in the area, Union City's economy is greatly influenced by the regional economy of the greater Atlanta area. The economy of the region has no physical boundaries, therefore, the citizens of the community work and trade in several different governmental jurisdictions. This fact is not limited to Union City but is characteristic for the entire Atlanta region. This section will seek to explore the regional economy as it affects the City of Union City.

Inventory

The City of Union City is located in the extreme southern part of Fulton County. Its' closest neighbor is the City of Fairburn which abuts Union City's southern boundary. As a member of the Atlanta Regional Commission, Union City is located in the southwest portion of the 8 county Atlanta Region with Douglas County to the west and Clayton County to the east. The City lies southwest of the City of Atlanta.

THE METROPOLITAN ATLANTA AREA

The close proximity of the City of Atlanta has exerted major influences over the Union City economy during recent years. This influence is due, in large part, to the tremendous influx of new workers in the Atlanta region. Continued growth of the economy during the most recent 50 year period has resulted in a total population increase of 300 percent in the 8 county metropolitan area. As shown in the "POPULATION" section of this plan, Union City has shared in this growth.

The continued economic expansion brought many new corporations to the region and caused other to expand existing operations. As the economy of the region grew, a regional economy developed with a large degree of diversity. There exists very little localization of business types within local boundaries. This factor has tended to provide a varying mix of citizens with differing occupational skills within the local

communities. It has further created communities with workers skilled in occupations suitable for new businesses which have located in the growing towns and communities of the metropolitan area.

Most recent available statistics for the Atlanta regional economy indicate that the service sector leads by providing for almost 23 percent of all employment. Following is retail sales with 18 percent of jobs, government employment with 14 percent and manufacturing with 12 percent. Wholesale trade accounts for 10 percent of regional employment. Of 9 employment sectors, the 5 sectors indicated account for 77 percent of all employment.

Union City's favorable geographic location will provide cause for it to continue to draw new residents from the region. Continued growth should also result from the presence of the Shannon Mall complex which serves as an "anchor" for the local business community. The continued presence and growth of Hartsfield International Airport, with close proximity to Union City, will continue to be a major asset to the City. Interstate Highway - 85 is also of prime importance to the economic life of the City and will remain a major transportation link for the businesses and citizens of the area. Major businesses important to the City include the many auto dealerships and auto service centers which have located in the Shannon Southpark shopping area. This area has also become a major location for many types of restaurants which attract and serve the public. All of these factors provide for a sound economic base in the city and can be expected to attract additional economic growth to the year 2010 and beyond.

FULTON COUNTY

The geographic boundaries of Union City lie entirely within the limits of Fulton County, Georgia. The City of Atlanta and Fulton County exert the primary social and economic influences upon Union City. The health and diversification of the Atlanta regional economy largely determines the status of the economy of the surrounding towns and cities of the region. The interrelationships of the regional economy tends to act as a single overall entity throughout the region with little regard for local governmental boundaries. Within the different business sectors, diversification provides a climate in which there exists only small economic differences in similar employment sectors. Following the national trend, the service sector is the major employer with nearly 34 percent of all jobs in Fulton County. Wholesale-Retail Trade follows with 21 percent and Transportation, Communication, and other public utilities employ 11 percent of the work force. During the 1970's decade, each of these sectors grew at a reasonably consistent rate during the period. Preliminary estimates appear to indicate employment figures will show similar percentage increases for 1980's decade.

The Fulton County Department of Planning and Economic Development serves as liaison between county government and the cities in the area.

ATLANTA REGIONAL COMMISSION CENTER

Union City is a part of that area included under the Atlanta Regional Commission (A.R.C.) which includes the counties of Cobb, Gwinnett, Douglas, Fulton, DeKalb, Clayton, and Rockdale. Union City is a member of A.R.C. and is located in the south-central edge of the Region. 1989 employment in the Region totaled 1,349,000 jobs with the Service sector employing 24.1 percent of the total followed by Retail with 18.1 percent.

THE UNION CITY ECONOMY

In the early days, Union City was primarily a rural farming community. The name "Union City" was chosen as a result of the town being accepted as the location for the national headquarters of the Farmer's Union in about 1906. At the present time farming, as an occupation, is almost nonexistent in the area. In terms of today's economy, the major employment areas include retail trade (16.5%), manufacturing (16.0%), and transportation (15.9%). A detailed summary of employment sectors is shown in *Table 2-1, Employment By Industry Type*. This table compares employment percentages with those of Fulton County and the City of Atlanta. Major differences occur in the transportation sector and in the professional and related services sector. The City's close proximity to Hartsfield International Airport probably accounts for Union City's greater percentage of workers in the transportation sector. It is also probable that as a regional business and education center, the City of Atlanta predominates in this sector of employment. The City is located in a region of great diversity with an economy rich in many fields of opportunity with an almost unlimited field of occupations.

Table 2-1
Employment By Industry Type
Union City, Fulton County, and City of Atlanta
1980

<u>Industry</u>	<u>Union City, Ga.</u>		<u>Fulton County</u>		<u>Atlanta, Ga.</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry & Fishing	10	0.4	1,971	0.8	7,470	1.0
Business & Repair Service	91	3.9	15,016	5.8	44,208	5.8
Communications & Utilities	92	3.9	8,408	3.2	28,557	3.8
Construction	137	5.9	12,998	5.0	51,007	6.7
Finance, Insurance & Real Estate	139	6.0	21,775	8.4	62,181	8.2
Manufacturing	371	16.0	35,400	13.7	129,872	17.1
Mining	0	0.0	196	0.1	824	0.1
Personal, Entertainment & Recreation	96	4.1	18,343	7.1	27,717	3.7
Professional & Related Services	298	12.8	54,062	20.9	131,093	17.4
Public Administration	180	7.7	16,039	6.2	41,914	5.5
Retail Trade	383	16.5	41,804	16.1	129,042	17.0
Transportation	362	15.9	19,225	7.4	50,819	6.7
Wholesale Trade	<u>162</u>	<u>6.9</u>	<u>13,674</u>	<u>5.3</u>	<u>52,911</u>	<u>7.0</u>
Total	3,321	100.0%	258,911	100.0%	757,615	100.0%

Source: U. S. Bureau of the Census, 1980.

Assessment

During the most recent decade of the 80's, the economy of Union City grew rapidly as did the regional and national economies. At the present time, these economies have paused to digest earlier growth. In due time it is expected that the 1990's decade will also be a period of strong growth. With a growing population base which continues to settle in outlying towns and cities, Union City can be expected to receive a large share of this expected regional growth. An abundance of land available for development within the City provides assurance that new families will continue to move away from the more congested areas of Atlanta. Small towns such as Union City will continue to be a logical choice as a desirable community with few of the problems associated with a big city.

LABOR FORCE AND EMPLOYMENT

A number of information sources and types are used to identify the scope and characteristics of the labor force as it applies to Union City. This task is made more difficult because such information is largely unavailable on a local level. In most cases economic data is more often collected and presented on the county or state level. Where possible, data pertaining specifically to Union City is used. In other cases data for Fulton County is presented as representative for the area including Union City.

With this information, the officials of Union City can establish the parameters for use in planning for the future direction of the City. This knowledge will form a basis for the making of informed decisions concerning the economic conditions of the City in the present and for future years.

Inventory

EMPLOYMENT

Labor force statistics are compiled to include those persons age 16 and above. Such persons are further classified as those able to work whether employed or not. Most recent data currently available, for 1970, indicates that there were 2,438 workers in the labor force in Union City. Of those, 55 percent were male and 45 percent female as shown in *Table 2-2, Labor Force By Sex*.

Table 2-2
Labor Force By Sex
City of Union City

	Males		Females		Total	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
In Labor Force, 1979	1,334	55%	1,104	45%	2,438	100%
In Labor Force, 1989	2,366	49%	2,492	51%	4,858	100%

Source: U. S. Bureau of the Census, 1980.

LABOR FORCE PARTICIPATION

A review of labor force statistics will generally provide a community with an idea of the general employment characteristics of its' citizenry. Overall employment figures will show the percentage of those unemployed or employable. Further assessment will provide indications concerning the general welfare of the community as it relates to employment. In some cases, as in Union City, a growing number of retirees will account for a smaller than normal labor force within a community.

In Union City, during 1979, 19 percent of males and 41 percent of females were not in the labor force. Overall, 31 percent of persons age 16 and over were not included in the labor force - as shown in *Table 2-3, Labor Force Participation and Employment By Sex*. In 1979, of those 2,564 persons in Union City who worked, nearly 40 percent (1,022) worked less than 35 hours per week.

Table 2-3
Labor Force Participation and Employment
By Sex
City of Union City

1979

	Males		Females		Total	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	1,334	81%	1,104	59%	2,438	69%
Not in Labor Force	311	19%	774	41%	1,085	31%
Total Persons 16 Years and Over	1,645	100%	1,878	100%	3,523	100%

Source: U. S. Bureau of the Census, 1980

1989

	Males		Females		Total	
	Number	Percent	Number	Percent	Number	Percent
In Labor Force	2,366	81%	2,492	66%	4,858	73%
Not in Labor Force	560	19%	1,278	34%	1,838	27%
Total Persons 16 Years and Over	2,926	100%	3,770	100%	6,696	100%

Source: U. S. Bureau of the Census, 1990

CLASS OF WORKER

Of total employment available to those workers living in Union City, age 16, and over, the private sector provided 80 percent of the jobs available in Union City in 1980. This major source of employment was followed by total government employment with 18 percent of jobs. Self-employment accounted for only 2 percent of employment. These figures are summarized in *Table 2-4, Employment By Class of Worker*.

Table 2-4
Employment By Class of Worker
City of Union City

<u>Class of Worker</u>	<u>1979</u>		<u>1989</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Private Wage & Salary	1,855	80%	3,640	80%
Federal Government	125	5%	194	4%
State Government	129	6%	176	4%
Local Government	157	7%	357	8%
Self-Employed	55	2%	152	3%
Unpaid Family	-	-	19	>1%
Total	2,321	100%	4,538	100%

Source: U. S. Bureau of the Census, 1980, 1990

EMPLOYMENT BY OCCUPATION

U. S. Census data provides a list of occupational categories with associated employment figures. This information, for Union City, is shown in *Table 2-5, Employment By Occupation*. This information indicates the general occupations of those persons living within the city but does not necessarily show jobs available in the City.

**Table 2-5
Employment By Occupation
Persons 16 Years and Over
City of Union City**

<u>Occupation</u>	<u>1979</u>		<u>1989</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Managerial & Professional	403	17%	934	21%
Technical, Sales, Admin.	821	35%	1,752	39%
Service	317	14%	627	14%
Farming, Forestry, Fishing	10	>1%	37	>1%
Precision Production	268	12%	425	9%
Operators, Assemblers & Production Workers	502	22%	763	17%
Total	2,321	100%	4,538	100%

Source: U. S. Bureau of the Census, 1980, 1990

In Union City, in 1979, the predominant employment (35%) was in the field of technical, sales, and administrative occupations. 22 percent of the employed were in typical "blue collar" jobs as operators, assemblers, and production workers. Closely allied, precision production work accounted for an additional 12 percent of workers.

EMPLOYMENT BY INDUSTRY: UNION CITY RESIDENTS

Similar to employment by occupation, information concerning employment by industry is equally useful in defining the scope and extent of the job market in the employment region. Compiled statistics for a community do not indicate that a particular industry exists in the community -- only that the workers living in the community are employed in such industry or work. Most recent available data was published in the 1980 U. S. Census for Union City and is summarized in *Table 2-6, Employment By Industry*.

Table 2-6
Employment By Industry
City of Union City

<u>Industry</u>	<u>1980</u>		<u>1990</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fisheries, Mining	10	>1%	20	>1%
Construction	137	6%	288	6%
Manufacturing	371	16%	466	10%
Transportation, Communications, & Other Public Utilities	454	20%	583	13%
Wholesale Trade	162	7%	304	7%
Retail Trade	383	16%	757	17%
Finance, Insurance, & Real Estate	139	6%	423	9%
Business & Repair Services	91	4%	220	5%
Personal, Entertainment & Recreation Services	96	4%	208	5%
Health Services	94	4%	339	7%
Professional & Educational Services	204	9%	535	12%
Public Administration	<u>180</u>	<u>8%</u>	<u>395</u>	<u>9%</u>
Total	2,321	100%	4,538	100%

Source: U. S. Bureau of the Census, 1980, 1990

Predominant employment was in the Transportation-Communication public utility sector with 20 percent of employment. Manufacturing and retail trade each accounted for 16 percent of employment followed by Professional and Educational services with 9 percent. These four sectors accounted for 61 percent of all employees living in Union City. It is probable that the close proximity of Hartsfield International Airport to Union City provides employment to many in the city. It is also probable that the major shopping opportunities provided by the Shannon Mall area of the city also provides major retail trade and related employment for the working citizens of Union City.

Assessment

Labor force statistics, as shown in Table 2-3, indicate that in 1980 only a little over 50 percent of women in Union City participated in the labor force. For men, 81 percent were in the labor force during the same period. As previously shown in the population statistics, 17 percent of men in Union City were above age 55. 1990 data, when available, will probably show a substantial increase in the number of females in the work force.

Employment opportunities are scattered throughout the City with the largest concentration of jobs in the Shannon shopping area located at the I-85 and Georgia 138 highway intersection. Few private employment opportunities exist in the neighborhood surrounding City Hall.

Given the highway and rail access available to the City, opportunity exists for the creation of regional businesses which could greatly expand employment in the City.

COMMUTING PATTERNS

Because of an extensive, well developed, highway system in and around the metropolitan Atlanta area, those workers with job-related skills are within commuting distance of many employment opportunities. Many workers in the region commute long distances to work locations away from their home each day. *Table 2-7* provides some verification of this fact based on surveys of workers living in the Union city area as defined by census tracts. Only 13 percent of those in the area actually work in Union City while an additional 62 percent work at locations in Fulton County. The remaining 25 percent work in other outlying counties of the metropolitan area. These figures are summarized in *Table 2-7, Destination of Workers Living in Union City Area.*

Table 2-7
Destination of Workers Living in Union City Area*
1980

<u>Destination</u>	<u>No. of Workers</u>	<u>Percent of Total</u>
Union City	882	13%
Clayton County	942	13%
DeKalb County	342	5%
Cobb County	125	2%
Fayette County	83	1%
Fulton County	4,374	62%
Other Locations	308	4%
Total	7,056	100%

* Census Tracts 105.05 & 105.06 which include Union City

Source: Atlanta Regional Commission

For those workers living in the census tracts which include Union City, 10 percent lived within a commuting distance of 0-9 minutes travel time to work. For 39 percent of workers, the commute was 30 to 59 minutes to work with an additional 4% of workers requiring over 1-hour to reach a work location (*Table 2-8, Workers Who Did Not Work At Home By Travel Time*). The mean travel time required for Union City workers to reach a place of work was 25.6 minutes. This compares similarly with City of Atlanta workers which required 25.9 minutes of travel to work.

Table 2-8
Workers Who Did Not Work At Home
By Travel Time
Union City Area*
1980

<u>Minutes</u>	<u>Number</u>	<u>Percent</u>
0 - 9	726	10%
10 - 19	1,448	21%
20 - 29	1,794	26%
30 - 59	2,784	39%
60 or more	244	4%
Total Reporting	6,996	100%

* For census tracts 105.05 & 105.06 which include Union City

Source: U. S. Bureau of the Census, 1980

EMPLOYMENT BY INDUSTRY AND WAGES: FULTON COUNTY

Table 2-9, *Employment By Industry, Monthly Employment and Weekly Wages*, presents data as collected by the Georgia Department of Labor and is available only at the county level. This table shows the average weekly wages and average monthly employment for the industry sectors indicated in years 1980 and 1989.

Table 2-9
Employment By Industry
Monthly Employment and Weekly Wages
Fulton County
1980 and 1989

<u>Employment Sector</u>	<u>1980 Average</u>			<u>1989 Average</u>		
	<u>Monthly Employment</u>	<u>Percent</u>	<u>Weekly Wages Dollars</u>	<u>Monthly Employment</u>	<u>Percent</u>	<u>Weekly Wages Dollars</u>
Agriculture, Forestry & Fishing	990	0%	174	1,741	0%	329
Mining	-	-	-	234	0%	416
Construction	19,000	4%	317	18,228	3%	475
Manufacturing	55,823	11%	325	52,267	9%	573
Transportation & Public Utilities	56,709	11%	437	57,520	10%	630
Wholesale Trade	61,594	12%	381	61,251	11%	650
Retail Trade	79,435	16%	193	86,056	15%	286
Finance, Insurance & Real Estate	46,149	9%	317	55,199	9%	646
Services	142,789	29%	237	165,339	28%	448
Federal, State & Local Government	37,108	8%	337	89,791	15%	503
Miscellaneous	511	0%	243	-	-	-
All Industries	500,108	100%	298	587,626	100%	502

Source: Georgia Department of Labor, Labor Information Systems, 1980 and 1989.

Major employment in Fulton County continued to be in the services sector. Overall percentage of employment in this sector varied less than 1 percent between the two statistical years of 1980 and 1989. In fact, during the 9 year period shown, there was very little change in the percentage of employment within any of the various employment type sectors. The exception was in the area of government employment which nearly doubled during the period.

Major wage increases occurred in the sectors of Agriculture-Forestry-Fishing and Services -- both of which showed wage increases of 89 percent. These sectors were exceeded only by Finance-Insurance-Real Estate which gained 104 percent.

As an additional means of providing additional evidence of income improvement, *Table 2-10, Per Capita Income*, compares per capita income for selected years. Comparisons are presented for Union City and Fulton County which show that per capita income in Union City has come from behind in 1969 to exceed that of Fulton County in 1990.

Table 2-10
Per Capita Income
Union City and Fulton County
Various Years

	<u>1969</u>	<u>1979</u>	<u>1990</u>
Union City	1,071	6,533	21,560
Fulton County	3,113*	10,104*	21,483

* Approximate amount -Straight line interpolation figure indicated to adjust for varying years data.

Source: Georgia Department of Community Affairs
Woods & Poole Economics, Inc., 1990

UNEMPLOYMENT

In Georgia, unemployment statistics are compiled and maintained by the Georgia Department of Labor. For Union City, figures are available only by census tracts which include the City. *Table 2-11, Average Annual Unemployment Rates*, provides figures for the Union City area, Fulton County, and the State of Georgia for the years 1980 through 1991.

Table 2-11
Average Annual Unemployment Rates
Union City, Fulton County, and State of Georgia
1980 through 1991

	'80	'81	'82	'83	'84	'85	'86	'87	'88	'89	'90	'91
Union City*	4.9%	5.0%	5.7%	5.5%	4.4%	5.0%	4.8%	4.6%	4.7%	4.5%	4.3%	3.9%
Fulton County	6.7%	6.8%	7.8%	7.5%	6.0%	6.9%	6.5%	6.3%	6.4%	6.2%	5.9%	5.3%
State of Georgia	6.4%	6.4%	7.8%	7.5%	6.0%	6.5%	5.9%	5.5%	5.8%	5.5%	5.4%	5.0%

* Union City area - Census Tracts 105.04, 105.05 & 105.06.

Source: Georgia State Department of Labor

Unemployment in the Union City area, during the period indicated, maintained a relatively low level of unemployment which varied from a low of 3.9 percent in 1991 to a high of 5.7 percent in 1982. During the same period, State unemployment varied between 5.0 percent and 7.8 percent. Fulton County varied from a low of 5.3 percent to a high of 7.8 percent. Since 1987 unemployment rates have trended down in every year in all 3 statistical areas. In the majority of years, the Union City area has been 1 or more percent below unemployment levels in the other listed areas shown in *Table 2-11*.

Assessment

For purposes of comparison, the population makeup of Union City and Fulton County is similar in a number of ways which allow a basis for comparison. As shown in *Table 2-10, Per Capita Income*, wages in Union City have increased dramatically in recent years and are expected to greatly increase above that of Fulton County in the year 1995. Unemployment rates have consistently remained below those experienced in Fulton County for the most recent 20 year period.

Continued emphasis needs to be placed on raising the educational level in the city while, at the same time, giving attention to the creation of additional employment opportunities with a more diversified economy in the City.

ECONOMIC BASE

Following is an inventory of the basic economy of Union City. Additional data will be provided which will indicate, in more detail, the businesses and employment opportunities which exist within the City of Union City.

Inventory

Exact employment figures are difficult to obtain. The following employment total is the result of data obtained from several different sources and should be understood to be an approximation of total employment in Union City.

Industrial employment	405
<u>U. S. Census of Retail Trade, 1987</u>	
(jobs listed for establishments with payroll)	3,200
<u>U. S. Census of Service Establishments, 1987</u>	
(jobs listed for establishments with payroll)	210
Employees of the City of Union City	101
Educational Services	<u>54</u>
Total	3,970

A review of the Union City business license records for years since 1979 provide employment figures which are not entirely in agreement with those indicated above. It must be accepted that employment figures derived from raw data associated with business licenses issued by the City is an inexact science. However, utilizing this source of information provides an employment total of 3,470 in Union City for the year 1987. This difference amounts to only a 14 percent difference in the totals which should not be considered a significant difference in this case. An average of the two figures would indicate an employment total of 3,720 for Union City in 1987. For statistical purposes, a reasonable estimate would indicate approximately 3,720 jobs in Union City during 1987.

COMMERCIAL SECTOR

This sector is generally considered to include businesses which provide for retail sales and perform services. As an indicator of growth, statistics related to the service sector are provided in *Table 2-12, Service Establishments With Payroll*, for the years 1982 and 1987. While the number of service establishments increased by only 23 percent, sales increased 105 percent., the number of employees by 60 percent and payroll dollars by 131 percent.

Table 2-12
Service Establishments With Payroll
City of Union City
1982 and 1987

	<u>1982</u>	<u>1987</u>	<u>Percent Change 1982-1987</u>
Number	22	27	23%
Sales (000's)	3,681	7,527	105%
Payroll (000's)	963	2,220	131%
Employees (No.)	131	210	60%

Source: U. S. Bureau of the Census, Census of Service Industries, 1982 and 1987.

As shown in *Table 2-13, Percent Change in Service Sector Growth*, analysis of data for Union City and other indicated areas shows a similarity in growth for the period 1982 to 1987. The increase in the number of establishments was 23 percent in Union City with an increase of 60 percent in the number of employees. Sales dollars increased 104 percent while payroll dollars increased 131 percent in the city. These figures indicate that growth of the commercial sector was continuing in Union City during the period and was in line with growth experienced in other parts of the region and state.

Table 2-13
Percent Change in Service Sector Growth
Selected Portions of the State
1982 to 1987

<u>Performance Measures</u>	<u>Union City</u>	<u>Fulton County</u>	<u>Atlanta MSA</u>	<u>State Less Atl. MSA</u>	<u>Entire State</u>
No. of Establishments	23%	28%	14%	43%	39%
No. of Employees	60%	60%	54%	76%	71%
Sales (Dollars)	104%	87%	71%	126%	112%
Payroll (Dollars)	131%	91%	75%	128%	114%

Source: U. S. Bureau of the Census
 Census of Service Industries, 1982 and 1987.

The major shopping area of the City is located in the vicinity of Shannon Mall Shopping Center which is located on the northwest corner of the intersection of Interstate Highway I-85 and Jonesboro Road (Exit 13). This major shopping complex contains over 100 stores and shops -- including major retail department stores. The adjacent area includes many other national retail establishments and restaurants. *Table 2-14, Major Employers*, provides the names of the major employees in the city -- most of which are located in the Shannon shopping area along Georgia Highway 138 (Jonesboro Road).

Table 2-14
Major Employers
City of Union City
1990

<u>Company</u>	<u>Product/Services</u>	<u>Number Employees</u>
Sears Roebuck & Co.	Retail	230
Wal-Mart Discount Stores	Retail	195
Rich's (Federated Stores)	Retail	140
Mervyn's Department Stores	Retail	119
Gene Evans Ford, Inc.	Auto Dealership	112
Macy's	Retail	110
The Kroger Co.	Grocery Store	92
Cracker Barrel Old Country Store	Restaurant & Retail Shop	89
Andy Lewis Chevrolet Co.	Auto Dealership	78
Chic-Fil-A, Inc.	Restaurant	66
Morrison's Cafeterias	Cafeteria & Food Service	64
Southern Mills, Inc.	Textile Mfg. Headquarters	54
Ingle's Market, Inc.	Grocery Store	28

Source: City of Union City, 1991.

In the retail sector, the total number of establishments increased by only 12 percent during the 5 year period between 1982 and 1987. This rate of growth was well below that of the service sector during the same period. However, even though the number of retail business establishments showed limited growth, the growth in sales reflected a healthy growth pattern by increasing 154 percent over the 5 year period. The number of employees increased 86 percent with a total payroll increase of 123 percent. These figures are summarized in *Table 2-15, Retail Establishments With Payroll*.

Table 2-15
Retail Establishments With Payroll
City of Union City
1982 and 1987

	<u>1982</u>	<u>1987</u>	<u>Percent Change 1982-1987</u>
Number	123	138	12%
Sales (000's)	\$111,904	\$284,530	154%
Payroll (000's)	\$13,332	\$29,772	123%
Employees (No.)	1,719	3,200	86%

Source: U. S. Bureau of the Census
 Census of Service Industries, 1982 and 1987.

MANUFACTURING

The total number of industrial-manufacturing type businesses located in Union City is limited. The 1990-91 edition of the Georgia Manufacturing Directory lists 8 business firms classified as industrial-manufacturing establishments. These 8 businesses employ a total of 989 workers. None of the businesses appear to have any business relationship to any other of those named. A list of the industrial-manufacturing firms is shown in *Table 2-16, Major Manufacturing Employers*. The largest employer of the group is textile-related with a total employment of 550 workers. The smallest produces industrial finishing compounds with a total employment of 3. Of the 8 businesses, 4 operate within district or regional markets while 4 of the others are active in both domestic and international markets.

Table 2-16
Major Manufacturing Employers
City of Union City
(1990-91)

<u>Company</u>	<u>Product/Services</u>	<u>Number Employees</u>
B & B Trittech, Inc.	Industrial Compounds	3
General Extrusions, Inc.	Aluminum Extrusions	100
C. M. Lee Co., Inc.	Asphalt Mix & Crushed Stone	17
Mortensen Woodworking	Custom Office Furniture	6
Ralston-Purina Co.	Dry Pet Foods	243
South Atlanta Kilns, Inc.	Kiln-Dried Hardwood Lumber	24
Southern Foundry Supply, Inc.	Processed Scrap Metal	46
Southern Mills, Inc.	Fabric Products	<u>550</u>
	Total No. Employees	989

Source: Georgia Manufacturing Directory, 1990-91
Georgia Department of Industry, Trade & Tourism, Atlanta, Georgia

During the most recent 3 year business license cycle (1989, 1990, 1991) the total number of business licenses issued increased from 353 in 1989 to 448 in 1991 -- a 27 percent increase. Analysis of the figures shown in *Table 2-17, Annual Retail Business License Permits*, indicates a small but increasing number of smaller retail businesses with gross receipts under \$150,000 per year. At the same time, those businesses in the \$150,000 to \$1 million showed a steady decrease in number. Professional businesses and those \$1 million plus businesses maintained a constant level as a percentage of the total number of businesses during the 3 year period.

Table 2-17
Annual Retail Business License Permits
City of Union City
Selected Years

<u>Gross Receipts*</u>	<u>1989</u>		<u>1990</u>		<u>1991</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
\$0 - 150,000	141	40%	173	43%	209	47%
\$150,000 - 1 Mil	144	41%	154	38%	155	34%
\$1 Mil +	42	12%	50	12%	53	12%
Professional	26	7%	30	7%	31	7%
Total	353	100%	407	100%	448	100%

* Actual dollars reported each year.

Source: City of Union City, 1991.

RECENT DEVELOPMENT ACTIVITY

As evidence of strong growth in the city, *Table 2-18, Recent Development Activity*, provides a listing of major construction projects for which "Permits" were issued by the City during the most recent decade. The great majority (64 percent) of the projects were commercial projects -- related to serving the public. The second greatest number of projects (22 percent) were those involved with the construction of new multi-family housing units. Both of these types provide physical evidence of the strong growth of population in the City during the most recent decade. Other types of new development accounted for only 14 percent of the total during that period -- industrial - 5 percent; single-family - 3 percent; and public semi-public - 6 percent.

Assessment

The strong growth achieved during the 1980's decade provides evidence that a town such as Union City has the potential to attract both new businesses and new citizens. As a part of the regional economy, this growth can be expected to resume as the economy of the early '90's decade improves. The close proximity to the major job markets in the region can be expected to continue to attract new residents. The pattern of the growth in the '80's will probably repeat with major growth in the same sectors as previously experienced with emphasis on a service type economy which will promote major construction activity of the commercial type.

**Table 2-18
Development Activity
Union City
1980 - 1991**

Planning Area	Name	Location	Lot Area (AC)	Bldg. Area (SF)	No. Dwelling Units	Use
		** 1980 **				
4	Trust Co. Bank	SR 138/Londonderry/Shannon Way		4000+		C
4	Allison Ceramics	Alexander St.		2800		I
4	Office Addition	Watson @ Union St.		453		C
4	Int. House of Pancakes	Londonderry @ Lancaster La.	0.33	2747		C
2	Shannon Crossing (Kroger)	SR 138	10.64	64180		C (42130 Kroger - 22050 retail)
		** 1981 **				
4	Payless Shoes & Retail Store	Shannon Way/Landcaster/Londonderry	1.09	8360		C
4	Racetrac Station	SR 138 @ Shannon Parkway	2.42	1000±		C
4	Old Savannah Townhouses	Fiat Shoals Rd.	1.17	1308	26	MF
4	Texaco Station Renovation	SR 138		6168		C
4	Firestone Store	SR 138 @ Shannon Way		6000		C
4	Andy Lewis Chevrolet	Shannon Parkway	5.30	4560		C
4	Fire Station No. 2	Shannon Parkway	1.39			PSP
		** 1982 **				
1	Stonewall Corners	Stonewall Dr. & Highpoint Rd.	4.19		32	MF
4	Package Store	Londonderry Way	0.85	8052		C
4	Shannon Woods I (Cardinal)	Shannon Parkway	5.00		60	MF (6 Studio, 42-1 Br, 12-2 Br)
		** 1983 **				
4	Stingray Restaurant	Shannon Parkway	1.29	5748		C
1	Laundromat	US 29	0.44	2100		C
2	Cracker Barrel Restaurant	SR 138	1.36	6084		C
4	Southern Mills	Mall Boulevard @ Oakley Rd.		12000		C
4	Oakley Woods (Cardinal)	Oakley Rd.	5.40		60	MF (6 Studio, 42-1 Br, 12-2 Br)

<u>Planning Area</u>	<u>Name</u>	<u>Location</u>	<u>Lot Area (AC)</u>	<u>Bldg. Area (SF)</u>	<u>No. Dwelling Units</u>	<u>Use</u>
						** 1984 **
5	Hidden Lake Apts. I	Morgan Road	16.40		160	MF (48-1 Br, 88-2 Br, 24-3 Br)
2	Scarborough Office	SR 138	0.79	3000		C
5	Christian Corners	Lester Road	9.13		28	MF
2	Wendy's Restaurant	SR 138	1.25	2430		C
2	Shannon Theatre	SR 138	10.88	30000±		C
						** 1985 **
5	Morgan Trace (Cardinal)	Jonesboro Rd.	8.00		80	MF (24 Studio, 50-1 Br, 6-2 Br)
4	Del Taco Addition	SR 138				C
4	Georgia Theatres Addition	Mall Boulevard	4.99	11440		C
4	Mortensen Furniture	Alexander @ Baker	1.0	8750		I
4	Milam's Lighting	SR 138	1.64	25120		C
4	Shannon Woods II (Cardinal)	Shannon Boulevard	7.48		74	MF (20 Studio, 48-1 Br, 6-2 Br)
5	Carriage Cove	Buffington Rd.	14.65		60	MF
1	Dairy Queen Addition	US 29		544		C
2	Walmart	SR 138	8.77	81922		C
2	Shannon Square	SR 138		93213		C
4	Downey Auto	SR 138	0.68	9600		C
4	Arby's Restaurant	SR 138 @ Shannon Parkway	1.15	4690		C
2	City Hall Expansion	Union Street		13315		PSP
						** 1986 **
5	The Woods	Lester Road	16.89		72	MF
2	McClesky Welding Shop	Watson Drive	0.66	2000		C
4	Mervyn's	Mall		75000		C
4	Mall Expansion	Mall		30000		C
2	Cracker Barrel Addition	SR 138		869		C
4	Martin/Wood Store	SR 138	0.79	5280		C
4	Shannon Trail Office Park	Shannon Parkway	1.86	15750		C
2	Shannon Chase	New 138		148		MF
4	Georgia Power Office	Londonderry	1.72	9198		C
4	Goodyear Store	Londonderry	0.57	6080		C
2	Chevron Station Renovation	SR 138	0.70	1686		C
2	Scarborough Square Addition	SR 138		3000		C
4	Rotary Club	Shannon Parkway	1.90	2904		PSP

Planning Area	Name	Location	Lot Area (AC)	Bldg. Area (SF)	No. Dwelling Units	Use
4	South Fulton Chamber of C.	Shannon Parkway	0.96			PSP
2	Captain D's Restaurant	SR 138	0.57	2464		C
2	Shannon Mini-Storage	New 138	3.00	36000		C
1	Wellington Estates Phase 4	Wellington Drive			39 lots	SF
1	Wellington Estates Phase 5	Rock Road	23.70		54 lots	SF
1	Littleton Woods Unit 2	Littleton Dr.	39.02		79 lots	SF
4	Oakley Shoals (Cardinal)	Oakley Rd.	8.67		86	MF (9 Studio, 66-1 Br, 9-2 Br)
4	Andy Lewis Sales Office	Shannon Parkway	2.11	4100±		C
3	Autumn Hills I	Flat Shoals Road	8.50		85	MF (12-1 Br, 73-2 Br)
3	Autumn Hills II	Flat Shoals Road	9.40		75	MF (8-1 Br, 67-2 Br)
5	Hidden Lakes II	Buffington Road	16.24		160	MF (64-1 Br, 96-2 Br)
** 1987 **						
2	Autumn Meadows	Jonesboro Rd. @ Gresham	5.86			MF (8-1 Br, 48-2 Br)
2	Pep Boys Auto Store	New 138	2.14	15812	56	C
4	Mission Square	Shannon Parkway	1.69	32000		C
2	Fire Sta. No. 1 Renovation	Harris Street		2676		PSP
4	Great West Rentals	SR 138	6.00	27630		C
2	Jiffy Lube	SR 138	0.58			C
3	Autumn Hills III	Flat Shoals Rd.	2.85		31	MF
4	Shannon Walk Retail Center	Shannon Parkway	1.37	13688		C
4	Shannon Commons	Shannon Parkway	0.66	4488		C
2	Bhavan Motel	Oakley Road	2.26	7793		C (50 units)
2	Country Inn III	Oakley Road	2.90	23236		C (62 units)
2	Shoney's Restaurant	SR 138	0.83	5000		C
2	Ross Office Bldg.	Watson St. @ College	0.70	2142		C
4	Andy Lewis Chev. - Body Shop	Shannon Parkway	5.00	4320		C
2	Fairlanes Bowling Alley	Goodson Connector	2.50	28112		C
2	Shannon Car Care Center	SR 138	2.00	9504		C
1	Kenny Recreational Park	Dixie Lake Rd.	4.30			C
5	Shannon Lake Apartments	Buffington Rd.	33.98		294	MF

<u>Planning Area</u>	<u>Name</u>	<u>Location</u>	<u>Lot Area (AC)</u>	<u>Bldg. Area (SF)</u>	<u>No. Dwelling Units</u>	<u>Use</u>
** 1988 **						
4	Union Station - Phase I	Flat Shoals Rd.	16		160	MF
4	Union Station - Phase II	Flat Shoals Rd.				
4	C & S Bank	Londonderry Way	1.15	3264		C
3	Genie Lube	4940 Roosevelt Hwy. (US 29)	0.48	3080		C
1	Price & Sons Office	5063 Roosevelt Hwy. (US 29)	0.68	6000		C
1	Marathon Petroleum	Raymond Dr. @ US 29	0.67	3335		C
4	Great West Industrial Park	Jonesboro Rd.	8.14			I
3	C. H. Gullatt Elementary					
	School Addition	Dodson Rd.		35130		PSP
5	Rayman Pontiac/GMC Truck	SR 138 @ Old Oakley Rd.	6.0	37160		C
4	Shannon Trace II Ofc. Complex	Shannon Parkway	2.79	26340		C
2	Days Inn	Shannon Parkway	2.49	38532		C
3	Union City Church of Christ	4786 Dodson Road	3.57	2040		C
2	Sherwin-Williams Paint Store	4776 SR 138	0.41	4118		C
2	Southside Bank & Trust Co.	SR 138	0.69	6000		C
5	The Oaks of Christian Corners	Red Oak Rd.	10.11		44	MF
** 1989 **						
2	Ogle & Ross Enterprises	Watson St.	1.01	3416		C
5	Autumn Place Phase II	Lester Rd.	8.02		50	MF
4	Shannon Crest Apts	6350 Oakley Road	21.54		200	MF
5	Christian City Estates	Lester Road	5.50	16665	76	MF
2	Green Manor Restaurant	6400 Westbrook Ave.	3.20			C
4	American Classic Apts.	Oakley Rd.	16.70	158317		MF
5	Dodge Dealership	SR 138	5.00	15890		C
** 1990 **						
2	Krystal Kwik	SR 138	0.46	644		C
2	Deville Place	SR 138	1.84	23910		C
2	Universal Forest Prod., Inc.	6843 Goodson Rd.	19.32	16000		I
5	The Oaks of Christian Corners - Phase II					
	Price Recycling, Inc.	Red Oak Rd.	5.25			MF
1		US 29	2.36			I

<u>Planning Area</u>	<u>Name</u>	<u>Location</u>	<u>Lot Area (AC)</u>	<u>Bldg. Area (SF)</u>	<u>No. Dwelling Units</u>	<u>Use</u>
2	Peachtree Import Specialists, Inc.	Goodson Rd. Connector SR 138	0.92	7800		C
5	Sutherland Toyota		7.13	24900		C

** 1991 **

- C = Commercial
- I = Industrial
- MF = Multi-Family
- PSP = Public/Semi-Public
- SF = Single Family

GOVERNMENT

Of the total number of workers age 16 and over living in Union City, nearly 18 percent were employed by some type of government agency. A total of 411 persons living in Union City in 1979 were employed in the governmental sector.

Assessment

As indicated in data presented in this section, the major employment for 20 percent of Union City workers is in the sector of transportation, communications, and other public utilities. Manufacturing and retail trade each employ an additional 16 percent of workers. Over 50 percent of Union City workers are divided among these 3 sectors. Other industries employ the remaining workers with none providing more than 10 percent of total jobs. Tourism, Agribusiness, Warehousing/Distribution, Mining and Special/Unique Economic Sectors do not represent significant categories in the Union City employment picture. The range of employment opportunities available is well diversified and provides a business environment which is not subject to "boom or bust" conditions as would normally occur in a single-sector economy. However, it should also be recognized that of the work force living in the Union City area, 69 percent travel more than 20 minutes to work. This figure indicates that most City resident workers work outside of Union City.

Available data appears to support the premise that the overall Union City economy is continuing to grow. Both the volume of business and the wages paid to workers continues to trend upward. During the period between 1980 and 1989 all employment sectors decreased, as a percentage of total employment, approximately 1 percent. The sole exception was government employment which increased to 15 percent of total employment from 8 percent in 1980. Otherwise, there was little change in the overall mix of job types available during the period.

The City should continue to maintain close ties with the business community in an effort to maintain the existing high quality of development in the community. The Shannon retail area continues to provide quality shopping and family entertainment to those living in the area. The continuance of the current standard of quality can provide a steady flow of business into the community in future years. It will also encourage the formation of new business ventures in the area.

The presence of CSX Transportation System trains passing through the City should provide opportunities for development of an industrial district suitable for quality warehousing. The possibility exists that a transportation tie-in could be made in conjunction with Hartsfield International Airport and other industries in the region. Some effort should be put forth to explore these and other such opportunities which would have favorable consequences for the future of Union City.

CONCLUSION

The economy of Union City is strong and varied. It is not dependent upon any single type of industry for continued well-being. Continued efforts should be made to assure that this favorable balance of business types continues. The City is favorably located for access to all types of transportation. City services are good and should continue to attract new business and commerce. Continued attention to existing policies and conditions should provide for the future growth of Union City.

ELEMENT 3

NATURAL AND HISTORIC RESOURCES

NATURAL RESOURCES

Conservation of our natural environment requires that land areas be used in such ways that new development does not lead to destruction of this valuable resource. Primary consideration must be given to such diverse land factors as natural forests, flood planes, wetlands, sensitive plant and animal habitats, land slope, and areas of potential soil erosion. Development without proper planning procedures usually result in severe damage to the natural environment. This Section will review the natural features of Union City as a basis for future planning in an effort to preserve this natural heritage.

NATURAL FEATURES

TOPOGRAPHY

Union City is located in the Greenville Slope District of the Southern Piedmont Province of Georgia with elevations ranging from 830 to 1040 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 consist of igneous rocks which are prevalent throughout the Atlanta Plateau of the Appalachian chain.

SOILS

Area soils include Appling, Cecil, Louisburg, and Stony-land series which originate from the weathering of metamorphic rock, and Altavista, Seneca, Wehadkee, Wickham and Worsham series which are alluvial deposits. Soils typically are not well suited to agricultural uses due to low-natural fertility and moderate to severe erosion. For the most part, soils are well drained and moderately permeable. There are no limitations imposed by the soil types. Therefore needs, goals and strategies are not indicated. ✓

CLIMATE

The climate of Union City is best characterized as variable. Warm, moist air masses originating in the Gulf of Mexico interface with cold arctic air masses from the upper midwest to produce rapid changes in weather patterns. A humid subtropical climate results with average temperatures ranging from 45 degrees Fahrenheit in January to 80 degrees Fahrenheit in July. The area enjoys a frost free growing season of 233 days per year, extending from the end of March to mid November. Annually there are 3095 heating degree days and 1589 cooling degree days. Rainfall varies somewhat from year to year but averages about 48 inches per year. Average annual snowfall is about 1-1/2 inches. *Table 3-1, Normal Average Monthly Temperature and Rainfall*, provides a summary of normal average monthly temperature and rainfall for the Union City area.

Table 3-1
Normal Average Monthly Temperature and Rainfall
Union City, Georgia *

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Annual</u>
Avg. Monthly Temp (°F)	41.9	44.9	52.5	61.8	69.3	75.8	78.6	78.2	73.0	62.2	52.0	44.5	61.2
Avg. Monthly Rainfall (Inches)	4.91	4.43	5.91	4.43	4.02	3.41	4.73	3.41	3.17	2.53	3.43	4.23	48.61

* Atlanta WSO Airport

Source: N.O.A.A., Ga. 1990

HYDROLOGY

Union City straddles the ridge line separating the Chattahoochee and Flint River Basins. Drainage for the area west of the Atlanta and West Railroad flows to the Chattahoochee River while the area east of the track drains to the Flint River. There are areas within the City along Deep, Windham, High Point, Shannon and Whitewater Creeks which fall within the 100 year flood limits.

Potable water is supplied to Union City by the City of Atlanta. The Chattahoochee River is the source of raw water supply.

Union City generally east of U.S. Highway 29 is within the Flint River Large Water Supply Watershed, which does not include a reservoir and is located further than seven miles from the water supply intake.

LAND CHARACTERISTICS

Several generalizations can be made concerning land characteristics in Union City. Land slopes vary from zero percent to 25 percent -- flat to hilly. The natural soil fertility for most locations is low. Soil permeability (water penetration) is moderate while soil depth is characterized as "deep". Average land erosion hazard is in the "moderate" class. Almost exclusively, steep slopes occur in the northwest section of the City in and around Deep Creek and its tributaries.

These land and soil characteristics present some concerns where new development is proposed. With the average slope and erosion characteristics typical for the area, approved erosion control measures are of extreme importance for all new development projects. Enforcement of existing local code provisions will continue to be necessary to insure that suitable siltation barriers are in place and that they are well maintained during any new construction activity. Equally important will be the necessity of establishing required landscaping measures to be implemented upon completion of developmental work, to insure that future siltation problems do not occur as a result of natural runoff. It will be incumbent upon City government to assure that all land

protection measures are scrupulously maintained for the protection of the natural environment in and around the city. It will also be necessary in order to meet new and proposed State regulations regarding stormwater management programs.

FLOOD HAZARD AREAS

A Flood Insurance Study, for the City of Union City, was started on 17 September 1976. In March of 1979 a report was issued by the U. S. Department of Housing and Urban Development, Federal Insurance Administration. This report of findings resulted in the creation of 2 maps which accompanied the report and were entitled as follows:

1. Floodway; Flood Boundary and Floodway Map Community - Sheet Number 130316-1
Effective Date: September 28, 1979
2. Firm Flood Insurance Rate Map Community - Panel Number 130316-0005 A
Effective Date: September 28, 1979

While frequent flooding problems have not been a major concern in Union City, several areas along streams within city boundaries were determined to present potential flood hazards at infrequent periods of time. Significant flooding sources in Union City include certain areas along streams located in the following parts of the city.

1. Deep Creek - 2 areas; northwest.
2. High Point Creek; northwest.
3. Shannon Creek; northeast.
4. Windham Creek; east-central.
5. Whitewater Creek; southwest.

Each of the above listed areas, and the extent of possible flooding, is indicated on the Flood Insurance Rate Map as referenced above. The location of major flood plain areas is shown on *Map 2, Flood Plain*, in this report.

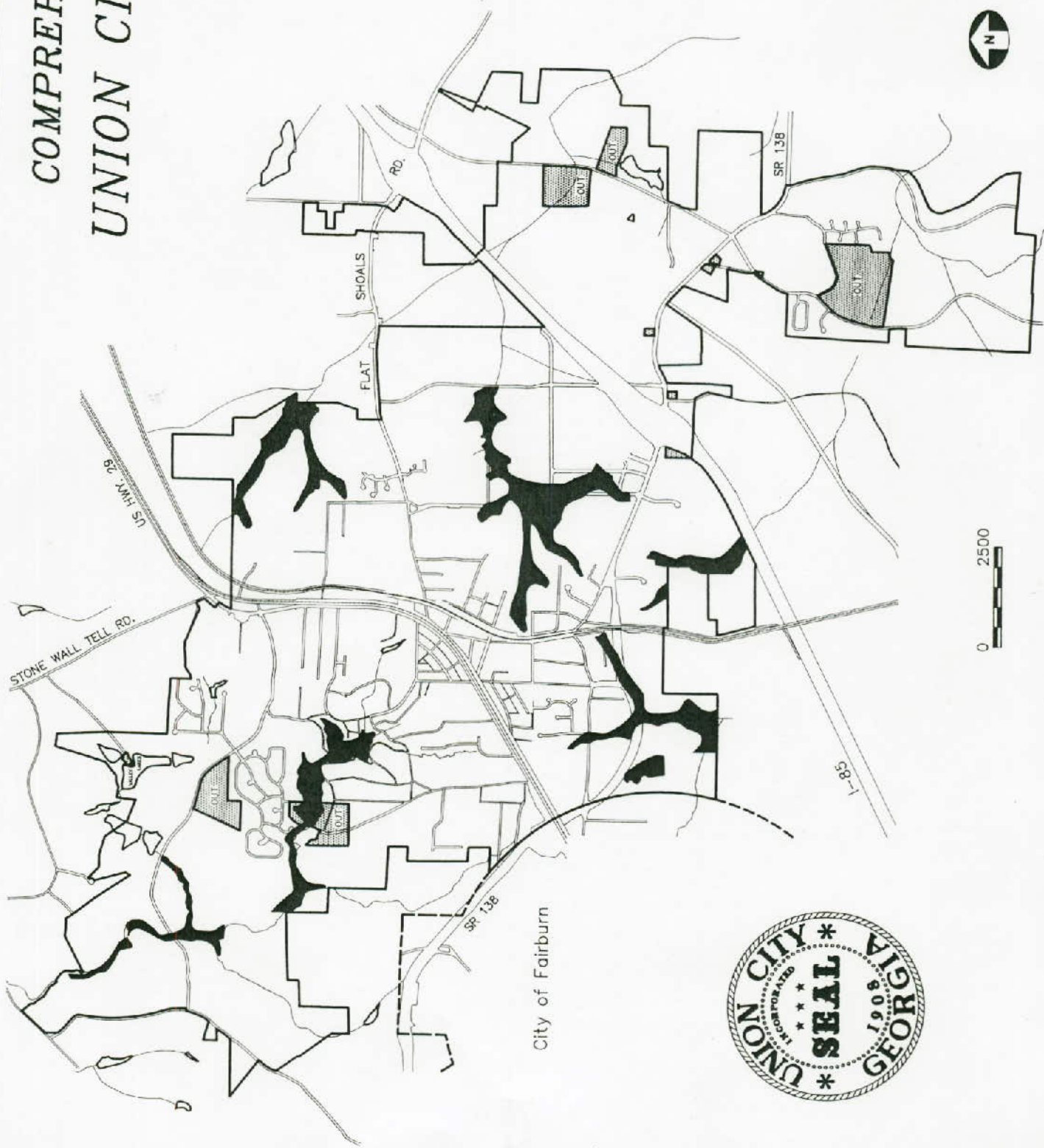
GROUNDWATER RECHARGE AREAS

Recharge is the natural process of storing water, received from precipitation, in the pores and crevices of soil and rock. Wells provide water which has been yielded from soil and rock known as "aquifers". Varying geologic conditions influence the type of aquifer which exists in different regions. Georgia is a good example of varying aquifer types occurring within a single state. The aquifers of south Georgia differ markedly from those of northern Georgia.

Most areas of north Georgia are underlain by crystalline rock with little or no porosity. Even so, these rock masses contains joints and fractures through which water can be retained and moved. Above the crystalline rock, there usually exists a porous, weathered zone of saprolite through which precipitation infiltrates to reach the rock below. Well water may be obtained from either the saprolite or from the fractured rock below. The significant recharge areas of northern Georgia typically have low slope (less than 8%) and thick soil or saprolite coverings over crystalline rock.

The Georgia Department of Natural Resources has recently produced a map indicating what are believed to be the more significant ground-water recharge areas throughout the State of Georgia. This map provides information concerning differing geologic areas and the resulting locations and types of aquifers present in Georgia. Map commentary states

COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 2



FLOOD PLAIN

Source:
FLOOD INSURANCE RATE MAP
National Flood Insurance Program
U.S. Dept. of Housing and Urban Development
Federal Insurance Administration
Community-Panel Number:
130318 0005 A
Effective Date:
September 28, 1979



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that, unfortunately, those areas where thick soils and flat terrain occur also provide ideal conditions for commercial and industrial development. It is equally advantageous as a location for landfill sites. As a result these development types tend to produce the most likely sites for present and future pollution sources.

The area around Union City contains several areas of thick soils which are believed to be significant recharge areas. However, no areas of thick soils (significant recharge areas) are known to exist within corporate limits. A large area with this characteristic exists north of the city with another smaller area lies to the southwest. Most of the major recharge areas, thus far mapped by D.N.R., in Fulton County, occur primarily in the southern and northern areas of the county.

The possibility exists that future development sites may exist in an area identified as a significant recharge area. Such occurrence would necessitate the adoption of protective ordinances by the City as prescribed by D.N.R.

WETLANDS

Wetland areas occur throughout the City. *Map 3, Wetland Areas*, shows the general location and extent of wetlands in the Union City area.

Wetlands are generally described as swamps, marshes, bogs, and by other similar terms. Federal laws usually define wetlands in terms of freshwater which floods an area, for major periods of time, sufficient to sustain various types of plant life adapted to such conditions. In some cases, wetland areas are able to sustain fish and other wildlife. In addition, wetlands can act as both a "filter" to hold sediment and pollutants and as a "holding pond" during periods of intense rain to reduce the problems of runoff.

Assessment

Continue to monitor areas in the city where wetlands occur. In those wetland areas where new development is proposed, act in accordance with current federal, state and municipal regulations governing such areas. Continue to consult with Georgia D.N.R. officials to remain informed about new and proposed legislation governing wetland areas.

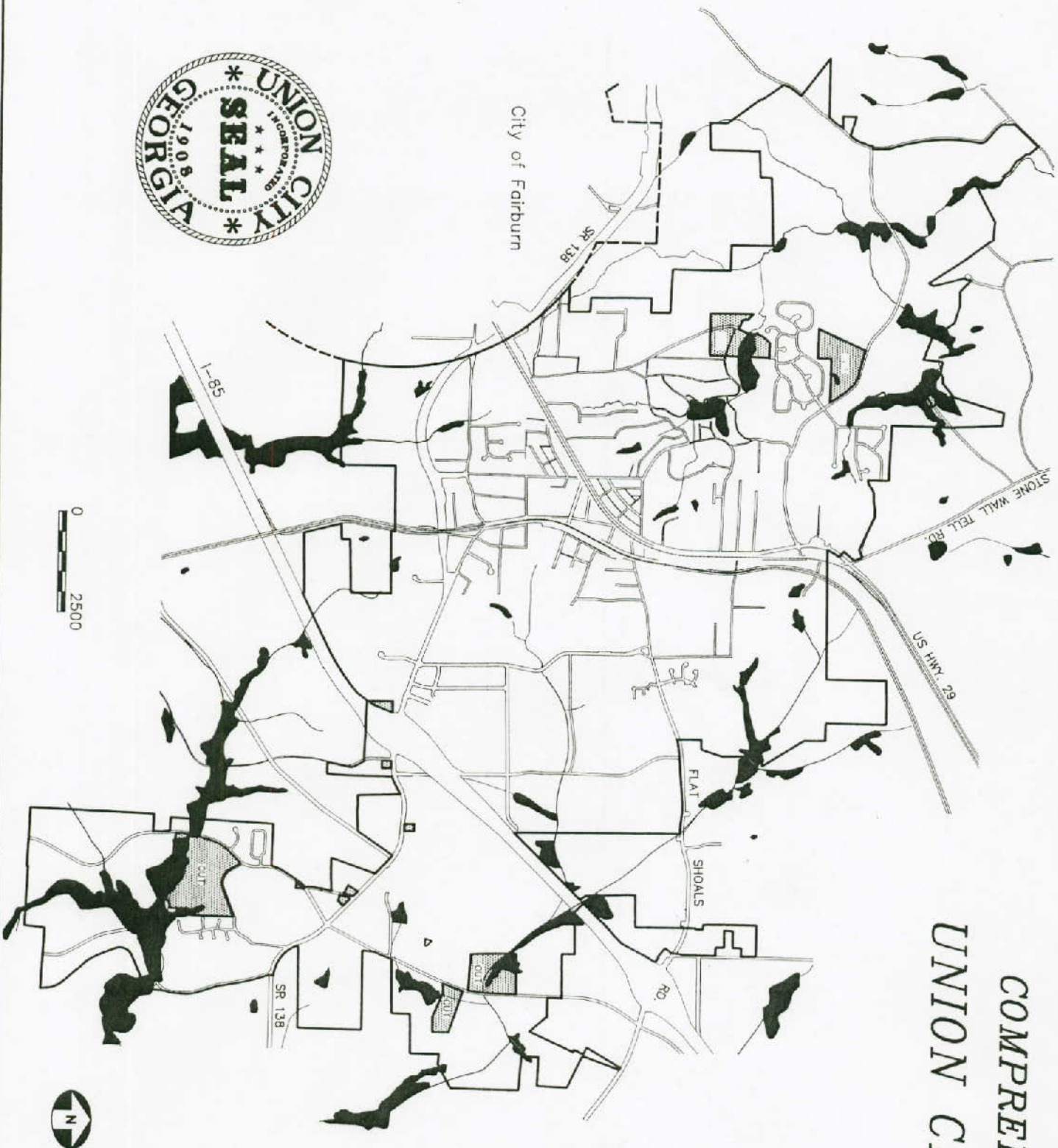
AGRICULTURAL AND FOREST LAND

Statistical data concerning agriculture and forestry is compiled on a county basis in the State of Georgia. Since Fulton County is primarily a center of retail, commercial, and business interests, little farmland or farming exists in the area. Only land which could be considered "prime farmland" has succumbed to other commercial ventures -- or is being held in reserve for such purposes.

Most of the recent agricultural land statistics available are for the year 1987. At that time, 9.6 percent of Fulton County land was classified as farmland. The number of farmers totaled 344 with an average age of 54.6 years. Only 5 farms were of 1,000 acres in size or larger. The average farm size was 95 acres -- the majority of farms were under 50 acres in size. In 1989 the county had only 500 acres of irrigated farmland as opposed to 791 acres in 1978 -- a decrease of 37 percent.

COMPREHENSIVE PLAN UNION CITY, GEORGIA

MAP • 3



City of Fairburn

**WETLAND
AREAS**

Source:
NATIONAL WETLANDS INVENTORY
United States Department of the Interior



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As shown in *Table 3-2, Farm Commodities Production*, the only significant farm crops produced in Fulton County, during 1990, were corn and wheat. As indicated, the amount produced was relatively insignificant as compared to total farm crop production for the State. Harvested cropland in the county during 1978 totaled 5,286 acres -- in 1990 the total was approximately 300 acres.

Table 3-2
Farm Commodities Production
Fulton County, Georgia
1990

<u>Product</u>	<u>State of Ga.</u>	<u>Fulton County</u>	<u>Fulton County % of Ga. Total</u>
Corn (bu.)	37,400	12	0.03
Cotton (bales)	405	00	0.00
Oats (bu.)	2,240	00	0.00
Peanuts (lbs.)	1,347,500	00	0.00
Rye (bu.)	1,320	00	0.00
Sorghum Grain (bu.)	1,200	00	0.00
Soybeans (bu.)	9,800	00	0.00
Tobacco (lbs.)	103,845	00	0.00
Wheat (bu.)	20,650	2	0.01
Cattle (No.)	645	5.5	0.85
Hogs & Pigs (No.)	1,100	0.6	0.05

Figures shown are 1,000's

Source: Georgia Agricultural Statistics Service
Georgia Department of Agriculture, Athens, Ga. - 1991.

As with farmland, forestland statistics are compiled by county in the State of Georgia. In Fulton County, 1989 statistics indicate that total timberland area amounted to 136,974 acres. Percent of ownership was 1.7 percent government owned, 1.8 percent forest industry, and 96.5 percent privately owned. Of the total land area of Fulton County, 40.6 percent was classified as forest land. Major forest types prevalent throughout the county include Loblolly-Shortleaf Pine (42.3%), Oak-Pine (14.6%), Oak-Hickory (37.0%), Oak-Gum (2.1%) and other miscellaneous types which include species such as Elm, Ash, and Cottonwood (4.0%).

Timber cutting operators must have a permit as issued by the Fulton County Arborist before the start of any work in unincorporated Fulton County. During 1991 approximately 12 Timber Harvest Permits were issued. It is estimated that approximately 1,200 acres of forest land were involved. *Table 3-3, Timber Harvest*, provides some statistics for 1989 as compiled by the State Forestry Department.

Table 3-3
Timber Harvest
Fulton County
1989

		<u>State of Ga.</u>	<u>Fulton County</u>	<u>Fulton County % of Ga. Total</u>
Saw Lumber: (1,000 Board Feet)	Hardwood	459,292	10,499	2.29%
	Pine	2,553,260	1,720	0.07%
Pulpwood: (Cords)	Hardwood	1,451,540	225	0.02%
	Pine	5,863,844	7,375	0.13%

Source: Georgia State Forestry Department

Assessment

As indicated in the Tables, farming and forestry are a relatively insignificant part of the economy of Fulton County. In Union City, these operations are nonexistent. There is nothing to indicate that these conditions will change in the foreseeable future.

SENSITIVE PLANT AND ANIMAL LIFE

In 1973, the U. S. Congress passed the Endangered Species Act which provided for the conservation of endangered and threatened species of wildlife and plants. In 1973, the State of Georgia also enacted legislation that would further grant protection to threatened species of plants and wildlife in the State. This local legislation receives support from, and is the responsibility of, the Georgia Department of Natural Resources. This agency periodically issues a list of various flora and fauna worthy of protection. Currently listed for Fulton County are the following:

Threatened Plants:

1. Yellow Lady's Slipper, *Cypripedium Callously*
2. Bay Star-vine, *Schisandra Glabra*
3. Piedmont Barren Strawberry, *Waldsteinia Lobata*

Threatened Wildlife:

None listed for Fulton County, Georgia.

PARK AND RECREATION AREAS

At the present time no federal, state, or regional park or recreational areas exist in Union City. Parks within the city boundaries are listed in the Community Facilities section of this Comprehensive Report.

HISTORIC RESOURCES

The historic resources of a community include those buildings, historical monuments and sites, and places of local archeological significance. The places and events of the past form the historical fabric of a community and provide a backdrop for recent and current events. The presence of those elements from an earlier time in the community, serve as a reminder of those earlier people and events that were to a large degree, responsible for shaping the present community. The loss of any of these familiar and historic parts of the community, even such minor entities as familiar street names, is an irreplaceable destruction of the communities' heritage. Along with such losses there also comes the loss of civic pride on the part of the citizens of the community. The interests and welfare of the citizen is better served through the preservation of the community rather than thru its' destruction -- whether by intent or neglect.

Local government normally assumes responsibility for this preservation effort in several ways. The instigation and implementation of special ordinances can make preservation projects viable in some instances where destruction would otherwise occur. Also, the mere act of setting an example or the placing of special emphasis on preservation work within the community will, in many cases, mean the difference as to whether a worthy landmark is saved or lost.

The City of Union City recently completed renovation of the Union City Railroad Depot building for use as a multi-purpose community center. This work was accomplished at modest cost to the City and serves as an example worthy of emulation by other communities. This building, built in 1908, will serve the community as a reminder of its' past for many years to come. At the same time, it will serve to meet the current needs of the citizens.

Another valuable historical resource is the community cemeteries. This part of our heritage is being destroyed in all too many instances through the indifference of the community. This loss deprives future generations of a tangible link to the past. Loss of this resource has been the result of vandalism, neglect of upkeep, and wanton destruction by indifferent individuals. A local historical society could do much to assist in the City in the preservation of this valuable and irreplaceable resource.

HISTORY OF UNION CITY

On August 17, 1908 Governor Hoke Smith signed legislation incorporating Union City. That event capped the efforts of D. A. Carmichael to found a new community in Campbell County. Earlier, Mr. Carmichael was instrumental in convincing the Farmer's Union to locate its' national headquarters in the city. It was from this organization that the City derived its name.

At the time of incorporation development in the City included the two story brick building which housed the Farmers 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 the Shadnor Baptist Church. However, by 1919 fires had destroyed both hotels and the Farmers Union Building.

In 1932, Campbell County and Milton County were combined with Fulton County. This represents the first and only merger of counties in the State.

HISTORIC PROPERTIES

At the present time there are no properties in Union City listed on the National Register of Historic Places. *Table 3-4, Historic Sites Survey*, provides a list of those buildings in the community which have significant value to the City. With the exception of the Old Razor Factory, all of the buildings are in use, serving the community in the capacities indicated. The locations of these properties are all in the vicinity of City Hall which is close to the center of the original town of Union City.

Assessment

As a general rule, it would always benefit a city to institute and encourage restoration of properties which have a meaningful and historic value. In Union City these types of property are quite limited in number. As indicated in *Table 3-4, Historic Sites Survey*, all except one of the properties is privately owned. The lone exception is the Union City Railroad Depot which has been recently restored. The City should investigate the consider means and methods to encourage restoration of those few significant properties which will grow in value and meaning to the citizens of the City in future years.

Historic sites within the City are isolated and one of a kind rather than being in districts with numerous examples of a particular period. For this reason, establishment of historic commercial or residential districts are not applicable to Union City. In addition, no rural, archaeological or cultural resources have been identified in Union City.

SCENIC VIEWS AND SITES

There are no locations within Union City which are considered to have unique or special scenic views.

Table 3-4
Historic Sites Survey
City of Union City
1991

<u>Description/Address</u>	<u>Significance - Use</u>
1. Union City Railroad Depot 5061 Union Street	Local, Constructed 1908 Use: Community Center
2. Green Manor 6400 Westbrook Avenue	Local, Constructed 1910 Use: Restaurant
3. U. C. Methodist Church 6410 Watson Street	Local, Constructed 1911 Present Use: Church
4. Shadnor Baptist Church 6320 Westbrook Avenue	Local, Constructed 1840 Use: Church
5. Old Razor Factory 6489 Gresham Street	Local, Constructed 1913 as Razor Factory
6. U. C. Post Office Retail Store Building 5037 Union Street	Local, Constructed 1907 Former Use: Hotel, Western Union Office Retail Stores Present Use: Retail Stores
7. Walter Cowart Home 6323 Roosevelt Highway	Local, Constructed 1910 Former Use: Residence Present Use: Real Estate Office

Source: City of Union City, Georgia - 1991.

ELEMENT 4

COMMUNITY FACILITIES

INTRODUCTION

During any typical year, the only direct contact many citizens have with local government is through their use of community services and facilities. The presence, or absence, of normally expected municipal services can exert great influence over the growth of a community. The extent and quality of these facilities can often attract the attention of individuals and businesses interested in relocating to a community. Intimate knowledge of these facilities and services is a necessary element for the planning necessary for any possible improvements. Much thoughtful planning and improvement is necessary to foster desirable growth in a community:

This section seeks to define and describe the existing community facilities in Union City. In so doing, this will serve as a basis for planning the improvement of services and facilities to the year 2010 and beyond. *Map 4, Community Facilities* locates existing and planned facilities in the community and includes the following.

Education Facilities	Postal Service
Emergency Medical Service	Public Water and Sewer
Fire Protection	Recreation
Libraries and Cultural Facilities	Solid Waste Disposal
Municipal Government	Transportation
Police Protection	

CITY GOVERNMENT

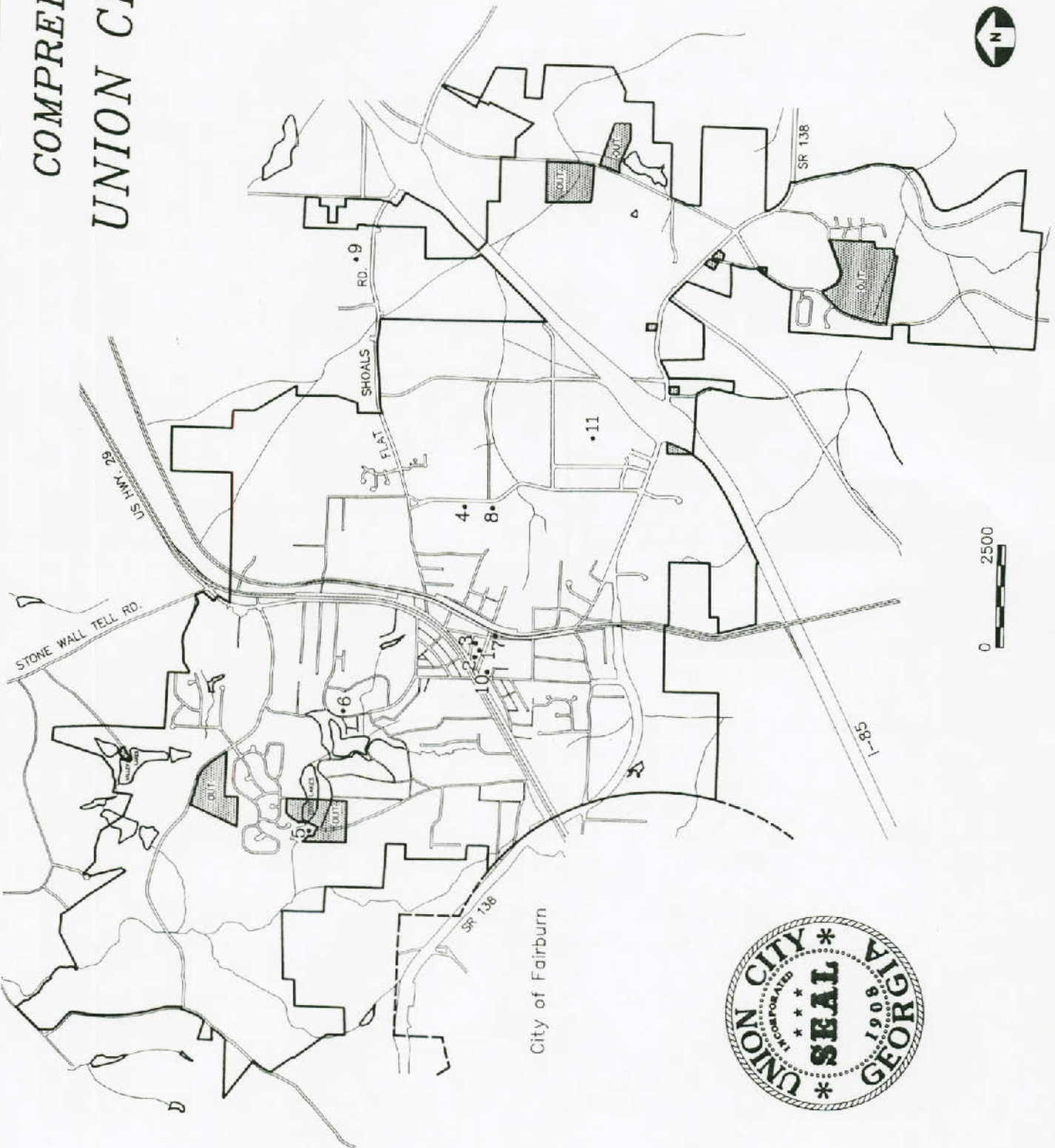
City government is organized under rules and conditions set forth in the Code of Ordinances for the City of Union City, Georgia. The City was originally chartered in the year 1908. It was re-chartered by the Georgia General Assembly on April 13, 1982. The Code of Ordinances exists in published form and may be revised or amended only under conditions and procedures as provided in the Code. Revisions are generally accomplished by vote of the Mayor and Council for the City.

City government is headed by a Mayor and four council members. All serve a four year term of office and are elected by the citizens of the community. Two council members are elected in each election year. All of these representatives are elected from the City at large. Council meetings are held on the first and third Tuesday evenings of each month at City Hall. These meetings are open to the public at all times.

Daily management of city affairs is accomplished by a City Administrator and staff. The City Administrator is appointed yearly by the Mayor and Council. Also appointed is the City Engineer and City Attorney. These appointees are all obligated to attend every official meeting of the City Council.

COMPREHENSIVE PLAN UNION CITY, GEORGIA

MAP • 4



City of Fairburn



COMMUNITY FACILITIES

1. City Hall & Police Dept.
2. Union City Depot - Community Center
3. Union City Fire Station
4. Union City Fire Station
5. Waste Water Treatment Facility
6. Ronald W. Bridges Park
7. Mayors's Park
8. South Fulton Chamber of Commerce
8. South Fulton Branch Library
10. Union City Public Works Facility
11. Shannon Mall Shopping Center



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Other major appointments by the Mayor and City Council are those of Police Chief, Fire Chief, and Superintendent of Public Works. These appointees also are obligated to attend official meetings of City Council. Each is responsible for management of the department over which the appointment was made. They are each obligated to cooperate fully with the Mayor and City Council as well as with the City Administrator in carrying out their professional and managerial duties.

Additional appointments are made for persons to serve on the Planning Commission and the Zoning Board of Appeals. The Planning Commission is composed of five members who serve a four-year appointment. The Zoning Board of Appeals also has five members who serve a four-year term. Both of these boards serve in an advisory capacity only with ultimate decisions rendered by City Council.

Zoning regulations are set forth in the published Zoning Ordinance manual. Regulations covered include city zoning conditions, water system standards, street lighting standards, parking, flood control, annexation, etc. Also covered are rules and procedures for appeals when presented for further consideration.

Regulations concerning animal control are provided for in the Code of Ordinances. Management of this ordinance is in cooperation with the Fulton County board of health which holds primary responsibility for enforcement of code provisions.

BUILDING REGULATIONS

For the purpose of providing for the safeguard of life, health and welfare of the citizens of the community, the City has for many years required compliance with nationally recognized model codes. These code requirements were adopted for the regulation of new construction and rehabilitation of existing buildings and structures in the City.

As a result of action by the State of Georgia, the City has recently revised existing code requirements and adopted the following model codes as required to comply with the State of Georgia, Uniform Codes Act of 1989.

- | | |
|--|--------------|
| - Standard Building Code ¹ | 1991 Edition |
| - Standard Gas Code ¹ | 1991 Edition |
| - Standard Mechanical Code ¹ | 1991 Edition |
| - Standard Plumbing Code ¹ | 1991 Edition |
| - National Electrical Code - N.F.P.A. 70 ² | 1990 Edition |
| - Georgia State Energy Code for Buildings ³ | 1986 Edition |
| - CABO One and Two Family Dwelling Code ⁴ | . |
| - Life Safety Code - N.F.P.A. 101 ² | 1991 Edition |
| - Standard Fire Prevention Code ¹ | 1991 Edition |

1 Published by The Southern Building Code Congress International, Birmingham, AL.

2 Published by the National Fire Protection Association, Quincy, MA.

3 Published by the Georgia Department of Community Affairs, Atlanta, GA.

4 Published by the Council of American Building Officials, Falls Church, VA.

MUNICIPAL FACILITIES

Governmental facilities for Union City are limited in number in accordance with existing conservative municipal government policies. Existing city governmental facilities are listed in *Table 4-1, Governmental Facilities*. Administration of City government is managed from City Hall located at 5047 Union Street. The city police operations are also located in the same building facility. One of the two fire stations Fire Station No. 1, is located on property adjacent to City Hall as is a recently renovated railroad depot which serves as a community meeting facility.

Table 4-1
Governmental Facilities
City of Union City
1991

<u>Facility</u>	<u>Location</u>	<u>Date of Construction</u>	<u>Approx. Sq. Footage</u>
City Hall & Police Station	5047 Union Street	1986	15,000
Community Building	5100 Union Street	1908/1991*	1,700
Fire Station No. 1	5056 Harris Street	1987*	4,000
Fire Station No. 2	6393 Shannon Parkway	1982	7,000
Public Works	6005 Lower Dixie Lake Rd.	1976	4,000

* Date Renovated

Source: City of Union City, Georgia.

FULTON COUNTY

Although not located in the City, the South Fulton (County) Annex is nearby at 5600 Stonewall Tell Road, College Park, and can provide a limited number of County related services for the citizens of Union City. Services available include voter registration, payment of taxes, license fees, auto tags and titles, and certain other legal services for Fulton County residents. Offices include those for county extension services, county commissioners, parks and recreation, and police services. The facility also provides spaces for public hearings and a superior court clerks office.

GEORGIA DEPARTMENT OF PUBLIC SAFETY

The Georgia Department of Public Safety operates a driver's license test and renewal agency at the South Fulton Annex facility.

POST OFFICE

The U.S. Postal Service operates a full service Post Office facility in Union City. The building is located on Union Street directly opposite the Union City City Hall.

POLICE PROTECTION

Inventory

As a member of the greater Atlanta community, Union City shares, in a large measure, both the benefits and the adversities of the area. Crime statistics are more commonly available on the county level. Statistics for Fulton County in 1989 showed 29.8 violent crimes per 1,000 residents as compared to 8.7/1,000 for the State. Crimes involving property amounted to 145 per 1,000 residents as compared to 73.4/1,000 for the State. It is an accepted fact that these types of crimes are still on the increase with no statistical downturn in sight. For this reason, a well-trained and managed police force is a necessity in every community like Union City.

The Union City Police Department is headquartered in facilities located in City Hall. Usual police services are provided to the community with a staff of 46 persons serving in various capacities. This number includes 32 full-time positions and 14 part-time. *Table 4-2, Union City Police Department Staff*, provides a summary of the staff employed during the month of May, 1991.

Table 4-2
Union City Police Department Staff
City of Union City, Georgia
16 May 1991

	<u>Full-Time</u>	<u>Part-Time</u>
Police Officers	19*	7*
Detectives	2*	-
Communications	4	2
Court/Records Clerk	1	-
Records Clerk	-	1
Detention Officers	4	-
School Crossing Guards	-	4
Special Detail	1*	
Net Detective	1*	
Totals	<u>32</u>	<u>14</u>

* Sworn Officers

Source: City of Union City, 1991.

The Police Department is organized into six divisions. The current list of divisions includes: Investigation, Communications, Records, Detention, Uniform Patrol and Administrative. Overall administration of the department is by a Chief of Police with a Captain as second-in-command. Patrolmen are assigned to 3 normal shifts (day, evening, or morning) with another shift available for "reserve" when conditions require additional personnel. If necessary, and when requested, assistance is available from the Georgia State Patrol, the Fulton County Police Department, and from police departments in neighboring communities. The nearest Georgia State Patrol post is located in the City of Forest Park.

On an average basis, four patrol cars are available for each 8-hour shift. These vehicles are maintained by local automotive repair shops which provide routine servicing and other repairs as required.

Police training is given major priority and is the responsibility of the Captain of Police who acts as the training officer. Training is provided for all areas of law enforcement work and includes training in the areas of firearm use, traffic investigation, radar usage, drug and gang related crime, neighborhood watch, etc. The department has seven firearm instructors and two investigators who are certified to instruct in several areas of police work.

A city court system operates in cooperation with the local police department. An officer or investigator issues either a traffic citation or a warrant as circumstances require. The offender has the option of utilizing the local legal system or may request that the case be handled by a county or state court. Serious offenses are automatically sent to a higher court for resolution. Court is usually held once each week in the city. Additional sessions are held if the case load so requires. Those found guilty of offence, in the local court, may be fined or sentenced to serve time in jail. A "community service" program is also available when warranted.

Crime statistics in the Atlanta area are compiled by the Metropolitan Atlanta Crime Commission, Inc. using collected data based on the Uniform Crime Reporting Program (UCR). Crime data is compiled by the Georgia Crime Information Center (GCIC) which obtains its information from police agencies throughout the State. During the 1980's decade overall crime in the area increased dramatically from 1981 through 1989. Between 1989 and 1990, there was a decided overall decrease in area crime. This trend was typical for most of the communities in the area with erratic year to year changes in overall percentages. Union City did not share in the recent area-wide decrease in crime as shown in *Table 4-3, Index of Crimes*.

Table 4-3
Index of Crimes
Union City, Georgia
Various Years

	<u>Total Crimes Reported</u>	<u>Percent Change</u>	<u>Rate Per 1000 Population</u>	<u>Percent Change</u>
1986	428	44%	7,358	27%
1987	949	122%	14,814	101%
1988	1,317	39%	18,193	23%
1989	1,349	2%	16,848	-7%
1990	1,495	11%	17,359	3%

Source: Metropolitan Atlanta Crime Commission, Inc., 1991

As a means of comparison, statistics have been compiled to establish a crime rate/1000 population figure. This data is also included in *Table 4-4, Crime Rate Per/100 Population*. This figure would appear to indicate that year to year percent increases in the City have declined in recent years but not enough to reverse the prevailing upward trend in the overall crime rate. As a means of comparison, the 1990 rate, based on population, was as follows in some neighboring jurisdictions:

Table 4-4
Crime Rate Per/100 Population
1990

City of Atlanta	17,403
College Park	20,571
East Point	13,072
Fairburn	11,212
Union City	17,359

Source: Metropolitan Atlanta Crime Commission, Inc., 1991

These statistics graphically indicate that crime is a major problem throughout the metropolitan area and that Union City is not exempt from a share of the problem.

Assessment

At the present time, the Union City Police Department is well staffed and has the means and equipment necessary to carry out the duties necessary. As the City continues to grow in size, so will the needs of this department. As of May 1991, the department was staffed with a complement of 23 full-time and 7 part-time sworn officers -- all fully trained to meet current law enforcement requirements. This number of full-time officers provides a ratio of 2.7 per 1,000 residents. This ratio is higher than the national ratio of 2.2 and a State ratio of 2.1. Part-time officers are available when events require their services.

The City is currently involved with cross-training officers to be available for use as firemen as will suit the needs of the City. It is expected that this will create a more efficient operation of city Police and Fire services.

Police Department space requirements will require additional consideration in the near future. The current jail is not equipped to house prisoners of different sexes which is a problem in some instances. Additional space is also needed for training purposes as well as for physical fitness needs. These needs will become more acute in the future as the City continues to grow.

FIRE PROTECTION

Fire protection for the city is provided by the Union City Fire Department. The department operates out of 2 facilities located in different parts of the city. Fire Station No. 1 is the older of the stations and is located adjacent to City Hall. This station was remodeled with extensive improvements in 1987. Fire Station No. 2 was built in 1982 and is located on Shannon Parkway. The department currently has a complement of 24 firemen including a Chief.

The department provides full-time service 7 days a week. Mutual assistance agreements are in force with departments in the City of Fairburn and Fulton County.

Major pieces of equipment include two engines which are 7 and 11 years old respectively, a ladder truck which is 2 years old and a rescue vehicle which is 5 years old. Equipment service and repair is performed by several different repair garage operations depending upon the type and extent of work required.

Other services offered by the department include emergency medical treatment, paramedic services, arson investigation, CPR services, and hazardous materials management. Fire hydrants are inspected twice each year and serviced, which includes flushing, greasing and painting when required. The department also provides educational programs in the community which include instruction in CPR and first aid, fire prevention, and fire safety. The programs are flexible in order to suit the needs of the community. The department also inspects, on an annual basis, all business establishments within their jurisdiction for compliance with current fire safety requirements.

Fire Department training is administered by the departmental Training Officer who receives written requests for specific training opportunities. Training requests are reviewed with major consideration being given to expected results as they relate to the

needs and benefits of the department. This is an ongoing program which promotes continued training in an effort to maintain top proficiency within the department.

Assessment

The City fire services operation is periodically reviewed by ISO Commercial Risk Services, Inc. for fire insurance purposes as they relate to the quality of service provided in the community. The most recent review was in early 1984. At that time the City's rate classification improved from a "6" rating to a "5". This improvement in rating provided a direct reduction in insurance premiums paid by the citizens and businesses of the community. While this increase in rating was a welcome improvement for the City, additional improvement is still needed. As a means of comparison of ratings, the City of Atlanta holds a "2" rating and DeKalb County, Georgia a "4" rating. The City is currently undergoing a new review by ISO.

Continued population growth will require the purchase of new equipment to replace older existing units as well as to add new units to the existing stock. It will also become desirable to add an additional fire station in another area of the City. These requirements will also mean the addition of personnel to staff these improvements as they come into existence. As indicated elsewhere in this report, new fire personnel are being cross-trained to also serve as police officers on an "as-needed" basis in the City.

EMERGENCY SERVICES

Inventory

Emergency medical service (EMS) in Union City is provided by the Fire Department in cooperation with a local emergency ambulance service and related agencies. Under normal emergency circumstances, initial response is provided by the Union City EMS. EMS personnel receive advanced training in current methods of emergency response and provide emergency treatment at the scene. No patient transport is provided by the EMS ambulance. Emergency transport is provided only by local ambulance services. Emergency hospital care and treatment is normally administered by either South Fulton, Clayton General, or Grady Memorial Hospitals.

The local "911" telephone emergency service is available city-wide. Southern Bell Telephone Co. provides the service at a cost of \$1.50 per month to local telephone subscribers. Total cost of the service is approximately \$2,000.00 per month. An "enhanced - 911" type service is scheduled to replace the existing system during late fall of 1991. Service calls are received at any day or hour by the Union City Police dispatches via three dedicated incoming telephone lines. The dispatcher then routes the necessary information to the appropriate response service for action. Operation of the system is monitored by the Police Communications Division of Union City.

Assessment

The emergency medical service system appears to work well with no known problems at the present time. In an effort to maintain the current high standard of service, scheduled periodic reviews of the system will be required. This will become even more necessary as the population of the City grows in coming years. Increased efficiency will also become a necessity if the costs of these services are to be held to a desirable minimum level.

PUBLIC WORKS DEPARTMENT

The Union City Public Works Department provides the following services.

1. Water Service personnel provide for maintenance and repair of the potable water and wastewater systems, including expansion and upgrade of the water distribution and the wastewater collection system. These personnel also perform grounds maintenance at the lift stations and the wastewater treatment plant. They regularly collect water samples from the water distribution system as required for testing purposes.
2. Street Services personnel patch and repair the City streets; repair and maintain the storm drainage system, and perform general street cleaning services. Other work includes repair and maintenance of street signs, traffic signs, and guard rails. They also perform general maintenance and mowing of city right-of-ways.
3. Sanitation Services provide for collection of residential garbage and collection of other local refuse. These personnel are also responsible for general maintenance of the sanitation trucks.

The department performs general maintenance service on all of the vehicles utilized in its' work -- including some minor repair work. Maintenance records are regularly updated on all equipment and vehicles which are used by Public Works.

Personnel in this department are given the benefit of any training opportunities available and are utilized in the performance of other departmental work when varying work loads make such practices advantageous. Training courses for repair and maintenance of water systems and D.O.T. sponsored courses on street maintenance and repair always given high priority for attendance by workers.

The department is responsible for maintaining all departmental records for: personnel; purchase orders; repair and maintenance invoices; and equipment repair logs. When required, outside consulting firms are called on for professional services related to the department's work. Water and sewer record maps are on computer and are maintained and regularly updated as required. Water system sampling reports are routinely filed for ready reference purposes. All past year records are stored by the department and are also available for future reference.

Additional information regarding services offered under the Public Works Department is also included in other parts of this report.

Assessment

As the City continues to grow, additional maintenance work will be required in each of the Public Works departments -- Water, Street, and Sanitation. At the present time the position of Assistant Public Works Director is vacant and needs to be filled. Additional personnel will be necessary, both now and in the future, to adequately continue operations in each of the departments. At the present time the total number of employed personnel is low for the current work load in this department. As an example, summertime right-of-way maintenance work is taking twice as long to accomplish, as should be required, due to a shortage of personnel and equipment.

The recently instituted "recycling" program should begin to reduce the amount of garbage pickup in the City. Additional programs should be instituted to encourage the citizens to compost vegetative matter which is too-often deposited at the curb for City pickup by the Sanitation Department. These and other methods will be necessary to comply with recently instituted State regulations mandating reductions in garbage haul-off.

Additional vehicle and equipment purchases will be necessary as the work load increases due to City growth. All of these requirements should be given early planning attention to avoid undue financial consequences in later years.

PUBLIC WATER SYSTEM

The Union City water system is operated in cooperation and agreement with the City of Atlanta. Water used by Union City customers is purchased from the Atlanta Bureau of Water. Union City owns and maintains the water distribution system in the major part of the City which lies, generally, west of Interstate Highway 85. A small remaining area of the City, east of I-85, is under the jurisdiction of the City of Atlanta. Water usage under the Union City system is billed to the local user by the City. As shown in *Table 4-5, Water Customers*, the number of customers has grown 31 percent during the 10 year period ending in 1990, as a result of continuing City growth.

**Table 4-5
Water Customers
City of Union City
1980-1990**

<u>Year</u>	<u>Total Customers</u>
1980	1,710
1981	1,740
1982	1,756
1983	1,764
1984	1,770
1985	1,783
1986	1,903
1987	2,064
1988	2,158
1989	2,239
1990	2,242

Source: City of Union City, Georgia, 1991

Assessment

At the present time the water system works well and at a reasonable cost to the citizens. As the population of the City grows, so must the water system expand. Early recognition of this certainty and timely planning can provide for orderly growth of the system as required to meet expected future demand.

Continuing the current practice of purchasing water from the City of Atlanta avoids the necessity of large capital expenditures for construction of a city-owned water treatment plant. However, continuation of this contractual relationship may carry certain risks. Current unrest in neighboring communities and states over the availability of water from traditional water sources is still an unsettled issue facing large municipal water users. Considering this problem along with continuing ecological and other demands imposed on the typical water system, the continuation of the current water purchase agreement is just cause for concern. Continuation of the current method of providing water to the community should receive periodic review in an effort to avoid any unexpected disruption of the traditional method water system management. The City should prepare an agenda of reasonable alternatives in order to avoid any unexpected conditions or disruptions to the water system and the service it provides.

SANITARY SEWERAGE SYSTEM

The sanitary sewerage collection system in Union City is owned, operated and maintained by the City. The geographic area of the City consists of 3 drainage basins. The area generally west of U. S. Highway 29 is a part of the Deep Creek Basin which utilizes the Union City - owned wastewater treatment plant. The other two drainage basins, Whitewater Creek and Morning Creek, utilize Camp Creek Wastewater Treatment Plant owned by Fulton County. Residents and businesses which are served by the system are invoiced based on the amount of water used during any given billing cycle. The City pays Fulton County for services provided by the Camp Creek facility.

The Union City Wastewater Treatment Facility is rated at 250,000 gallons per day with conventional secondary treatment permit limits. Metered effluent from the plant, as reported to EPD, averages around 150,000 gallons per day -- or 60% of capacity. As shown in *Table 4-6, Sewer Customers*, the number of customers served by the system has steadily increased during the most recent decade with 37 percent more service connections.

**Table 4-6
Sewer Customers
City of Union City
1980-1990**

<u>Year</u>	<u>Total Customers</u>
1980	1,276
1981	1,278
1982	1,282
1983	1,286
1984	1,338
1985	1,412
1986	1,444
1987	2,523
1988	2,726
1989	2,741
1990	2,747

Source: City of Union City, Georgia, 1991

Under an approved Wastewater Facilities Plan, the Union City Deep Creek facility was to be abandoned and its' flow diverted to Fulton County's Camp Creek facility via the Deep Creek interceptor sewer. This plan is currently undergoing further consideration concerning future plans for this part of the system due to the extreme cost projections for the proposed Camp Creek plant expansion.

Assessment

The wastewater system is currently working well with no apparent major problems. As population continues to expand, at expected high growth rates, the need for expanding the collection system will become necessary. Periodic reviews, with future planning in mind, will allow for orderly growth of the system. More immediate decisions concern negotiations with Fulton County with regards to the continued use of the Deep Creek treatment facility. Continued planning by the City will be necessary to maintain the current level of service in future years.

SOLID WASTE SYSTEMS

Inventory

Solid waste collection for residential customers is managed by the City. The City has provided each residence with a 90-gallon waste container which is serviced once each week at curbside. City forces are employed for collection work. Commercial-Industrial and multi-family locations are serviced by a privately-owned waste-disposal company. Bids are solicited every three years for this service. Currently, this work is being performed by Browning-Ferris Industries.

Waste disposal landfill service for commercial operations is provided by Roberts Landfill in Fayette County. Residential disposal is transported to a landfill managed by Fulton County.

A recycling program was instituted in late 1991. This program provides for curbside pickup of recyclable household waste. Waste Management, Inc. has been retained, under contract, to provide this service for residential customers. A collection bin has been provided to each household for disposal of newspaper, plastics, glass, aluminum and bi-metal cans. Residents are not required to sort these materials as that is done by the collection crews at the time of pickup. This program is mandatory for the citizens of the community. City Council has instituted this system in an effort to comply with recent State law which requires a 25 percent decrease in the amount of refuse previously collected in the City.

Assessment

At the present time all of the waste disposal systems are well managed and no current problems are known to exist.

TRANSPORTATION

Inventory

Air, rail and vehicular transportation facilities are all conveniently located with respect to Union City. Hartsfield International Airport, only 3 miles northeast of the City, provides easy access to all parts of the United States and many foreign countries.

The Atlanta and West Point Railroad and Seaboard Coastline Railroad, now both part of the CSX Transportation System, have main line tracks through the City. Amtrak passenger service is available in Atlanta.

Interstate Highway 85, U. S. Highway 29 and Georgia Highway 138 pass through Union City. With two exits accessing Interstate 85, connections with routes to all areas of the Southeast are easily made.

U. S. Interstate Highway 85 (I-85) travels in a south-westerly direction between Atlanta and Montgomery, Alabama. It passes through Union City on the eastern side of the business district. This highway provides major access to Atlanta from areas southwest of

Atlanta. Greenville, South Carolina is the major connecting city in the north-easterly direction. Average daily traffic along I-85 in the Union City area was 57,688 vehicles per day in 1990.

U. S. Highway 29 (U.S.-29), also known as the Roosevelt Highway, parallels Interstate I-85 through the City on the northern side of the business district. This highway connects the City of Atlanta with the City of Newnan, Georgia to the southwest. Property along the highway is primarily commercial and serves the residents of the areas adjacent to the roadway as well as travelers to and from Atlanta. Average daily traffic volume on U. S. 29 at the intersection of GA 138 was 13,363 vehicles per day in 1990.

Georgia State Highway No. 138 (Ga.-138) runs in an east-west direction and connects Union City with Jonesboro, Georgia. It then turns in a northeasterly direction and connects with the Cities of Conyers and Monroe. Traffic volume on Ga.-138 at Goodson Road amounted to 5,239 vehicles per day in 1990.

The City street system within Union City is well developed and is maintained by the Public Works Department of Union City. The only unpaved street at the present time is Westbrook Place. The City has a total of 47.2 miles of streets within its boundaries. In areas of new development, new street work is placed by the developers in strict accordance with City standards for such work as a precondition for the granting of a development permit.

Assessment

The street system in Union City is well developed and maintained. The only unpaved street, Westbrook Place, is scheduled to be paved this year with the City's Community Development Block Grant funds.

EDUCATIONAL FACILITIES

Public school education for Union City is administered by the Fulton County Board of Education. There are currently 2 elementary school facilities within the boundaries of Union City. These schools are C. H. Gullatt Elementary and Union City Elementary. Union City Elementary is scheduled to close at the end of the 1991-92 school year. High school students east of U. S. Highway 29 attend Banneker High School while those living to the west attend Creekside High School. Just beyond the City limits, on Flat Shoals Road, vocational training is offered at South Fulton Vocational School. Total enrollment figures for the local elementary schools is summarized in *Table 4-7, Elementary School Enrollment*. Total enrollment at the 2 high schools for the 1991-92 school year was 2,248 students with 1,128 students at Banneker and 1,120 at Creekside.

Table 4-7
Elementary School Enrollment
Fulton County Schools in Union City
1985-1991

<u>School *</u>	<u>School Enrollment</u>							<u>% Change</u>
	<u>1985-86</u>	<u>1986-87</u>	<u>1987-88</u>	<u>1988-89</u>	<u>1989-90</u>	<u>1990-91</u>	<u>1991-92</u>	<u>1985-91</u>
Union City	304	303	320	344	340	245	286	-6%
Gullatt	275	284	292	274	376	515	520	+89%
Totals	579	587	612	618	716	760	806	+39%

* Schools included: Gullatt Elementary School
 Union City Elementary School

Source: Fulton County Board of Education, 1991

Union City's location, as a part of the greater Atlanta area, affords the citizens of the community access to many top-rated educational opportunities. All of the many available educational facilities are within reasonable commuting distance of the City and offer a broad range of educational degrees in an almost unlimited number of career fields.

Assessment

Since the school system is under the management of Fulton County, Union City acts only in an advising capacity. As an obligation to the citizens of the City, every option available should be exercised to protect the interests of the City and its citizens while promoting the education of the City's children.

PARKS AND RECREATION

Inventory

At the present time only 2 parks exist in Union City. The larger of the two is located at Dixie Lakes and occupies an area of 17 acres in size. The park is presently owned by Fulton County, but is in the process of being deeded over to Union City. This park currently provides the major recreational facilities in the City.

An additional, but smaller, park is known as Mayor's Park and is located 1 block south of City Hall between Watson Street and the railroad. This parcel of land was deeded to the City by CSX Rail Transport Co. It is approximately 2 acres in size. Current plans include provisions for picnic facilities at this location.

Not included in the City but located approximately 10 miles west of Union City is Cochran Mill Park -- owned by Fulton County. This 800 acre park is located on Gear Creek -- a tributary of the Chattahoochee River. This park facility offers the opportunity for camping and picnics. In addition, there is an abundance of walking and riding trails available for public use.

The recently renovated Senior Citizens Center, in the old Railroad Depot building located adjacent to City Hall, will be used for daily activity programs to include instructions in crafts and physical fitness. It will also serve as a meeting place for community social functions and educational programs. The City expects to provide a part-time coordinator for the purpose of supervising community sponsored instructional and recreational programs.

Assessment

Table 4-8, Selected Standards for Recreational Facilities, is presented as a general guideline for establishing the number of recreational facility types desirable in a community. This criteria was provided by the Georgia Department of Community Affairs as a recommended standard for Georgia communities and is based on local population data. *Table 4-9, Deficiency Analysis*, uses the aforementioned standard as a means of establishing the current status and requirements for additional recreational facilities in the Union City community.

Table 4-10, Additional Recreational Facility Requirements, provides a schedule and time-table for acquiring park land and for providing additional park facilities during coming years.

Table 4-8
Selected Standards For Recreational Facilities

<u>Facility Type</u>	<u>Minimum Standard</u>
Total Park Acreage	10/aces/1,000 population
Baseball/Softball Fields	1/3,000 population
Basketball Courts	1/5,000 population
Tennis Courts	1/2,000 population
Swimming Pools	1/10,000 population
Football Fields	1/20,000 population

Source: National Recreation and Park Association, 1983.
Modified by the Georgia Department of Community Affairs, 1990.

**Table 4-9
Deficiency Analysis
City of Union City
1990**

<u>Facility Type</u>	<u>Existing Facilities</u>	<u>Percent of Standard</u>	<u>Standard Met</u>	<u>Amount Needed to Reach Std.</u>
Total Park acreage	19 Acres	92%	No	2 Acres
Baseball/Softball Fields	3 Fields	100%	Yes	-
Basketball Courts	None	0%	No	1 Courts
Tennis Courts	2 Courts	100%	Yes	-
Swimming Pools	None		Yes	-
Football Fields	3 Fields	100%	Yes	-

Source: City of Union City, 1990
Ga. Dept. of Community Affairs, 1990

**Table 4-10
Additional Recreational Facility Requirements *
City of Union City
1990**

Facility	<u>Existing 1990</u>	<u>Additional Facilities Required</u>					<u>Total 2010</u>
		<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	
Park Acreage	19	2	13	9	16	18	77
Baseball/Softball Fields	3	-	-	-	-	-	3
Basketball Courts	0	1	-	-	-	-	1
Tennis Courts	2	-	-	-	1	1	4
Swimming Pools	0	-	-	-	-	-	0
Football Fields	3	-	-	-	-	-	3

- * Based on criteria by Ga. Dept. of Community Affairs, 1990 and population not governed by private facilities.

Several comments can be made regarding parks and recreation available in Union City. As a part of the "greater community" of Fulton County, the aforementioned 800 acre Cochran Mill Park is available for use by the citizens of Union City and in within a short driving distance. Another factor to be considered is the large number of residential apartment complexes which are located in the City. Many of these developments include recreational facilities which serve the members of the community who live in these complexes. *Table 4-11, Housing Trends - Existing and Projected*, provides an analysis of the existing and expected future trend in the primary types of living arrangements in the City. At the present time the number of persons living in apartment units outnumbers those in single-family units by more than 2 to 1. It is a goal that this ratio should change, over time, to a 60% apartment - 40% single-family residential ratio. *Table 4-11 is based on this expectation as it relates to expected population growth in the City.*

Table 4-11
Housing Trends - Existing and Projected
City of Union City, Georgia

	<u>1990</u> *	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Residents in apartment communities	5,769	7,078	8,415	9,911	11,611
Single Family and Other Residential Housing	2,606	3,408	4,531	5,947	7,740
Total Projected Population	8,375	10,486	12,946	15,858	19,351

* Actual based on 1990 U. S. Bureau of the Census data average of 2.05 residents per apartment unit in Union City.

Table 4-12, *Existing Apartment Units and Associated Recreational Facilities*, provides a summary of the recreational facilities available to the residents of the many apartment complexes located in the City. These developments serve these residents with many varied recreational facilities. A reasonable case can be made that the recreational needs of these citizens are provided for outside the public recreation sector. At the present time, based upon 1990 data, nearly 70 percent of Union City residents are accommodated in this manner. Based on the expectation that this trend will continue, Table 4-10 projects current and future requirements for recreational facilities.

Table 4-12
Existing Apartment Units and
Associated Recreational Facilities
City of Union City
1990

Total No. Apartment Units in Union City:	2,814
No. of Apartment Residents @ 2.05/Unit: *	5,769
Recreational Facilities (Total for all units):	
Swimming Pools	14
Play Grounds	16
Lakes	1
Tennis Courts	7
Basketball Courts	2
Volleyball Courts	1
Clubhouses **	13

Source: City of Union City
 * U. S. Bureau of the Census, 1990.

** Exercise equipment available at some locations

LIBRARIES AND CULTURAL FACILITIES

Inventory

Regional library facilities are provided under the Fulton County Library System. The library facility serving Union City is new and recently opened. It is located on Flat Shoals Road in close proximity to Union City. The library is 15,000 square feet in size and contains 75,000 volumes. As a part of the overall Fulton County system the library will have access to a wide range of materials and books which are contained in other facilities within the system.

Although Union City does not directly provide any cultural facilities, there is an abundance of varied cultural attractions in the Atlanta area and in some of the surrounding counties.

Assessment

The new library facility is expected to meet or exceed American Library Association (ALA) standards in every respect. As part of the Fulton County Library System the new library will benefit from the association of being part of a large system staffed with a knowledgeable, professional staff. The greatest danger confronting broad use of the facility is that of budgetary considerations which could limit hours of access to the library.

The limited size of Union City does not provide the means for sponsorship of cultural affairs. This should not be considered a problem as many cultural programs and facilities are available within easy commuting distance from the City. Many cultural events are available in the City of Atlanta and in some of the surrounding communities. A new cultural facility of prime importance has recently been opened in nearby Clayton County and is convenient to Union City.

SOUTH FULTON CHAMBER OF COMMERCE

The South Fulton Chamber of Commerce has offices located at 6400 Shannon Parkway in Union City. This organization publishes a membership directory with useful information concerning Union City and surrounding communities. The chamber is composed of interested businesses and individuals in the area and seeks to promote the business interests of the communities in the southern part of Fulton County.

ELEMENT 5

HOUSING

INTRODUCTION

The public "image" of a town or city is, to a large degree, determined by the quality of its housing stock and the overall appearance presented by the residential neighborhoods in the community. In many cities, industrial and commercial growth is more regional than local -- primary growth is usually confined to the housing sector. This applies, to a large extent, to Union City. As a result, continued growth can be expected so long as new and existing neighborhoods continue to provide attractive, well planned housing units in subdivisions which offer those qualities expected by the house-buying public. This section will define the current status of the housing stock in Union City and will seek to make valid projections related to expected trends and future growth.

INVENTORY

EXISTING HOUSING SUPPLY

Most recent available U. S. Census Bureau data for 1990 indicates that Union City had a total of 4,358 year round housing units within the City boundaries. This constituted a 130 percent increase above the number of similar units in 1980. During the most recent 20 year time period, the growth of rental-unit housing has far exceeded the increase of the traditional single-family residence. This is evident as shown in *Table 5-1, Housing Stock*, which summarizes related housing statistics for Union City in the years 1970, 1980, and 1990.

Property annexed into the City during recent years has greatly increased the overall net land area of Union City. However, this additional land has tended to be, and remains, vacant up to the present time. Only a relatively minor percentage of annexed land area has been used for development purposes. For the most part, such development has tended to be for commercial uses and for some multi-family projects. There exists an ample supply of land within City boundaries which is suitable for development as single-family housing communities.

The large growth of single-family residential housing during the period between 1970 and 1980 slowed to nearly one-half that rate during the next 10 year period ending in 1990. The large increase in multi-family units during the 1970-1980 period continued into 1990 at only a slightly reduced rate. This resulted in the construction of nearly twice as many multi-family as single-family units. The total number of occupied units more than doubled during the most recent decade, increasing by 113 percent.

Table 5-1
Housing Stock
City of Union City
1970, 1980 and 1990

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>% Change 1980-90</u>
Total Year-Round Units	851	1897	4358	130%
Single Family	678	1177	1542	31%
Multi-Family	167	718	2711	278%
Manufactured Housing	6	2	105	5150%
Total Occupied	846	1779	3798	113%
Total Vacant	5	118	560	375%
Owner Occupied	522	1127	1611	43%
Percent of Total	62%	63%	42.4%	-
Renter Occupied	324	652	2187	235%
Percent of Total	38%	37%	57.6%	-
Vacancy Rate	0.6%	6.2%	15.3%	147%

Source: U. S. Bureau of the Census, 1970, 1980, and 1990.

The great increase in renter-occupied units amounted to 58 percent of total occupied units followed by owner-occupied with 42 percent. Home ownership increased 43 percent during the same period -- 1980 to 1990.

While there was a great increase in manufactured housing from 2 units in 1980 to 105 in 1990, the percentage of total housing, of this type, amounted to only about 2 percent of total housing.

Multi-family housing units are mostly located in well-defined areas of the City. The largest such area is generally along Flat Shoals Road east of City Hall. Another large area occurs west of City Hall, north of the Roosevelt Highway (U. S. Highway 29). Several smaller developments are located both north and south of City Hall. The average number of persons per rental unit in Union City was 2.05 persons. This was lower than that for Fulton County at 2.4 and the State with 2.49.

Major single-family residential sections are located in areas northwest of City Hall -- north of the Roosevelt Highway. Smaller developments are located in areas south and east of City Hall between the Roosevelt Highway and Georgia 138. The more expensive residential areas are those located northwest of City Hall -- above the Roosevelt Highway.

According to most recent census data (1990) the typical housing unit in Union City tends to be smaller than the average of those in Fulton County and the State of Georgia. As shown in *Table 5-2, Average Number of House Rooms*, the average number of housing rooms for Union City was 4.6. The owner-occupied housing average was greater with an average of 5.5 rooms. In both cases, these figures were lower than those for Fulton County and the State.

Table 5-2
Average Number of House Rooms
1990

	<u>Union City</u>	<u>Fulton County</u>	<u>State of Georgia</u>
Owner Occupied	5.5	6.9	6.9
All Housing	4.6	5.3	5.5

Source: U. S. Bureau of the Census, 1990.

COST OF HOUSING

Table 5-3, *Comparison of Housing Costs*, indicates the great increase in the median cost of a house in 1990 above that of 1980. The 1980 median price of \$31,500 increased 82 percent to \$57,300 in 1990. This increase was greater than that for Fulton County (63%) but less than for the State of Georgia (93%). A similar relationship applied to the median rental cost which increased 120 percent in Union City, from \$201 to \$442 between 1980 and 1990. Median rental cost grew 81 percent during the same period in Fulton County and 125 percent in the State.

Table 5-3
Comparison of Housing Costs
1980 and 1990

	Union City		Fulton County		State of Georgia	
	1980	1990	1980	1990	1980	1990
Median Purchase Cost	\$31,500	\$57,300	\$59,800	\$97,700	\$36,900	\$71,300
Median Rental Cost	\$201	\$442	\$219	\$396	\$153	\$344

Source: U. S. Bureau of Census, 1980 and 1990.

A number of factors were responsible for the inordinate increase in housing costs. Probably the single greatest factor was the rate of inflation prevalent throughout the economy of the region and the nation during this most recent decade. During this same period, large growth of the metropolitan region tended to increase housing cost generally in this area. At the same time, the size of the average house increased as did the amenities associated with the basic house. Also, additional and more costly features and accessories became the accepted "norm" for meeting the basic housing expectations of the general public. All of these factors played some part in driving up the cost of housing during the period indicated.

AGE OF HOUSING

According to most recent available census data for 1980, 54 percent of Union City housing has been constructed during the years since 1970. Less than 25 percent of the housing stock was built prior to 1960. Less than 7 percent was built in 1930 or earlier. These figures are summarized in *Table 5-4, Age of Housing Stock*. When compared with Fulton County and the State of Georgia, as shown in *Table 5-5, Age of Housing Comparison*, the majority of housing in Union City (54%) has been constructed in the years since 1970; for Fulton County, 21.4 percent and 33.3 percent for the State of Georgia during the same time period. While age alone does not always indicate the true conditions of housing, it is more usual for older residences to require more extensive repair efforts. In general, the age of overall housing in Union City indicates a majority of relatively "new" housing units as compared with other local statistical entities.

Table 5-4
Age of Housing Stock
City of Union City, Georgia
Various Years

<u>Year Built</u>	<u>No. of Units</u>	<u>% of Total</u>
1979-80	25	1.3%
1975-78	163	8.6%
1970-74	836	44.1%
1960-69	440	23.2%
1940-59	301	15.9%
1939 - Earlier	132	6.9%
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Total Year Round Units	1,897	100%

Source: U. S. Bureau of the Census - 1980

Table 5-5
Age of Housing Comparison

<u>Year Built</u>	<u>Percent of Total</u>		
	<u>Union City</u>	<u>Fulton County</u>	<u>Georgia</u>
1979-80	1.3%	2.6%	3.8%
1975-78	8.6%	5.0%	10.7%
1970-74	44.1%	13.8%	18.8%
1960-69	23.2%	28.2%	25.1%
1940-59	15.9%	34.5%	26.9%
1939 - Earlier	6.9%	15.9%	14.7%
<hr/>		<hr/>	<hr/>
	100.0%	100.0%	100.0%

Source: U. S. Bureau of Census

Assessment

As a result of continuing population growth in Union City during recent years, construction of new housing units has expanded to meet the demand. The majority of new units constructed have been for the apartment rental market. Due to recent economic conditions families moving away from the inner city have more often moved into the rental market in outlying communities such as Union City. Long term, this trend will probably continue.

With a return of economic stability, it is the consensus that interest rates will continue to remain at lower levels than in other recent years. There is a strong possibility that this will create new, sustained demand in the single-family housing market. With an abundance of vacant land available for development, Union City is uniquely qualified to grow in future years. This growth can be good for the City only if it is controlled in an orderly manner. Continued attention will be required to assure that the expected growth of housing is accomplished in accordance with good zoning practices and with the necessary attention to detail to assure that high quality housing is a standard that will be required in the City. Without such standards, additional "costs" will be paid later in resulting substandard housing conditions and deteriorating neighborhoods.

HOUSING DEMAND

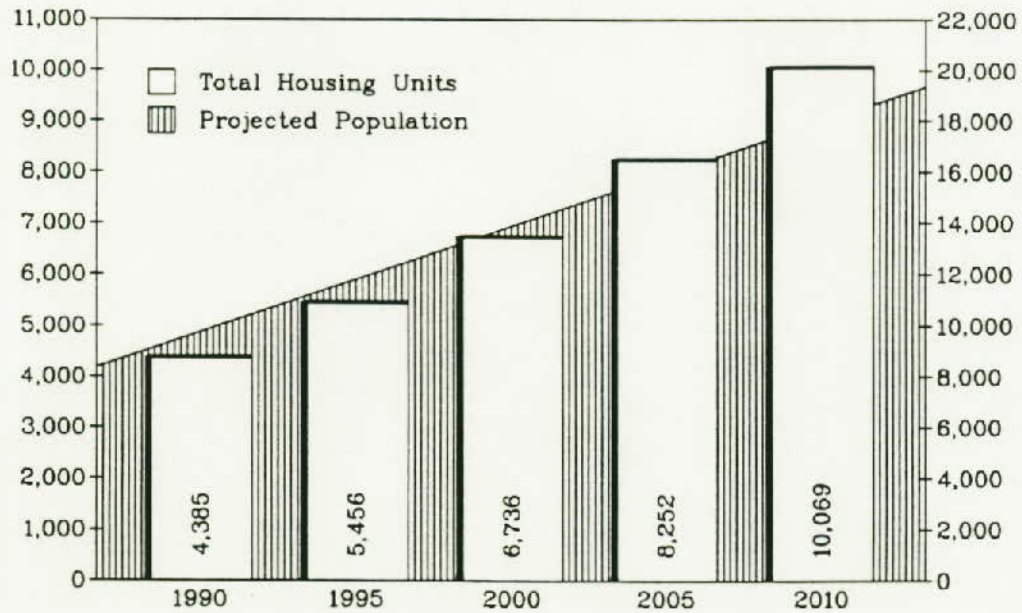
Based on current population projections, the population of Union City will increase to 10,486 in 1995 and 19,351 in the year 2010. Based on 1990 housing data, an additional 1,098 housing units will be required in 1995. By the year 2010, a total of 5,711 additional units will be necessary to meet projected demand. *Table 5-6, Future Housing Demand*, summarizes these projections. These statistics are also graphically shown in *Figure 5-A, Projected Population and Housing Demand*.

Table 5-6
Future Housing Demand
Union City, Georgia
Selected Years

<u>Year</u>	<u>Population Projections</u>	<u>Additional Units Needed</u>	<u>Total Housing Units</u>
1990	8,375*	-	4,358*
1995	10,486	1,098	5,456
2000	12,946	1,280	6,736
2005	15,858	1,516	8,252
2010	19,351	1,817	10,069

* Source: U. S. Bureau of the Census, 1990.

Figure 5-A
Projected Population and Housing Demand
City of Union City, Georgia
Selected Years



PUBLIC HOUSING

Public housing in the City is limited. Available public housing is managed under the direction of the Union City Housing Authority. The Board of Directors consists of 5 commissioners who are appointed by City Council of Union City. Day-to-day operations are administered by a Director who also manages similar programs for the cities of Palmetto and Fayetteville.

In Union City the program includes ownership of 8 duplexes which provide 16 living units. These properties were originally built in the 1960's and were remodeled under a Housing and Urban Development (HUD) grant in 1989-90. Monthly rental amount is based on family income and includes an allowance for monthly utility costs. Current rent averages approximately \$90.00 per month. The units include the following:

- 4 - 1 Bedroom Units
- 8 - 2 Bedroom Units
- 4 - 3 Bedroom Units
- 16 - Housing Units (8 Duplex Houses) Total

These units are located in the following areas of the city: 3 on Main Street; 2 on Gresham Street; 2 on Jonesboro Road; and 2 on Washington Street.

Assessment

At the present time the units are fully rented and a waiting list is on file with the Director. All of the units are in good repair. The Director desires to do some additional work on the grounds around the units as funds become available. No major problems with the units exist at the current time.

HOUSING FOR THE ELDERLY

It is a statistical fact that the overall age of the population in the United States is increasing. At the same time, changes in the "lifestyle" of the citizens has brought about conditions in family life that do not generally include the elderly. Alternate plans for housing has become a necessity for many elderly persons who, for various reasons, do not have a place in a typical home. Many reach the point where they are simply unable to continue the upkeep of a house along with the other necessary details of daily life. In such situations, the "retirement home" has become one solution to the problem. This type of facility is appropriate where the person continues to be more or less self-sufficient with a limited amount of assistance and supervision required.

In Union City this area of concern has received much needed attention from an organization known as Christian City, Inc. Formally chartered and incorporated in the State of Georgia in 1962, this non-profit organization is engaged in care of persons of all ages. Christian City occupies over 200 acres of land in Union City. Facilities include 8 group-care cottages for the use of young persons from infants to college age. For those of retirement age, 291 rental apartments are available as well as a program for resident-funded living units which will eventually number 214 when fully completed. A retirement center provides living accommodations for those persons aged 62 and above who are self-sufficient but need cooking and housekeeping services. Rooms with private baths are provided along with other amenities to serve the needs of this age group. A 200 bed

nursing facility is also available for intermediate and skilled care of the elderly as well as an Alzheimer's care center which was opened in 1984. Rental apartments are available for the elderly and handicapped with limited incomes. Monthly rental, including necessary utilities, is based on the resident's ability to pay.

Assessment

As a result of the many and varied services provided by Christian City, the City of Union City is relieved of the necessity for providing similar social services at the expense of the citizens. As it has in the past, City government should continue to support and accommodate Christian City in its' mission of serving the elderly as well as those of other ages and condition.

ELEMENT 6

LAND USE

INTRODUCTION

This section will seek to provide an overview of the existing land use in the City of Union City. Information included under this heading was obtained from records maintained by and for the use of the City of Union City. Existing land use maps are periodically updated with current information as recorded in the minutes and official records of city government.

Inventory

The following definitions apply to those land use categories indicated on the land use maps included in this element.

Single-Family Residential: Those properties with a structure designed for single family human habitation. This category may also include free-standing mobile home units.

Multi-Family Residential: Those properties with a structure designed with two or more separate living units for multi-family human habitation.

Commercial: Those properties where business and trade is conducted, either retail or wholesale, and accessory use areas such as parking.

Industrial: Properties with facilities used for extracting, assembling, processing and/or refining raw or semi-finished materials and goods.

Public/Semi-Public: Land owned by governmental entities with facilities, as required, for the provision of services (schools, airport, police station, fire stations, etc.) and semi-public uses such as churches and their grounds.

Parks, Recreation, and Open Space: Land provided for both active and passive recreation with associated facilities and parking areas. Open space includes undeveloped land suitable for public or private use and enjoyment.

Vacant/Undeveloped: Land without any usable structure or without any definable purpose or use.

Because of the urban nature of Union City, an Agricultural/Forest/Mining land use category is not applicable.

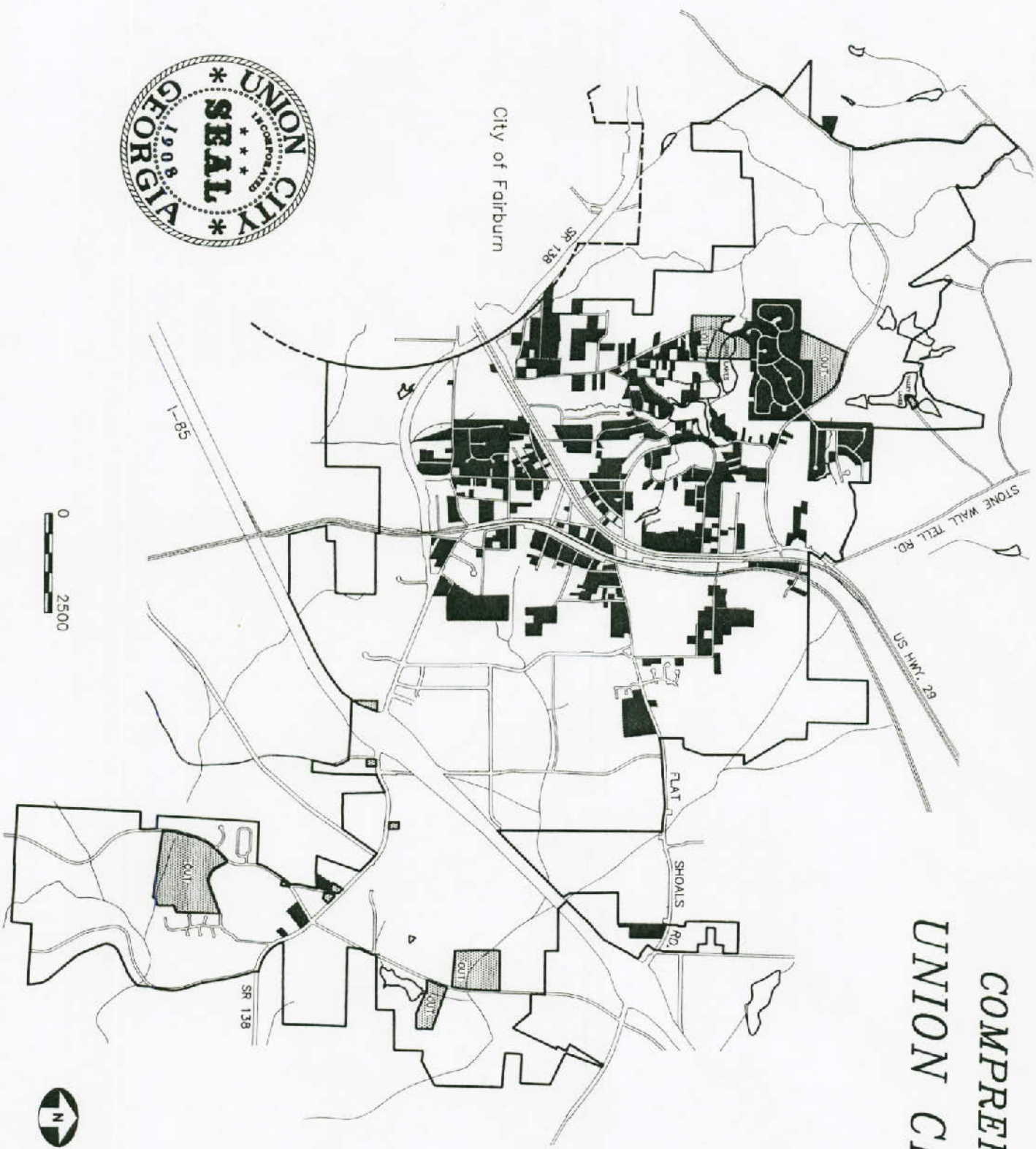
Assessment

A series of maps has been created and they are included, herein, for the purpose of graphically indicating the extent and status of various types of land use. The terrain and existing layout of the city has provided space for growth without any major barriers to hinder such growth. The extent of flood plain and wetland areas occupy only a small percentage of the total land area in Union City as shown on Map numbers 2 and 3. Map series 7a through 7g provide a graphic overview of land use in Union City. As shown on Map 7g, an abundance of vacant land area exists for future growth of the city.

COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 7a



City of Fairburn

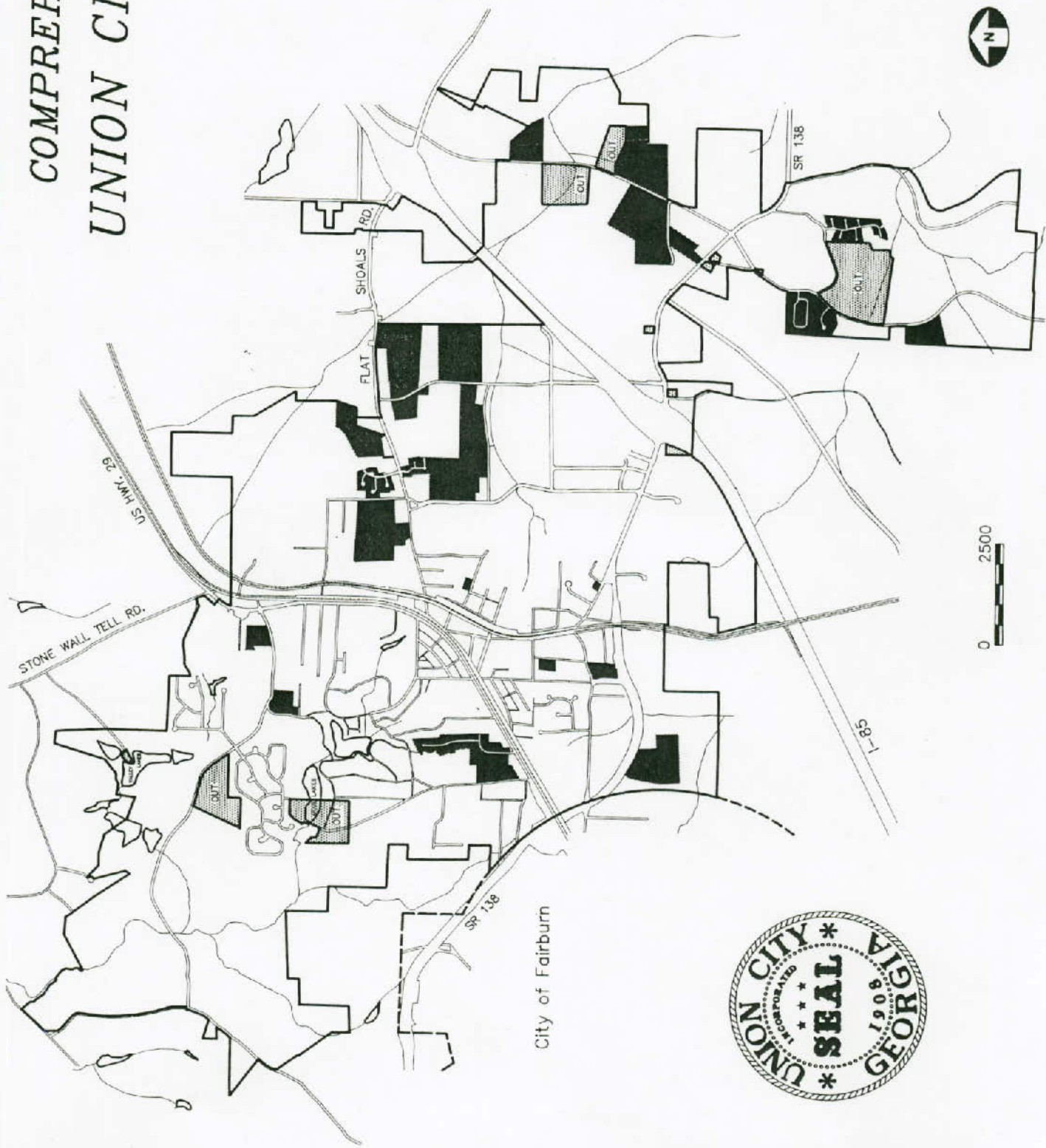


EXISTING
LAND USE
Single-Family
Residential



Keck & Wood, Inc. DIRECTORS SURVEYORS
PLANNERS
ATLANTA • ALBANY • BIRMINGHAM • COLUMBIA • LAMARCA

COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 7b



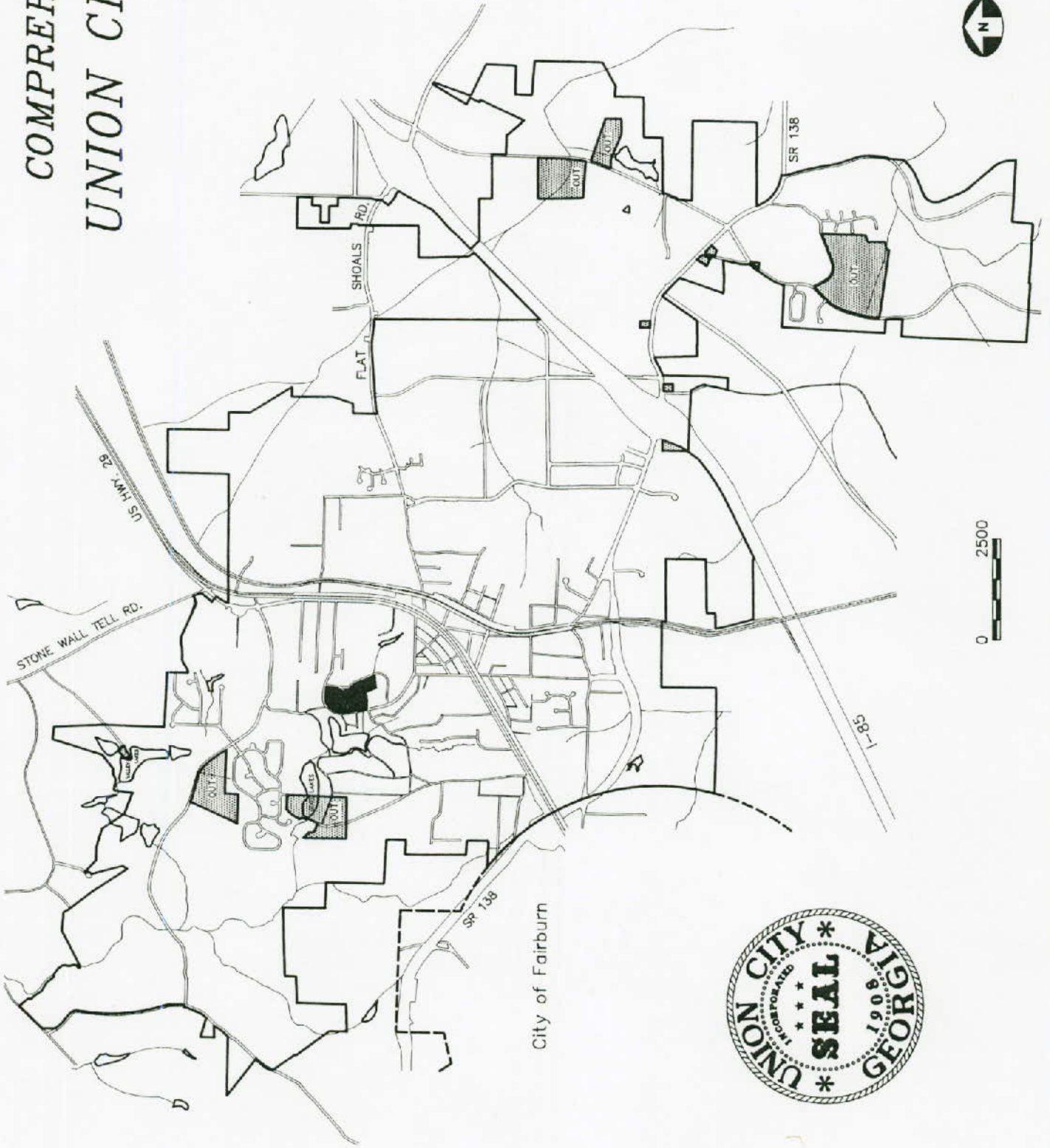
**EXISTING
LAND USE**

Multi-Family
Residential



Keck & Wood, Inc.
ENGINEERS SURVEYORS
 PLANNERS
 ATLANTA • ALBANY • BIRMINGHAM • CARROLLTON • LAMARVILLE

COMPREHENSIVE PLAN
 UNION CITY, GEORGIA
 MAP • 7c



EXISTING
 LAND USE

Recreational

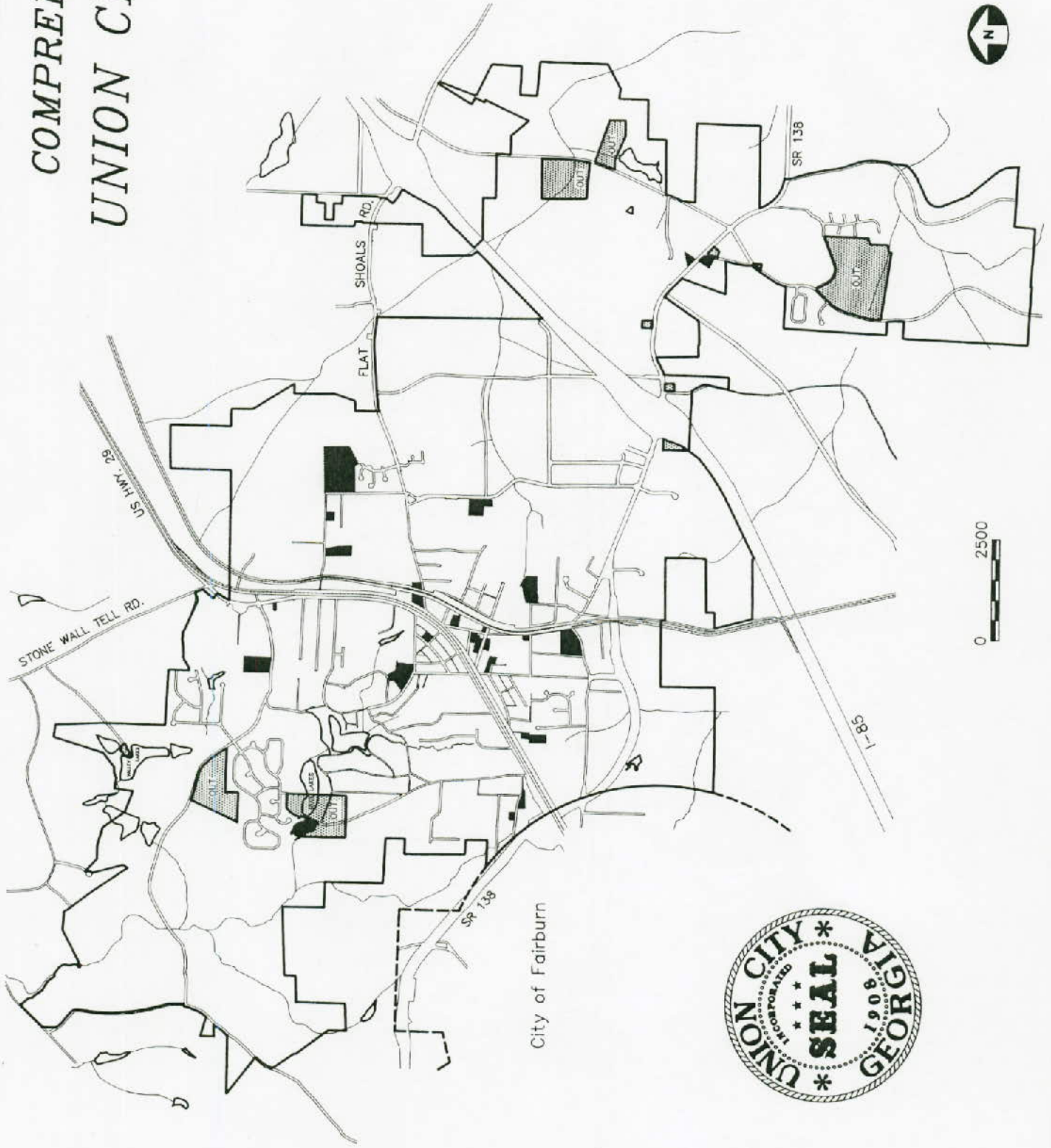


Keck & Wood, Inc.
 ENGINEERS SURVEYORS
 PLANNERS
 ATLANTA • ALBANY • BIRMINGHAM • CARROLLTON • LAWRENCEVILLE



City of Fairburn

COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 7d



EXISTING
LAND USE

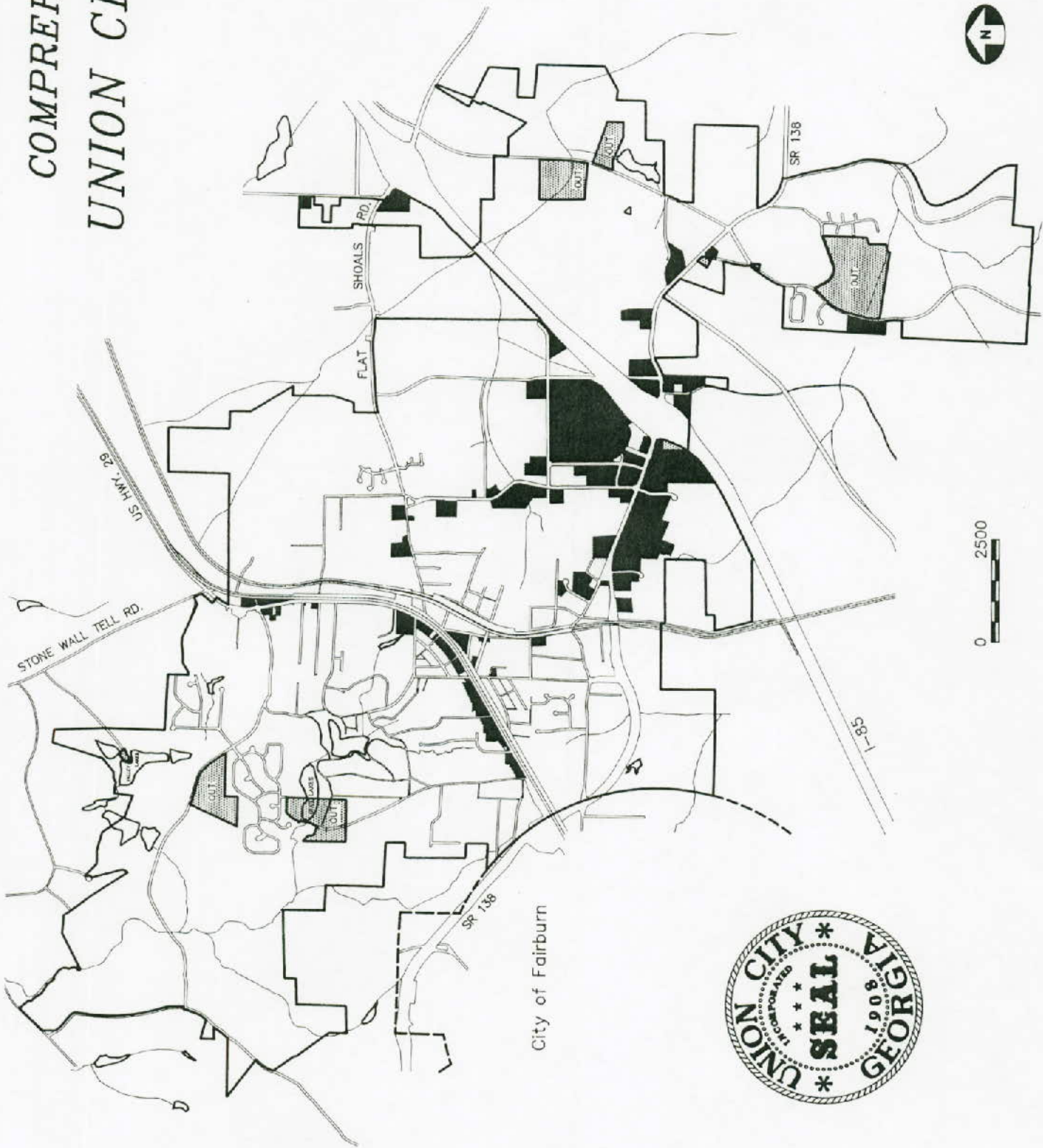
Public/
Semi-Public



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PLANNERS
ATLANTA • ALBANY • BIRMINGHAM • CARROLLTON • LAWRENCEVILLE



COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 7e



City of Fairburn



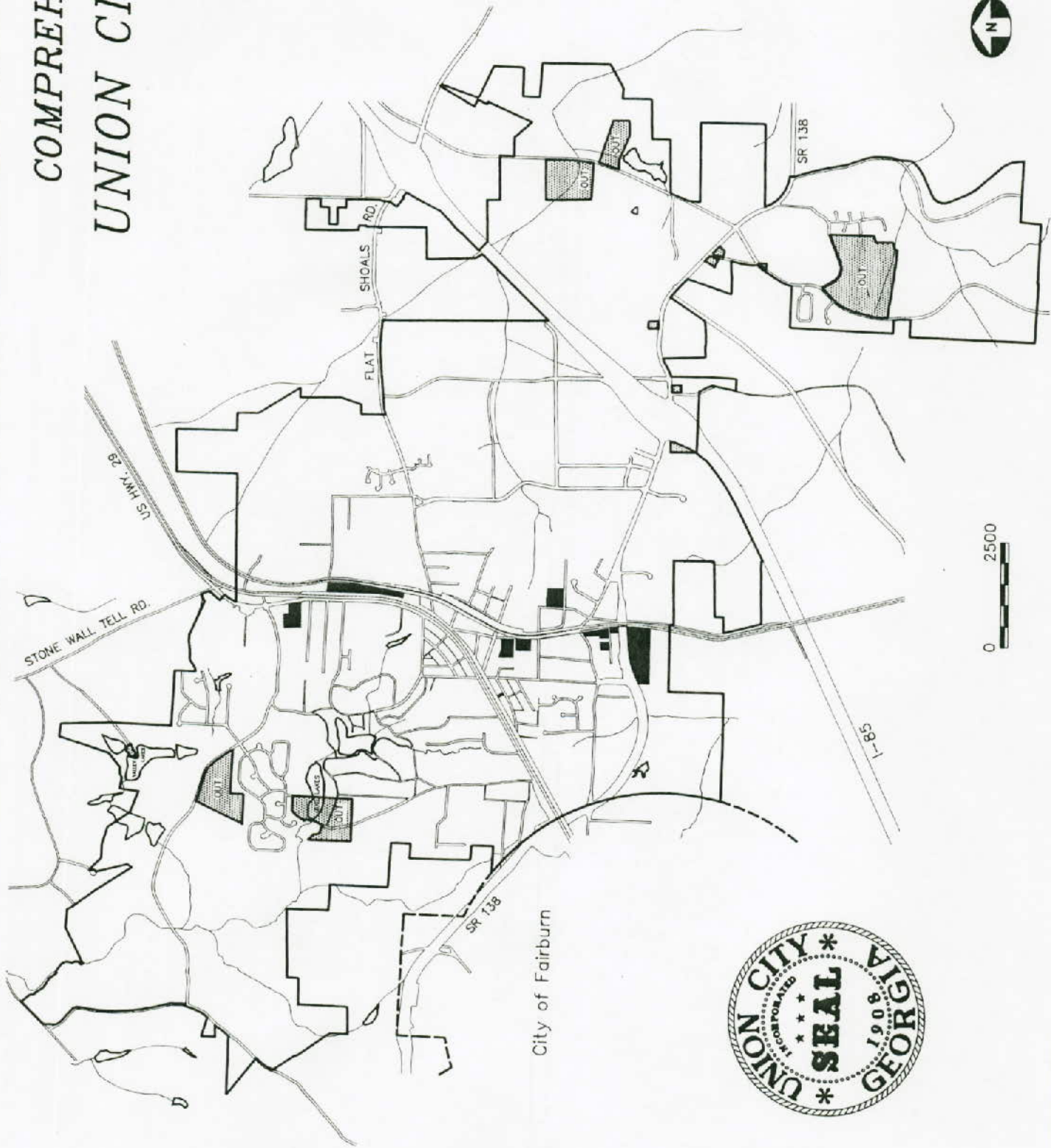
EXISTING
LAND USE

Commercial



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COMPREHENSIVE PLAN
UNION CITY, GEORGIA
MAP • 7f



EXISTING
LAND USE

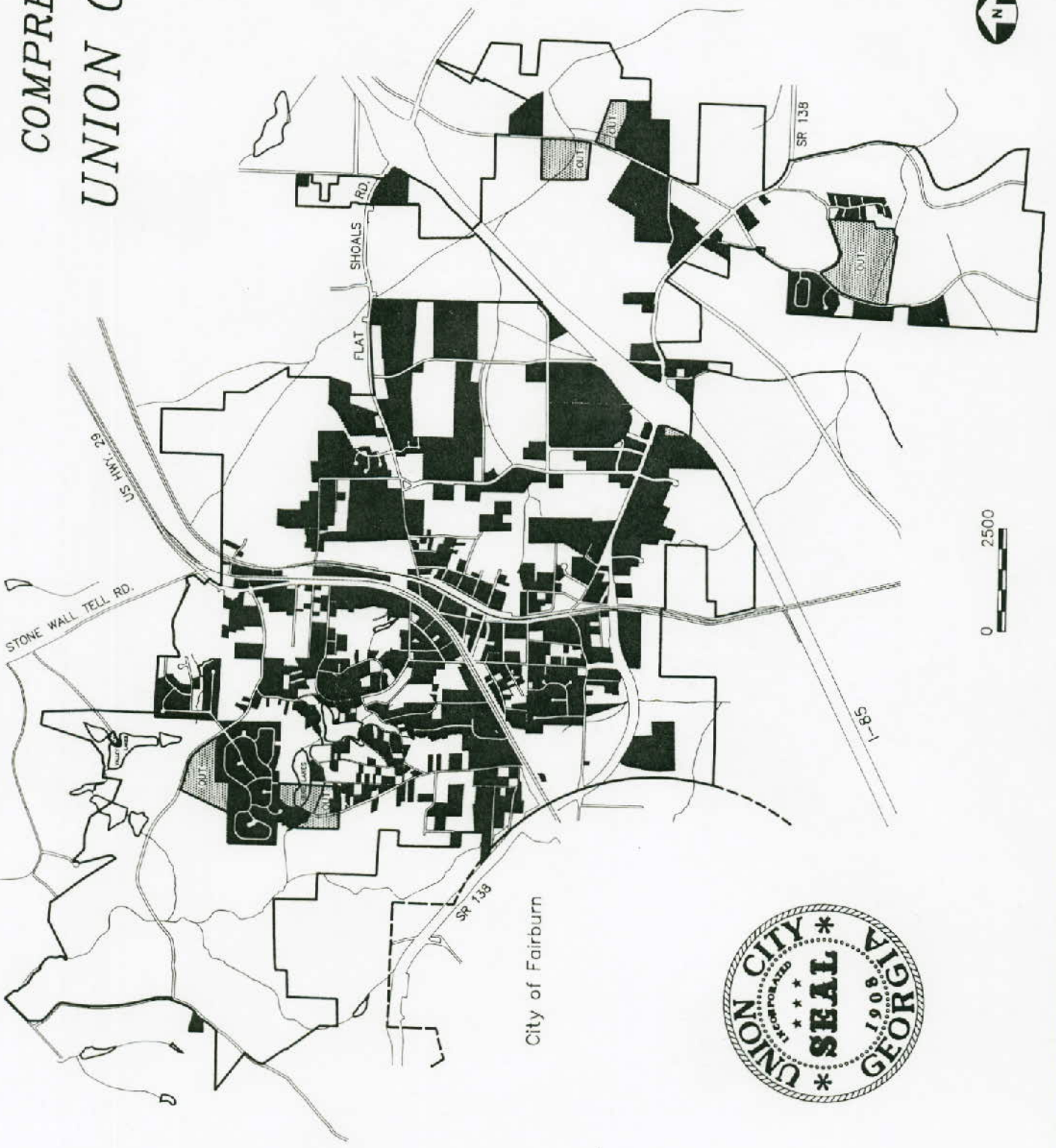
Industrial



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COMPREHENSIVE PLAN UNION CITY, GEORGIA MAP • 7g



<p>EXISTING LAND USE</p>
<p>Vacant</p>

Areas not hatched represent vacant land.

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City of Union City
COMPREHENSIVE PLAN: 2010

PART II:
IMPLEMENTATION STRATEGY AND PLAN

Prepared by
Keck & Wood, Inc.
Atlanta, Georgia

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INTRODUCTION AND PURPOSE

The Union City Comprehensive Plan has been produced for the purpose of providing City officials with information which will be beneficial in the guidance and development of the City through the year 2010. This plan was written in accordance with requirements as set forth by the Georgia Planning Act of 1989. Its' purpose is to serve as a guideline for the City in establishing a basis for future public services and facilities. It also provides data which will assist in the decision-making process for future planning and growth, economic development, land use, environmental protection, and for the general welfare of the community in present and future years.

PUBLIC PARTICIPATION

As required by the Minimum Planning Standards and Procedures, a public hearing was held to provide information necessary for preparation of the plan. This hearing was held on August 18, 1992 with City officials in attendance. This meeting was held for the purpose of gaining ideas and information from the citizens of Union City. Ideas and comments received from this meeting were incorporated into the written plan and an additional public hearing was held on September 1, 1992 for the purpose of reviewing the draft of the plan. Also, the Mayor and Council unanimously voted for a resolution to authorize forwarding of the plan to the Atlanta Regional Commission for review and recommendation as required by the Minimum Planning Standards and Procedures. The Mayor and Council officially accepted the Union City Comprehensive Plan on December 15, 1992 at a regularly scheduled meeting.

PLAN PRODUCTS

The Union City Comprehensive Plan is composed of two separate parts as recommended by the Minimum Planning Standards and Procedures. A catalog of available data is presented in *Part I, Inventory and Assessment*, along with commentary stating conclusions reached as a result of reviewing the data presented. Part II of the comprehensive plan utilizes past and current trends along with projections for housing, land use, employment, and population as a basis for future planning.

Recommendations, policies, and goals for future growth are covered in *Part II, Implementation Strategy and Plan*. Additionally, a Five Year Short Term Work Program is included to provide a list of projects and programs necessary to meet required needs by the year 1997.

KEY ISSUES AND FINDINGS

POPULATION:

- A 131 percent population increase is expected by the year 2010. This large increase in population is in line with expected population growth throughout the metropolitan Atlanta area.
 - A continued increase in demand for City services can be expected during the next 20 year period.
 - Additional commercial growth will probably continue to occur in the southeastern part of the City near Interstate Highway I-85.
 - Population in the City will probably continue to be older. Those persons under 24 years of age will probably continue to decrease in number.
- The average educational attainment level of Union City residents compares favorably with that of the State. The primary exception is for the number of college graduates which is nearly half the state average using available 1980 data. Continued growth in educational levels would be a desirable goal for the City -- particularly at the college level.
- Although the City has no direct control over the local school system, continual educational emphasis should be placed before the citizens of the community in an effort to continue improvement of the educational level in the City.
- The number of persons per household continues to decrease while the total number of households is increasing.
- Per capita income is equal to the State average but well below that of Fulton County.

ECONOMIC DEVELOPMENT

- Opportunities for future economic growth are strongly favorable given the economic climate of the Atlanta region and the major transportation systems available to further encourage growth in the City. Except for competition with neighboring municipalities, there are no major barriers to any economic expansion.
- Assessment of labor force and employment data indicates:
 - Females continue to provide an increasing percentage of the total labor force in Union City with 45 percent of the total in 1979.
 - Of those persons available for the labor force in Union City during 1979, only 69 percent actually participated. The number of females not participating amounted to 41 percent -- for males 19 percent.

- The majority of employment was in the private wage and salary sector with 80 percent of workers; government employed 18 percent; and 2 percent were self-employed.
- The largest area of employment was of those in technical, sales, and administrative type jobs with 35 percent of employment. Operators, assemblers and production workers held 22 percent of employment while precision production workers held an additional 12 percent for a total of 34 percent of workers in "blue collar" type jobs.
- Only 13 percent of Union City residents actually worked in the City in 1980. Most residents, 39 percent, commuted 30 to 59 minutes each day to a place of employment.
- The local economy would achieve more diversification with the addition of more industrial -- manufacturing type businesses in the community.

NATURAL AND HISTORIC RESOURCES

- Establish an interested group of citizens to survey the City to locate and identify significant natural features and sensitive areas worthy of protection.
 - Maintain written records to protect sensitive areas of the City and to prevent harmful development in such areas.
 - Continue to seek out properties which may have historical significance to the City and encourage preservation of those found.
- Maintain timely contact with the Georgia Department of Natural Resources in an effort to preserve and protect sensitive areas, e.g., water supply watersheds, wetlands, and groundwater recharge areas. Adopt plans and/or ordinances as necessary to comply with D.N.R. standards.
- Adopt measures, as necessary, to protect identified areas of historic value to the community. Maintain ongoing strategies for continue preservation.

Seek to utilize those areas subject to flooding for recreational use.
- Continue to monitor flood hazard areas and maintain knowledge of current methods for handling conditions associated with flood control.
- Review current county tree ordinances and institute additional methods for the protection of trees and forest areas in the City.
- Seek methods for adding additional forested land areas in the City for the use and benefit of the citizens and for the protection of forested tracts within the City.

COMMUNITY FACILITIES

- Periodically review governmental operations and seek methods for increasing the efficiency of city departments as a way of maintaining services at reasonable cost to the citizens of the community.
 - Encourage water conservation through favorable rate structures easily understood by the citizens. Consider and institute other means and methods for the conservation of water used in the community.
 - Continue to review landfill operations and conditions as utilized by the City. Anticipate possible changes in operations and regulations by those outside City government and prepare contingency plans to avoid unforeseen circumstances.
 - Continue to monitor and refine recycling operations as instituted by the City.
 - Establish a committee to review the availability of park facilities in the City as they relate to the actual needs of the citizens. Institute a plan of action for the creation of new park areas and for the improvement of those parks which now exist.
 - Review current and future space requirements for governmental operations. Create a written plan for increasing the efficiency of current space utilization and if additional space is deemed necessary, provide additional planning to create a program as necessary for the design of new spaces.
 - Make a thorough study of existing public safety facilities and create a written program suitable for the design of a public safety facility when deemed necessary.
 - Continue to monitor public safety personnel requirements. Institute new methods and provide additional training as conditions require for improved efficiency and utilization of public safety employees.

HOUSING

- The existing housing stock appears to be adequate at the present time. Due to present economic conditions here in the early '90's, there has been little demand for new housing. As anticipated population gains occur, additional housing will become a necessity.
- Owner-occupied housing averaged 4.6 rooms in Union City in 1990. This was less than the 6.9 rooms average in Fulton County and the State.
- To promote a more stable community, every opportunity should be exploited to encourage the creation of more single family residences in the City. The current abundance of apartment complexes in the City results in an overly transient population base.

- Seek ways to assist developers interested in providing new single-family housing communities within the City.
- Seek methods for encouraging the upgrade and repair of existing housing units in the City. Utilize available code enforcement and other methods for implementing this goal.

LAND USE

In Union City, industrial development is located in well defined areas adjacent to railway access. Commercial development is, for the most part, similarly located in well defined areas of the City. At the present time there is an abundance of vacant land available for development in Union City.

- Continue to control development in accordance with well defined zoning practices.
- Determine suitable locations for the allocation of additional industrial type development.
- Continue to review current zoning ordinances to assure growth that will provide future benefits to the City.
- Update the City zoning map on a regular periodic basis to maintain a visual perspective of current growth patterns in the City.

COMMUNITY GOALS, POLICIES, AND RECOMMENDATIONS

The following goal and policy statements are for the purpose of establishing a basis for handling expected conditions in Union City over the next 20 year period. As a guideline, the Minimum Planning Standards and Procedures and other sources were used to establish the goal statements listed below. When applicable, additional amplification is provided, following the goal statement which will serve to present further comments and recommendations.

ECONOMIC DEVELOPMENT

Goal I: To create the means and methods necessary to expand and develop a diversified economic base which creates additional employment opportunities in the City.

Policy I-1: Promote and encourage economic development that is well planned, desirable, and compatible with the City.

Policy I-2: Encourage industrial development suitable for the present local environmental quality with minimal adverse impact on the community.

Consider development of a City-owned industrial park for the dual purposes of creating a controlled industrial district and as a means of providing sites suitable for attracting new industrial development.

Policy I-3: Analyze current financial resources and opportunities and devise an overall economic development strategy for the City.

Policy I-4: Seek ways to help existing local business firms to expand and prosper.

Policy I-5: Assist local businesses in creating cooperative marketing programs to gain additional retail business in the City.

Policy I-6: Continue to periodically review site conditions in retail areas in an effort to improve the esthetic environment of retail business areas.

Policy I-7: Encourage new development in areas with existing under-utilized infrastructure and consistent with current planning directives.

Policy I-8: Provide all possible encouragement and assistance in locations where upgrade and redevelopment is a desirable goal.

Policy I-9: Seek any and all assistance available from State and local agencies concerned with economic development activities.

Policy I-10: Review current environmental conditions within all areas of the City and promote improvement where desirable.

Policy I-11: Promote cooperation between City government and the local business community in improving conditions at all levels in the City.

Establish a liason person with authority to address any problem areas brought before the City.

NATURAL AND HISTORIC RESOURCES

Goal II: To conserve and protect the environmental, natural, and historic resources of the community.

Policy II-1: Continue to provide for the protection of natural resources in the City.

Coordinate such concerns with current zoning and development policies. Provide action as necessary during the development review and permitting processes.

Policy II-2: Monitor potential flood areas and make the local community of citizens aware of conditions necessary to avoid the creation of additional problems associated with flood plain areas. Encourage good management practices in such areas.

Policy II-3: Promote and seek opportunities for development of new park and open areas in the City. Encourage the assistance of the business community in this endeavor.

Policy II-4: Continue to seek out additional historic properties related to the early history of Union City and assist in the preservation of such entities.

Policy II-5: Continue to ensure that land and water resources are protected and developed in a manner consistent with resource capabilities available in the City.

Policy II-6: Encourage new planting for the purpose of providing natural buffers.

Policy II-7: Continue to monitor and prevent soil erosion and sedimentation in new developments and at other disturbed soil areas.

COMMUNITY FACILITIES

Goal III: To serve the community by continuing to provide high quality, well maintained, community facilities and services at the lowest possible cost to the citizens.

Policy III-1: Continue to monitor water supply services to assure that they continue to meet present and future supply demands.

Policy III-2: Actively research current sewer service and prepare plans for future phased additions to the service.

Policy III-3: Improve and/or replace public facilities in older sections of the City. Maintain a current list of such facilities and periodically update such lists.

Policy III-4: Maintain up-to-date plans on future police and fire services, facilities, and manpower requirements.

Policy III-5: Continue to monitor the quality of education provided by the County School System and recommend changes and improvements as they become necessary.

Policy III-6: Maintain up-to-date planning on present and future governmental facilities requirements.

Policy III-7: Continue to monitor the status of the solid waste collection and disposal system in the City -- including the current recycling program.

Policy III-8: Periodically review the status of services provided to the City by state, county and any other outside agencies. Require changes where necessary to better serve the needs of the community.

Policy III-9: Work closely with the County and the Georgia Department of Transportation (D.O.T.) when planning any future improvements to existing or new routes within the City.

Policy III-10: Continue to aggressively maintain City streets and establish close contact with Fulton County and Georgia D.O.T. concerning improvements to existing streets within the City.

Policy III-11: Plan and program improvements to City recreational facilities as suitable for all age groups and interests in the City.

Policy III-12: Encourage the provision for recreational and open space areas in new developments within the City.

Policy III-13: Create a functional Road Register system for roadways in the City.

HOUSING

Goal IV: To assure the provision of safe, adequate, and convenient housing opportunities for existing and future residents.

Policy IV-1: Encourage and preserve stable, residential neighborhoods throughout the City and institute methods for improving substandard housing.

Policy IV-2: Encourage the location of new residential development in areas where public facilities such as water and sewer are currently available.

Policy IV-3: Strongly emphasize the development of new single-family housing units to create a less transient population base within the City.

Policy IV-4: Encourage the development of a variety of single-family housing types to meet the diverse needs of existing and future residents.

Policy IV-5: Continue to review and maintain policies established by current zoning regulations.

Policy IV-6: Continue to provide consideration for housing of the elderly and explore new concepts as they relate to this segment of the community.

Policy IV-7: Maintain progressive housing policies as required to meet population growth as it occurs in the community.

Policy IV-8: Discourage development in those areas of the City which would conflict with historical or environmentally sensitive areas of the City.

Policy IV-9: Assist development of housing in the City through the use of available state and federal housing programs.

Policy IV-10: Maintain an awareness of the condition of multi-family housing in an effort to prevent deterioration of quality in those types of development.

LAND USE

Goal V: Continue to strive for orderly growth in the City, consistent with established policies and good planning principles.

Policy V-1: Strive to maintain the "*small town*" character of the City.

Policy V-2: Discourage development in locations that would conflict with environmentally sensitive areas of the City.

Policy V-3: Strive for a balanced distribution of land uses within the City by encouraging compatible land uses. Encourage use of transitional zones and buffers between residential and non-residential development.

Policy V-4: Continue to maintain current zoning policies to avoid conflicts between residential and commercial developments.

Policy V-5: Confine industrial development to specific, designated areas.

Policy V-6: Continue to require minimal disturbance of development sites and replacement of trees and vegetation where appropriate.

Policy V-7: Require for review, developmental plans consistent with current zoning requirements in an effort to control and encourage a higher quality of new development in the City.

Policy V-8: Periodically review zoning regulations and, when appropriate, institute newer and more innovative methods and practices as have proven beneficial in other similar communities.

FIVE YEAR SHORT TERM WORK PROGRAM

INTRODUCTION

The Five Year Short Term Work Program is the result of work included in the Comprehensive Plan for Union City. The projects included reflect the needs of the community as discussed in the Plan. It is anticipated that each project will be completed within the year indicated. A five year time schedule permits a reasonable length of time to accomplish the project goals stated. It also enables the City to plan ahead for upcoming projects and allows for budgetary considerations to be in-place well ahead of the event.

As an additional advantage, the Plan allows sufficient amounts of time for advance planning and coordination with other associated government agencies. Further, it also allows prior planning for the allocation of personnel necessary for implementing the work necessary to accomplish each project. Accomplishment of goals can best be met by (1) firmly committing to the work required prior to the beginning of the year (2) reviewing each item to make revisions as required by current circumstances, (3) providing funds in the current year's budget to accomplish the work, and (4) committing necessary personnel to the various tasks, well ahead of the event. Such prior planning will assure successful implementation and completion of work required under the Comprehensive Report.

PROJECTS BY YEAR

Toward the end of each year, the City should review the current year's work to assure that all work for each item has been, or will be, completed during the year. Work for the next year should be reviewed and planning initiated so that there is no delay in starting the new year's projects. If such procedures are continued with each new year, accomplishment of projects can be expected to be successful and the benefits will accrue to the citizens of the community.

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
1993		
<u>Community Facilities</u>		
- R. W. Bridges Park		Business Community General Fund State Grants
1. Upgrade Existing Baseball Fields		
2. Institute Program of Activities - All Age Groups		
<u>Public Safety</u>		
- Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc.	Police & Fire Depts.	General Fund
- Investigate feasibility of creating a Public Safety Dept. to include Police, Fire & EMS Services -- with cross-training of personnel.	City	General Fund
- Investigate feasibility of constructing a Public Safety Facility on property across from City Hall.	\$12,000 Consultant City	General Fund
- Obtain additional computer equipment.	\$25,000	General Fund
- Replace Police vehicles - 3 units/year.	\$45,000	General Fund
- Purchase safety equipment for new personnel.		General Fund
<u>Administrative</u>		
- Institute computer system for recording Building Permits issued.		General Fund Fulton County
- Institute automated water meter reading system.	\$6,000	Water Fund
<u>Public Works</u>		
- Provide for staged extension of Union Street.		R/W Donation
- Begin sidewalks for the following locations:	\$7,000	
1. Along Highway 138 - both sides.		

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
2. Shannon Parkway - condo's to Flat Shoals Road - one side.		
3. Lester Road - Red Oak area.		
- Provide street lighting along Highway 138 (10 units per year)		General Fund
- Schedule resurfacing projects (1 mi./yr.)		LARP
- Resurface Mall Boulevard.		LARP
- Investigate alternatives for residential solid waste collection.		LARP Solid Waste Fund
- Upgrade Wastewater Treatment Plant.	\$140,000	

Land Use

- Amend City Zoning Ordinance and provide regulations necessary to allow for the imposition of municipal impact fees.	Planning Commission * Administrative Department	
- Revise subdivision regulations to require 38' - streets in commercial areas (2 - 12' + 14' center turn lane).	Planning Commission	

1994

Community Facilities

- R. W. Bridges Park		Business Community General Fund State Grants
1. Upgrade existing toilets.		
2. Improve lighting.		

Public Safety

- Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc.	Police & Fire Depts.	General Fund
- Purchase safety equipment for new personnel.		General Fund

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
- Replace Police vehicles - 3 units/year	\$45,000	General Fund
<u>Administrative</u>		
- Complete creation of City Road Register to include functional classification system with associated design criteria.	\$3,000 Consultant	General Fund
<u>Public Works</u>		
- Provide for staged extension of Union Street.		R/W Donation
- Continue sidewalks for the following locations:	\$7,000	
1. Along Highway 138 - both sides.		
2. Shannon Parkway - condo's to Flat Shoals Road - one side.		
3. Lester Road - Red Oak area.		
- Provide street lighting along Highway 138 (10 units per year)		General Fund
- Schedule resurfacing projects (1 mi./yr.)		LARP
- Upgrade Jackson St. area water mains.	\$64,000	CDBG

1995

Community Facilities

- R. W. Bridges Park		
1. Upgrade picnic areas.		Business Community General Fund State Grants
2. Provide walking trails or track.		

Public Safety

- Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc.	Police & Fire Depts.	General Fund
- Purchase safety equipment for new personnel.		General Fund

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
- Purchase new Pumper Unit for Fire Dept.	\$200,000	General Fund
- Replace Police vehicles - 3 units/year	\$45,000	General Fund
<u>Administrative</u>		
- Investigate feasibility for new Department of Planning (with GIS capability) and Economic Department.		General Fund
- Complete site paving at new facility at Gresham St.	Public Works	General Fund
- Provide looping of water system on Oakley Rd.		Water Fund
<u>Public Works</u>		
- Provide for staged extension of Union Street.		R/W Donation
- Continue sidewalks for the following locations:	\$7,000	
1. Along Highway 138 - both sides.		
2. Shannon Parkway - condo's to Flat Shoals Road - one side.		
3. Lester Road - Red Oak area.		
- Provide street lighting along Highway 138 (10 units per year)		General Fund
- Schedule resurfacing projects (1 mi./yr.)		LARP
- Begin site paving at new facility at Gresham St.	Public Works	General Fund

1996

Public Safety

- | | | |
|--|----------------------|--------------|
| - Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc. | Police & Fire Depts. | General Fund |
| - Purchase safety equipment for new personnel. | | General Fund |

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
- Upgrade police communications equipment.	\$25,000	General Fund
- Replace Police vehicles - 3 units/year	\$45,000	General Fund

Administrative

- Acquire suitable space for storage of City records (Building Plans, Plats, etc.)

Public Works

- Provide for staged extension of Union Street.		R/W Donation
- Continue sidewalks for the following locations:	\$7,000	
1. Along Highway 138 - both sides.		
2. Shannon Parkway - condo's to Flat Shoals Road - one side.		
3. Lester Road - Red Oak area.		
- Provide street lighting along Highway 138 (10 units per year)		General Fund
- Schedule resurfacing projects (1 mi./yr.)		LARP
- Continue site paving at new facility at Gresham St.	Public Works	General Fund

1997

Public Safety

- Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc.	Police & Fire Depts.	General Fund
- Purchase safety equipment for new personnel.		General Fund
- Provide for replacement of EMS unit.		General Fund
- Replace Police vehicles - 3 units/year	\$45,000	General Fund

Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
<u>Public Works</u>		
- Provide for staged extension of Union Street.		R/W Donation
- Complete sidewalks for the following locations:	\$7,000	
1. Along Highway 138 - both sides.		
2. Shannon Parkway - condo's to Flat Shoals Road - one side.		
3. Lester Road - Red Oak area.		
- Provide street lighting along Highway 138 (10 units per year)		General Fund
- Schedule resurfacing projects (1 mi./yr.)		LARP
- Provide traffic signal at Flat Shoals & Shannon Parkway.	\$60,000	DOT
- Complete site paving at new facility at Gresham St.	Public Works	General Fund

1998

Community Facilities

- R. W. Bridges Park
 1. Provide 2 basketball courts.

	Business Community General Fund
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Public Safety

- Provide Community Education Programs for Fire Safety, CPR, Community Awareness, Crime Prevention, etc.

Police & Fire Depts.	General Fund
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- Purchase safety equipment for new personnel.

	General Fund
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- Investigate feasibility of providing for a Fire Department Training Facility.

	General Fund
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- Replace Police vehicles - 3 units/year

\$45,000	General Fund
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Project	Estimated Cost and/or Responsibility	Possible Funding Source(s)
<u>Public Works</u>		
- Provide for staged extension of Union Street.		R/W Donation
- Provide street lighting along Highway 138 (10 units per year)		General Fund

* City, ARC, Consultant, Fulton County, etc.

+ City, DCA, EPD, EPA, GEFA, FmHA, ARC, CDBG, Fulton County, State, DOT, DNR, LARP, etc.

LAND USE PLAN NARRATIVE

The following statements relate to anticipated land use in the City of Union City as shown on the Future Land Use Map.

RESIDENTIAL

The City believes that it would best serve the interests of the citizens to encourage the development of more single-family communities. This would provide the city with a more stable, i.e. less transient, population base. Plans for the new South Fulton Parkway make the land areas west of Georgia Highway 29 (Roosevelt Highway) ideal for new single-family residential sites. Multi-family housing would be discouraged in this area.

An additional area in the vicinity of Christian City, south of Georgia Highway 138 and east of Lester Road, is favorable for a mix of single-family and multi-family use. This condition currently exists and should be expected to continue. Additionally, it is expected that vacant lots located in other developed areas of the City will be utilized for additional single-family housing sites.

New multi-family developments would also be encouraged in the area east of Shannon Parkway and north of Georgia Highway 138 where such developments already exist.

Infrastructure is, for the most part, in-place in the areas anticipated for multi-family use. In most of the proposed new single-family areas, additional infrastructure would need to be provided to assist any new development.

COMMERCIAL

It is currently planned, and expected, that commercial development will continue to expand in those areas which are already devoted to this use. Growth will continue along the Georgia Highway 138/29 corridor as well as along Flat Shoals Road to Interstate I-85. It is also anticipated that vacant land parcels in the Shannon Mall area will continue to be utilized by new commercial ventures.

Current planning envisions the extension of Union Street to tie into Mall Boulevard. This will provide a major step in linking the Shannon Business District with City Hall and Georgia Highway 29. This will provide easier access to the primary shopping area for many of the residential areas west of the railroad tracks and City Hall.

INDUSTRIAL

Existing industrial development is located on the north side of town along the railroad R.O.W. Any new development of this type should occur between the existing R.R. - ROW's.

Additional industrial sites are also located in the south-east quadrant of the City at Oakley Industrial Boulevard -- east of I-85 and south of Georgia Highway 138. This area is equally suitable for additional industrial development. Another area of industrial use is located south of Georgia 138 at Goodson Road -- this area also affords additional land for industrial expansion.

PUBLIC/SEMI-PUBLIC

This classification includes such public uses as churches, schools, and municipal facilities. These types of facilities are limited in number and are generally compatible with both residential and commercial land use. No specific land areas have been designated for this use classification on the Land Use Map. Existing uses in this category will be persevered.

PARKS/RECREATION/OPEN SPACE

As with Public/Semi-Public land, this type of land use is limited in area and is generally compatible with the other land classifications. No specific locations have been set aside for this use type. Existing uses in this category will be persevered.

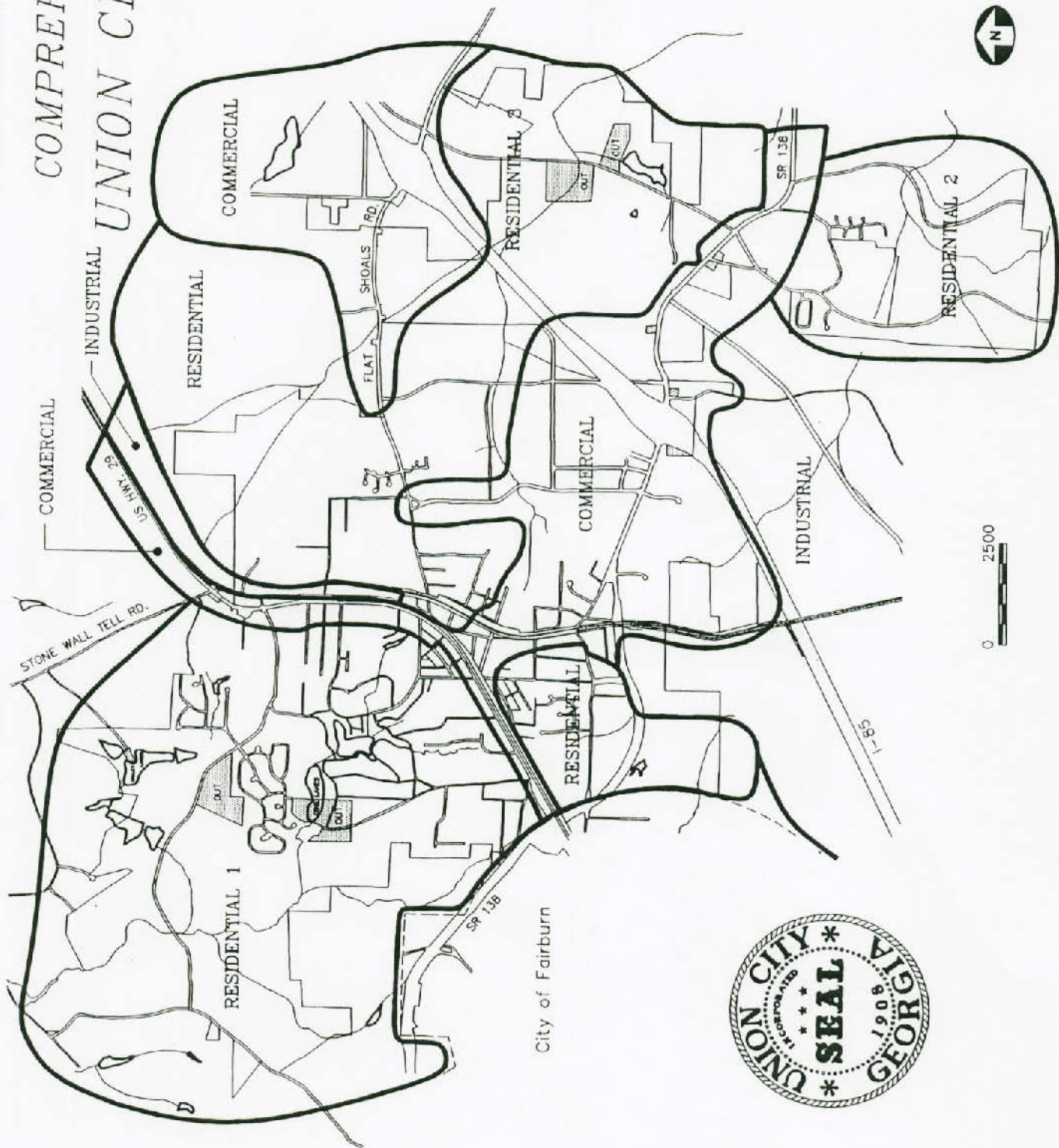
AGRICULTURAL/FOREST/MINING

Because of the urban nature of Union City, this category of land use is not applicable. Accordingly, no areas have been designated for this type use.

VACANT/UNDEVELOPED

In the future, land which is presently in the Vacant/Undeveloped land use category will be developed and turned into one of the other use categories. It is appropriate, therefore, to not show any of this category on the Future Land Use Map.

COMPREHENSIVE PLAN UNION CITY, GEORGIA



City of Fairburn



PUBLIC/ SEMI-PUBLIC AND PARKS/ RECREATION/ OPEN SPACE LAND USES MAY BE PLACED IN ANY OF THE INDICATED USES PROVIDED ZONING ORDINANCE AND OTHER REGULATIONS ARE SATISFIED.

PRIMARY EMPHASIS

1. SINGLE FAMILY RESIDENTIAL
2. MIXED - USE RESIDENTIAL
3. MULTI - FAMILY RESIDENTIAL

R109/92

FUTURE LAND USE



Keck & Wood, Inc.

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