

RESOLUTION

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

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

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

Adopted this 16 day of Oct, 2023

City of Union Point




Lanier Rhodes, Mayor


Clerk

City of Union Point 2023 Comprehensive Plan Update



Acknowledgements

Steering Committee

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Becky Cronic, *City Clerk*

Teneisha Pinkney, *City Council Member*

Marty Dowdy, *Downtown Development Authority Member*

Jill Rhodes, *Downtown Development Authority Chair*

David Dubois, *Greene County Economic Development Director*

Mayor and City Council

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John Rhodes, *Council Member*

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Adopted October 10th, 2023

Prepared by the Northeast Georgia Regional Commission



Contents

<i>Chapter 1: Introduction</i>	4
<i>Chapter 2: Vision, Goals, and Policies</i>	8
Vision	8
Goals & Policies.....	9
<i>Chapter 3: Needs & Opportunities</i>	10
Population & Community	11
Economic Development	13
Planning, Land Use, & Housing.....	16
Natural & Cultural Resources.....	19
Community Facilities & Services.....	22
Interjurisdictional Coordination.....	24
<i>Chapter 4: Broadband Services</i>	26
<i>Chapter 5: Land Use</i>	28
<i>Chapter 6: Community Work Program</i>	32
Report of Accomplishments (2018-2022).....	33
Short-Term Work Program (2023-2027)	35
<i>Chapter 6: Appendix</i>	37
Public Hearing Documentation	38
Public Involvement	40
Community Data	42
Public Survey Results.....	51
References	61

Chapter 1: Introduction



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

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

Where are we
now?

Where are we
going?

Where do we
want to be?

How do we get
there?

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

Background

Union Point is in Greene County, within the Northeast Georgia Region, and is centered around the intersections of US Route 278 and State Route 77. The city is located approximately 5 miles north of Interstate 20 and it is approximately 7 miles northeast of Greensboro.

First founded in the early 1800s, the city was originally known as Thorton’s Crossroads because of its historic location at the intersection of roads connecting Augusta, Athens, Washington, Greensboro, and Eatonton. Renamed Union Point in 1834 and incorporated in 1904, the city has a rich industrial legacy due to its role as a railroad junction and the presence of large industrial companies such as Chipman-Union Inc. The city’s industrial strength in the 19th and 20th centuries led to the creation of a downtown commercial strip and a historically and architecturally diverse residential historic district. Many of these structures persist to this day.

Like many other rural towns in Georgia, economic and demographic changes have brought challenges to the City; the railroad line to Athens closed in the late 20th century, and Union Manufacturing Company, which once employed nearly 700 people, closed in 2001. However, the City is turning these challenges into opportunities through downtown revitalization, a rail-to-trail conversion of the Georgia Railroad, and improvements to community facilities.

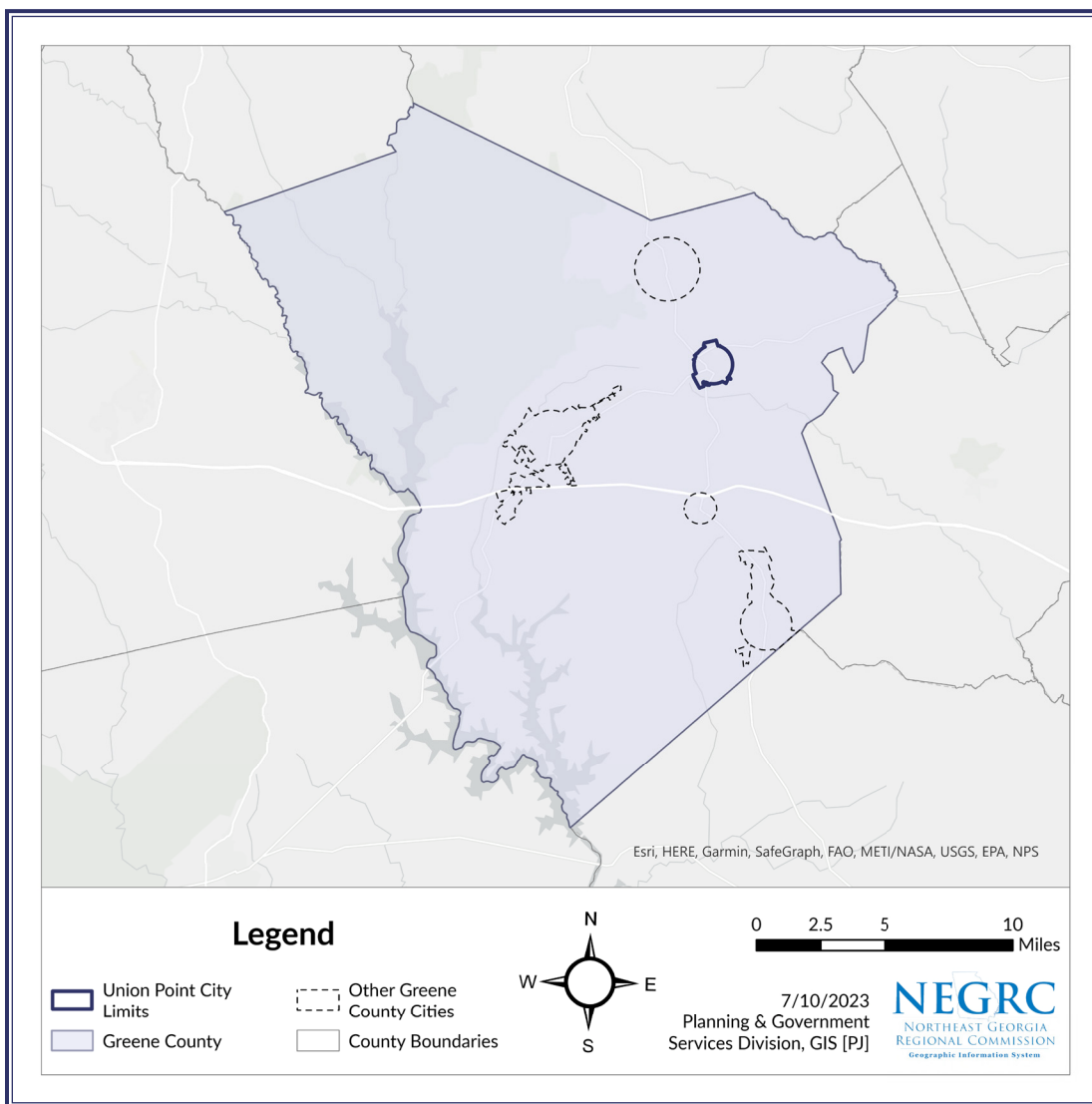


Figure 1. Location of Union Point in Greene County

Process Overview

The Comprehensive Plan process follows the Rules of the Georgia Department of Community Affairs (“DCA”), O.C.G.A. Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning, effective October 1, 2018.

The DCA rules require that the Comprehensive Plan of the City of Union Point consist of the following elements:

Needs and Opportunities

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

Community Vision and Goals

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

Future Land Use

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

Broadband Services

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

Community Work Program

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

Public Involvement

Public Input & Steering Committee

The Comprehensive Plan update incorporated public involvement throughout. The planning process began with a combined public hearing and community input session on January 26th, 2023 with the cities of Union Point, Siloam, and White Plains. A first steering committee meeting was held directly following the first public hearing. In this meeting, the steering committees for each city completed a SWOT analysis, shared the issues their communities were facing, and discussed their hopes for the future. Following the initial public meeting, another meeting was held with the comprehensive plan steering committee, a group of citizens representing various communities and

interests throughout the city, on March 30th, 2023. This Committee provided valuable feedback, guidance, and recommendations and served an integral role in developing a plan representative of the community's vision.

In addition, an online public survey allowed the local government to receive a wider range of input than otherwise would have been possible. The survey asked broad questions to help identify needs and opportunities for the plan and was available online from March 6th through April 7th, 2023, and 12 people responded to it. The results of this survey are included in the Appendix beginning on page 51. A final public hearing was held on August 22nd, 2023 before submittal of the plan to the DCA for review.



Figure 2. Participants in the first steering committee meeting held on January 26th, 2023

NEGRC's Role

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

Review Process

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

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

Data & Statistics

The facts, figures, and statistics used to develop the Plan were generated from data compiled throughout the planning process. The data and analyses were used to identify general trends and provide a reliable quantitative context to describe existing conditions and assist in informing the recommendations and policies. Unless otherwise noted, all data are sourced from Esri's Business Analyst Software, which is based on the U.S. Census's 2016–2020 American Community Survey.

Chapter 2: Vision, Goals, and Policies

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



Vision

Union Point will maximize its cultural, economic, and natural resources to revitalize the entire community. Our city will be anchored by a vibrant downtown core, a historic residential neighborhood, and the Firefly Trail, and we will utilize these resources to create economic opportunities for our residents. We will be a place where people can proudly raise a family and enjoy an excellent and affordable quality of life. We will be a place where visitors can learn about our history and enjoy our recreational and historic resources.

Goals & Policies

The goals and policies below are designed to help Union Point elected officials and staff in decision-making processes. They target needs and opportunities identified during the planning process.

1. Revitalize the downtown core through innovative business ideas and the restoration of historic buildings
2. Identify ways to utilize the new Firefly Trail for economic and community development
3. Implement the city's historic preservation and heritage promotion strategy
4. Advance the city as a tourism destination by leveraging its rich history and recreation opportunities
5. Promote high-quality community services such as affordable housing, recreation options, and economic opportunities
6. Address blight and upkeep issues on private property through code enforcement
7. Create a livable and affordable city in which residents can age in place
8. Identify priorities for future SPLOST and TSPLOST funding
9. Create opportunities for community-supportive economic development
10. Attract healthcare, banking, grocery, and other similar businesses into city limits that provide essential services for residents
11. Collaborate with Greene County's Joint Development Authority in attracting economic opportunities to the city
12. Identify opportunities to benefit from the City's infrastructure network both within and outside city limits

Chapter 3: Needs & Opportunities



The following list of needs and opportunities were identified by the Steering Committee and the public during a series of input meetings and an online survey, as well as through professional analysis of relevant data. The list is intended to capture the most prescient needs that the community will have over the next five to ten years, to establish a set of goals the community can work toward achieving. Items are categorized into the following topics:

Population & Community

Economic Development

Planning, Land Use, & Housing

Natural and Cultural Resources

Community Facilities & Services

Interjurisdictional Coordination

Navigating the Needs & Opportunity Section

- Bolded items indicate high priority items for each community that were specifically brought up by the City and the comprehensive plan steering committee.
- The community's goal pertaining to each item are listed at the end of each section.
- Corresponding short-term work program items are referenced throughout the section with a "STWP X" square symbol.
- Additional community statistics used in the local analysis to determine needs and opportunities and guide discussions during public input meetings can be found in the Appendix.

Population & Community

Demographics

Union Point, population 1,607, is a small city in Greene County, Georgia. From 2010 to 2020, the population decreased slightly by -1.2%, but the population is expected to increase at an annual rate of 0.25% from 2022–2027 (Figure 3). This projected growth rate is lower than the projected growth rates for Greene County and the region (0.55% and 0.46%, respectively), yet is on par with the expected growth rate for the state of Georgia (Figure 4).

Union Point’s median age (43.2) is younger than that of Greene County (56.3), yet it is older than that of the region and the state (37.5 and 37.9, respectively). The median age has increased by approximately 6% since 2010, and it is expected to grow by another 7% by 2027 (Figure 6). Between 2010 and 2022, the number of residents under the age of 44 has fallen by 4%, and the number of residents above the age of 65 has risen by 4.4%.

Union Point’s slight decrease in population and increase in age of the population is indicative of the demographic and economic challenges it has faced in the past few decades. **While the City would like to facilitate growth in its population, it does not wish to grow for growth’s sake. The City would like to attract new residents who are interested in quiet, small-town living and who will be civically active and good stewards of the city’s identity. To attract these residents, the City is investing in recreational opportunities such as the Firefly Trail and the revitalization of Downtown Union Point.**

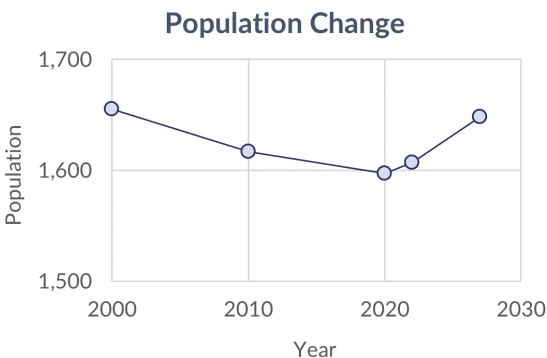


Figure 3. Union Point population over time, Census (2010 and 2020) and projected (2027).

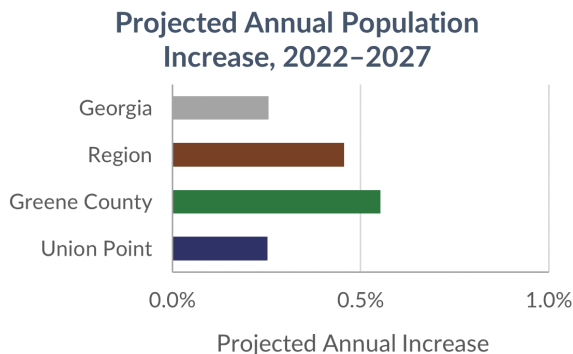


Figure 4. Projected annual population increase from 2022–2027 for Union Point, Greene County, the Northeast Georgia Region, and the state.

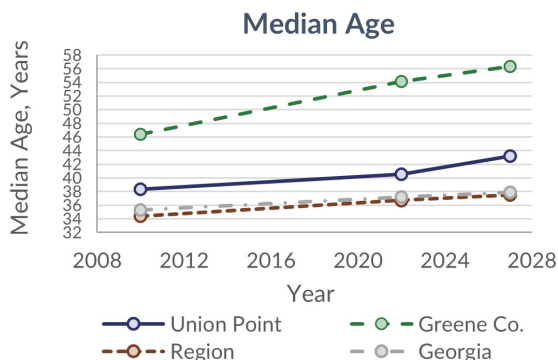
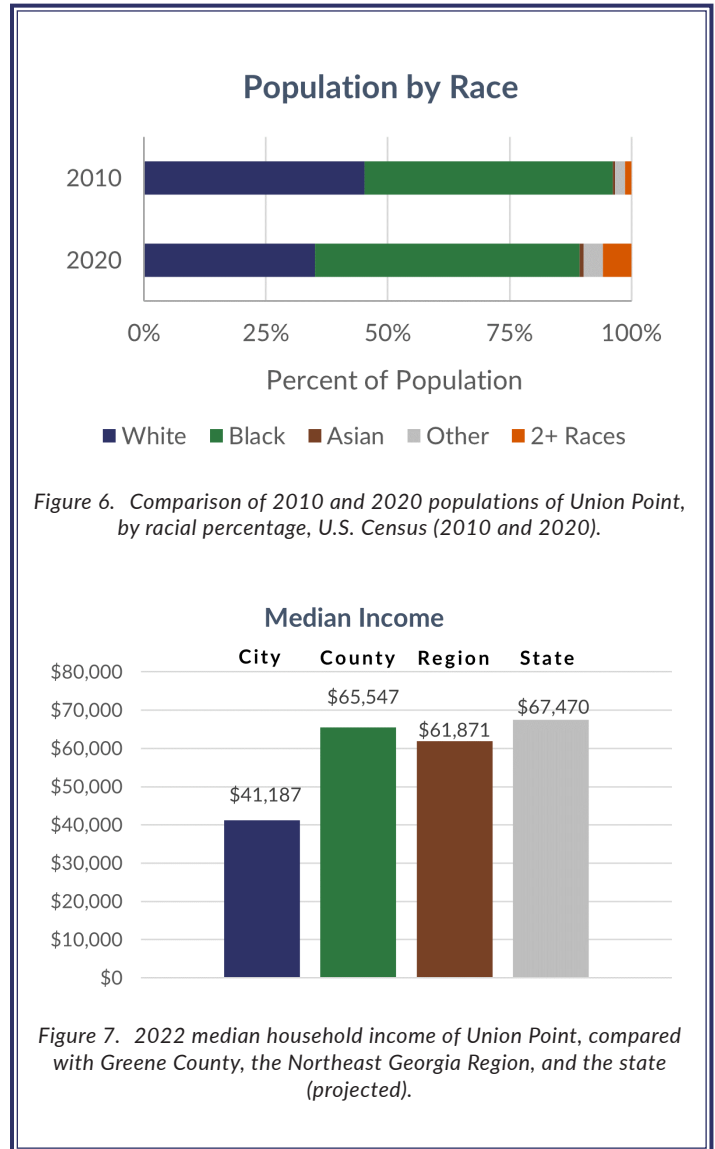


Figure 5. Median age of Union Point residents over time, compared with the Northeast Georgia Region and the state, U.S. Census (2010) and projected (2022 and 2027).

Union Point's 2022 population is approximately 52% Black and 37% White, with the remaining 11% of the population identifying as multiracial, Asian, or another race. Approximately 8% of people in Union Point are of Hispanic origin. Since 2010, the percentages of Black, Asian, Hispanic, and multiracial residents have increased (Figure 6). **The City identified a lack of community participation as a weakness. In their community outreach, the City should strive to encourage participation among residents from all demographics.**

Household Income

Union Point's 2022 median household income stands at \$41,187, which is lower than the median income in the county, region, and state (Figure 7). In addition, an estimated 29.3% of the population lived below the poverty level in 2016–2020, which is much higher than the poverty rate in Greene County, the region, and the state. Approximately three-quarters of those living below the poverty level were identified as female heads of family households with no husband present. **The steering committee noted that the City is committed to attracting quality jobs and to improve access to affordable housing. This will help to increase the city's average household income and to reduce the financial burden of housing of residents, both of which will improve the quality of life for lower-income residents.** Please see the economic development and housing sections of this chapter for more information.



Goals & Policies

Two of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to population and community:

Goal 5: Promote high-quality community services such as affordable housing, recreation options, and economic opportunities

Goal 7: Create a livable and affordable city in which residents can age in place.

Economic Development

Economic History

Union Point's economic foundation was the result of its role as a railway junction in the 19th and 20th centuries for railroad passengers and freight traveling to cities such as Athens, Macon, Augusta, and Savannah. In 1841, the Georgia Railroad Company completed a railroad line from Athens to Union Point, which connected Athens to Augusta and acted as an economic and cultural catalyst for the city. The city benefited economically from industry incentivized by the railroads as well as by rail travelers who spent their layovers in the city.

In the 1890's, the Union Manufacturing Company began operation in Union Point at the Chipman-Union Mill. Located along Sibley Avenue in the downtown area, the Mill offered hundreds of industrial jobs for the century for more than a century. The Mill and railways acted as an economic base that led to a flourishing one-street commercial downtown area along Sibley Avenue, which hosted several general and specialty stores. The town also had a theatre, which opened in 1947.



Figure 8. Inside of Union Point Hosiery Mill in 1941



Figure 9. Painting of the Union Point Depot as it was in 1945. This photo is located in the Union Point Historic Museum

Economic Challenges and Opportunities

As with many other rural towns in Georgia, economic and demographic shifts have led to a contraction of economic opportunities in Union Point. The Georgia Railroad discontinued service along the line from Athens to Union Point in 1988, and the Chipman-Union Mill was closed in 2001. Many of the historic storefronts in the downtown area are currently vacant, and the Union Point Theatre is not currently in use.

The steering committee expressed interest in returning economic opportunities to the city, and the City of Union Point is actively involved in capitalizing on its existing assets to promote future growth. The Union Point Downtown Development Authority and the City Council have actively pursued opportunities to revitalize the downtown area. In 2007, the Development Authority purchased the Union Point Theatre and is working to secure funds to completely restore it. Additionally, the City has also had success in attracting businesses to its industrial area as well as in the Historical Mill complex. **In the future, the steering committee hopes that businesses that contribute to improved quality of life, including doctor's offices, grocery stores, banks, and small retail establishments, will locate in the city's downtown and other commercial areas. It would also like to attract additional industrial businesses to the historic Chipman-Union Mill complex.**

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The City also benefits from being in a State Opportunity Zone, which provides job tax credits to businesses that create jobs in designated high-poverty areas. **This designation is set to expire in 2023, so the City should either renew this designation or apply for the Rural Zone designation so that the businesses can continue benefiting from the tax credit incentives.**



Workforce

Union Point’s estimated unemployment rate stands at 2.2% in 2022, which is lower than the unemployment rate in the county, region, and state (Figure 10). Services, manufacturing, and retail trade are the top industries employing Union Point residents, with services comprising 50.5% of all industry employment (Figure 11). The four occupational categories that employ more than 10% of Union Point workers include Services, Administrative Support, and Production (Figure 12). Overall, 43% of Union Point workers are white collar workers, 33% are blue collar workers, and 24% are service workers (Figure 13).

Unemployment Rate

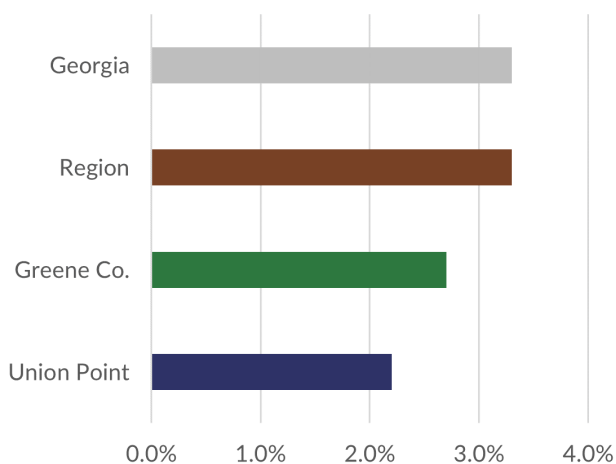


Figure 10. Union Point’s 2022 unemployment rate compared with Greene County, the Northeast Georgia Region, and the state (projected).

Employed Population, By Industry

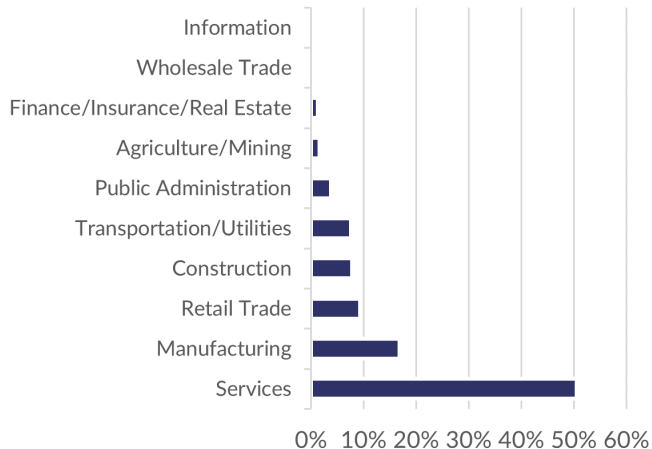


Figure 11. Union Point’s 2022 employed population, ages 16+, by industry (projected).

Employed Population, by Occupation

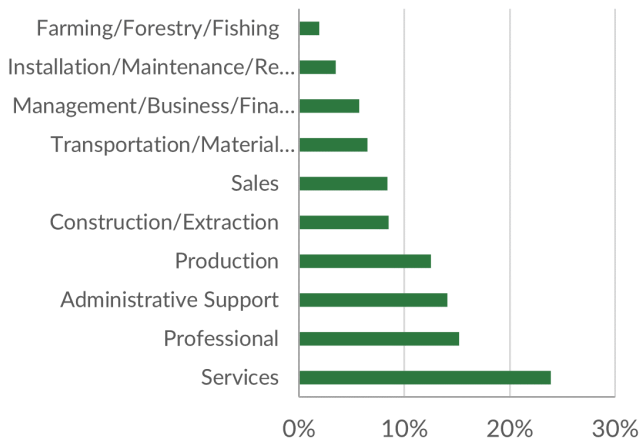


Figure 12. Union Point’s 2022 employed population, ages 16+, by occupation (projected).

Employed Population, by Occupation Category

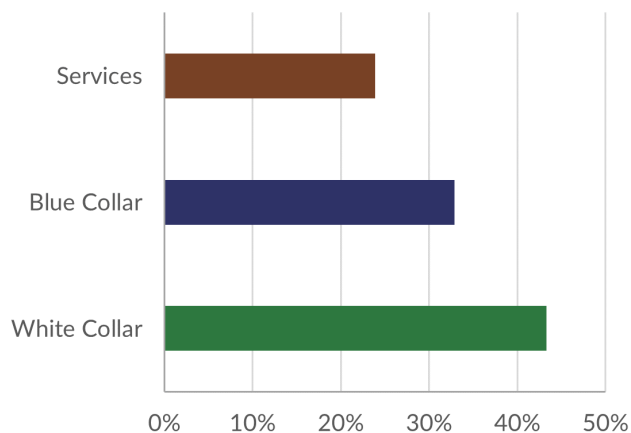
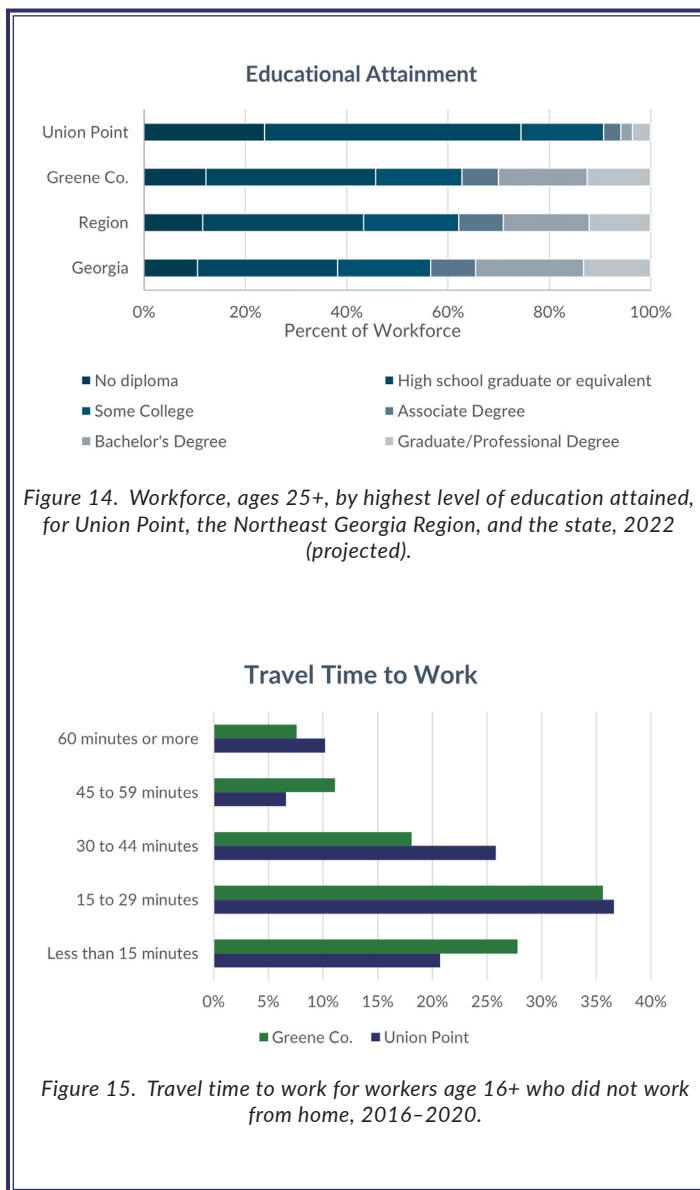


Figure 13. Union Point’s 2022 employed population, ages 16+, by occupation category (projected).

About 76% of the workforce over the age of 25 have a high school diploma, diploma equivalent, or some college credit as their highest level of educational attainment, while 24% do not have a diploma. College graduates comprise 5.9% of the workforce population. Compared with the county, region, and state, Union Point has a lower percentage of high school and college-educated residents (Figure 14). Generally, building a diverse local employment base helps people with a variety of credentials find work. **As the city continues to attract new businesses to the area, it should prioritize businesses that will provide job opportunities for existing residents and will provide educational and training opportunities for their employees.**

Around 35% of Union Point residents work within Greene County. 57% of commuters living in Union Point have a commute less than 30 minutes with 21% driving less than 15 minutes. On average, Union Point residents spend less time commuting than Greene County residents (Figure 15). For residents commuting out of Union Point, the most common destinations are Clarke, Gwinnett, and Morgan counties. For workers commuting into Union Point, 49% are commuting from other areas in Greene County, and other common origins include Taliaferro, Gwinnett, and Oglethorpe counties (U.S. Census, *On the Map*). **As additional economic opportunities are located within Union Point, more residents will have the opportunity to live and work within city limits, which will reduce the number of residents who must commute long distances for work.**



Goals & Policies

Five of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to economic development needs and opportunities:

Goal 1: Revitalize the downtown core through innovative business ideas and the restoration of historic buildings

Goal 2: Identify ways to utilize the new Firefly Trail for economic and community development

Goal 9: Create opportunities for community-supportive economic development

Goal 10: Attract healthcare, banking, grocery, and other similar businesses into city limits that provide essential services for residents

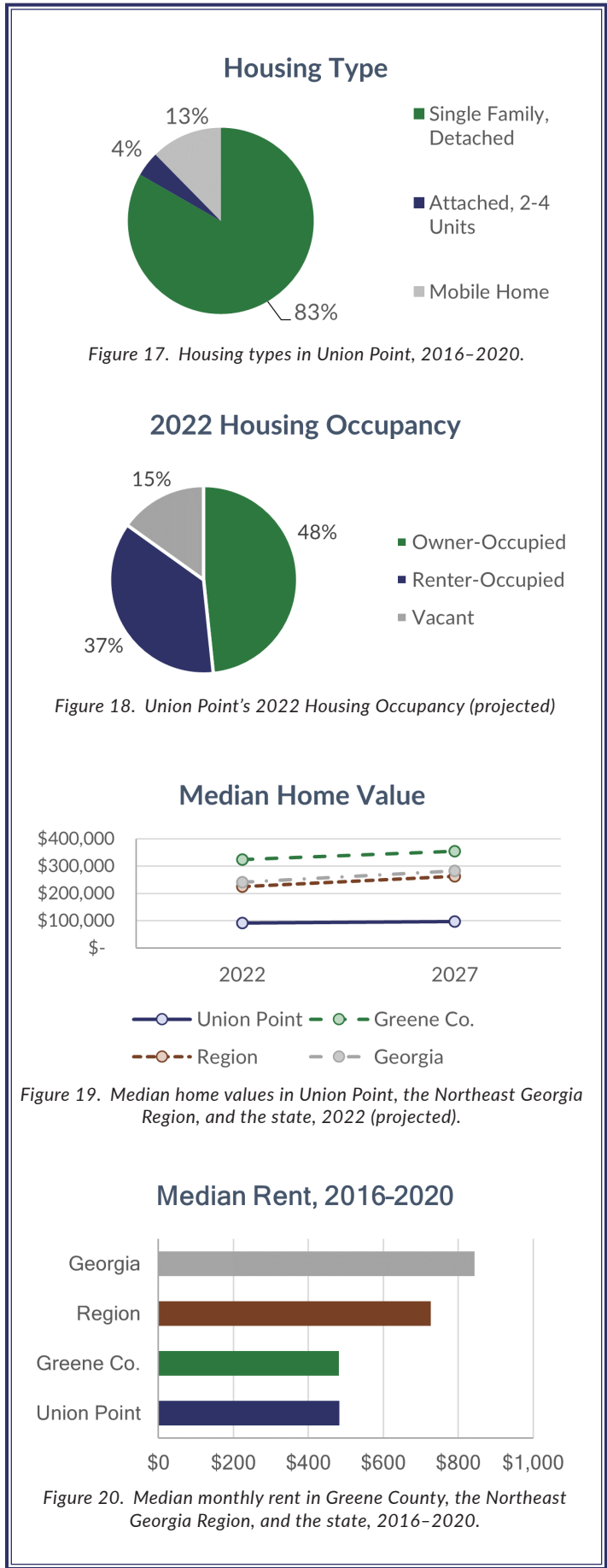
Goal 11: Collaborate with Greene County's Joint Development Authority in attracting economic opportunities to the city

Housing

In 2016–2020, 80.2% of homes in Union Point were single-family houses, 4.2% were 2- to 4-unit structures, 3.7% were in structures with more than 4 units, and 11.9% are mobile homes (Figure 17). Almost all (93%) of homes in Union Point were built before 2000, with 1970 being the median construction year of existing homes. In 2022, an estimated 48% of housing units are owner-occupied, which is lower than the rate for Greene County, the region, and the state (Figure 18). The estimated vacancy rate is 15.1%, which is lower than Greene County’s rate of 22.4%, yet higher than the rate in the region and the state (7.3% and 8.9%, respectively).

The average household size is 2.6 people, and the median home value is \$91,429. Union Point’s median home values are much lower than the median home value in the county, the region, and the state (Figure 19). From 2016–2020, the median rent averaged \$483, which is on par with the median rent in the county yet much lower than the median rent in the region and the state (Figure 20). *Please note that these housing and rent prices are from the American Community Survey’s 2016-2020 5-Year estimates. Because of recent changes to the housing market, these values likely underestimate current housing prices.*

The steering committee has noted upward pressure on housing prices in recent years for both purchasing and renting homes. The steering committee has also noted a need for home rehabilitation in many areas of the city. To address these issues, the City is partnering with the Greene County Habitat for Humanity, which has recently broken ground on a twenty-acre lot in Union Point along Abercorn Road to build affordable single-family homes. The steering committee also expressed interest in promoting “missing-middle” housing types such as duplexes, triplexes, quadruplexes, and townhomes to provide starter homes for low- and middle-income residents.



The City should continue partnering with the Greene County Habitat for Humanity for additional housing construction and rehabilitation projects. The City should also explore grant funding for housing rehabilitation and new construction. To promote affordable rental housing in Union Point, the City should also encourage developers to utilize the Low-Income Housing Tax Credit (LIHTC) program to leverage tax credits for new affordable rental housing.

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According to the Center for Neighborhood Technology's Housing + Transportation Index, an average Union Point household in 2019 spent 19% of its income on housing, 27% of its income on transportation, and 46% of its income on housing and transportation together. A household that spends more than 30% of its income on housing, 15% of its income on transportation, or 45% of its income on housing and transportation together, is considered cost burdened. **Union Point is primarily a bedroom community, with most workers commuting out of the city for employment. Efforts to bring more jobs into Union Point, such as in small restaurants, retail, office, or industrial establishments, could reduce some residents' transportation cost burden somewhat.**

Goals & Policies

Four of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to planning, land use, and housing:

Goal 1: Revitalize the downtown core through innovative business ideas and the restoration of historic buildings

Goal 5: Promote high-quality community services such as affordable housing, recreation options, and economic opportunities

Goal 7: Create a livable and affordable city in which residents can age in place

Goal 9: Create opportunities for community-supportive economic development



Figure 21. Home in Union Point's Historic Residential District

Natural & Cultural Resources

Natural Resources

Union Point is a quiet town with a healthy tree canopy and close proximity to the Oconee National Forest. The small-town environment with abundant single-family lots helps preserve the existing tree canopy, and the city's 1-mile Firefly Trail offers residents opportunities to enjoy the nature around them.

Union Point is located at the convergence of three major River Basins: generally, all areas north of Carlton Avenue are in the Savannah River basin, and all areas south of Carlton Avenue are in the Ogeechee River basin. A small amount of the city's western most area is located within the Oconee River basin.

Two streams are included in the Georgia Environmental Protection Divisions 2022 Water Quality Report:

- **Sherrills Creek** originates within city limits around North Rhodes. This creek flows east and reaches Clarks Hill Lake and eventually the Savannah River. Currently, this Creek is classified as a Drinking Water and Fishing Stream but has been classified impaired due to impacted fish communities, with nonpoint pollution being a likely source.
- **The North Fork of the Ogeechee River** originates within city limits. This creek is classified as a Fishing Stream but has been classified as impaired because of impacted fish communities as well as the presence of fecal coliform bacteria due to the presence of fecal coliform Bacteria. The source is likely nonpoint pollution.



Figure 22. The southern end of the Firefly Trail in Union Point



Figure 23. Union Point Park

Cultural Resources

Union Point has retained many of the resources and buildings that showcase the city's industrial and cultural history.

Chipman-Union Mill

Chipman-Union Inc. (formally known as the Union Manufacturing Company) operated from 1897 to 2001 and was once the economic heart of the community, employing nearly 700 people. This industrial complex is located in the downtown area and consists of more than twenty buildings, with the oldest built in 1897 and the others built between 1900-1942. The mill is the largest building and is located just south of the CSX rail line. While the company went bankrupt in 2001, the Chipman-Union Mill was listed as a Historic District under the National Register of Historic Places in 1989 (#89000026). **Recently, businesses have begun operating in a few of the buildings on site, and the facility is now privately owned. The steering committee expressed interest in attracting additional small-scale manufacturers and industries into the complex. Not only would doing so help boost the local economy, but it would help preserve the city's history.**



Figure 24. One of the buildings of the Union Manufacturing Company, many of which are currently vacant



Figure 25. A passage under the railroad track connecting Union Manufacturing Company with the Historic Mill Village

Union Point Historic District

The city of Union Point is home to a historic commercial and residential district that was built to support the city's role as an industrial hub and railroad junction. The district, which is roughly bounded by Lamb Avenue to the south, Crawfordville Road to the north, Washington Highway to the west, and Hendry Street to the east, was designated as a Historic District by the National Park Service in 1991 (#90002100).

The historic district is anchored by a commercial strip along Sibley Avenue, which was once the commercial hub of the city. The strip was home to multiple general stores, pharmacies, banks, and the Union Point Theatre. A historic residential district is located north of the Chipman-Union Mill and the commercial strip and includes historic homes, churches, and cemeteries. Important historic buildings in the residential area include:

- Hawthorne Heights, a Gothic Revival cottage built by J.B. Hart in 1848 with an eight-acre garden.
- The Terrace Hotel, built in 1875 by James Force Hart, which was built as an inn for train passengers stopping in Union Point.
- The Four-Room School Building, which is a one-story school building constructed in 1926. This building is currently used for the City's municipal court.

Many of the buildings in the commercial strip, including the Union Point Theatre, are currently vacant and in disrepair due to a lack of private investment. Similarly, some of the homes and buildings in the residential area need investment and repair.

The city is actively attempting to revitalize the downtown area and attract private investment. The Downtown Development Authority (DDA) purchased the Union Point Theatre in 2007 and has raised funds through private donations and grants to fund its restoration. The city has also relocated its museum to the commercial strip, which holds many artifacts that date back to the city's founding. The city has also received funding recently from the Georgia Historic Preservation Division to resurvey its historic district and create a new local historic district boundary.

The steering committee agreed that it is important for the city to preserve its architectural history. It has identified completing the restoration of the historic theater as a priority item to complete in the short-term future. The committee is also prioritizing completing the historic district survey to learn more about the unique aspects of the city's historic resources. Once this is complete, the city is planning to create a walking tour program that would celebrate the unique architectural and cultural history of the city's historic district.

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Goals & Policies

Four of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to natural & cultural resources:

Goal 1: Revitalize the downtown core through innovative business ideas and the restoration of historic buildings

Goal 2: Identify ways to utilize the new Firefly Trail for economic and community development

Goal 3: Implement the city's historic preservation and heritage promotion strategy

Goal 4: Advance the city as a tourism destination by leveraging its rich history and recreation opportunities

Historic Buildings in Union Point



Figure 26. Downtown Union Point, as viewed from Wayside Park across the railroad tracks



Figure 27. The Terrace Hotel, located along Carlton Ave



Figure 28. The Union Point Theatre, which is in the process of being renovated



Figure 29. Hawthorne Heights



Figure 30. The Historic Four-Room School Building, which is currently used for the City's Municipal Court

Community Facilities & Services

Governance

A mayor and six-member City Council lead Union Point's government. Agendas and minutes for the Council's monthly meetings are posted on the City's website. The website also includes a description of all city department and committees and a calendar of events happening in the city. The City's standing committees are composed of city council members and currently include the Cemetery, Facilities, Health & Safety, Personnel, and Pension committees. Union Point also has a Downtown Development Authority, a Historic Preservation Committee, and a Housing Authority.

City funds come from a variety of sources. The city receives a significant amount of funding from a joint local option sales tax with other local governments in Greene County. Other large sources of revenue include property taxes and taxes on insurance premiums.



Figure 31. Outside of Union Point City Hall

Utilities and Services

The City is able to provide all basic services needed by the residents either directly, in partnership with Greene County, or by private partners. The city provides water, sewer, and natural gas services to all residents of Union Point, and these are administered by the Public Works Department. The city recently upgraded their waterworks facility and is in the process of upgrading its wastewater treatment plant. Additionally, the City jointly owns Tri-County Gas Authority with the City of Greensboro, and this Authority serves areas in Greene, Oglethorpe, Taliaferro, and Madison counties. Union Point has a volunteer fire department, which operates out of the Union Point Public Safety Building located on Lamb Avenue.

The City also provides water, sewer, and gas utility services beyond their city limits. For example, the City extended water, sewer, and gas lines along Highway 77 south to the Flying J Travel Center adjacent to US Interstate 20. Greene County anticipates that this corridor north of exit 138 on I-20 will be a focus area for future economic development and will host small to medium sized industrial and commercial sites. **Economic growth in this area has the potential to generate economic activity in Union Point and to provide additional revenue for the City through utility sales. The City should continue to leverage its infrastructure systems as a revenue generator and expand the system to new customers, as appropriate.**

Greene County provides law enforcement and emergency services for Union Point. Georgia Power provides electricity to the city, and both Charter Cable and Windstream provide internet services in the city. Additionally, the city contracts with Bureau Veritas North America for all the services for City's Building and Planning & Zoning department, which includes construction and building permitting and compliance monitoring. **The steering committee noted that many property owners in the city do not adequately maintain their buildings and property. The City should explore ways to address blight and upkeep issues on private property through new code enforcement methods.**

Community Facilities

The City operates Union Point Park, which is approximately 18 acres and located in the Southwest portion of city limits. The park has two baseball diamonds, a small playground, and a small pavilion. The City has also built a 0.7 mile segment of the Firefly Trail from Greene County Primary School to North Rhodes St. The city is in the process of building a bridge across North Rhodes Street, which will enable them to connect the existing trail to downtown Union Point. The City expects the complete segment of the Firefly Trail to be complete sometime in 2024. **The steering committee**

STWP 10 stated that the completion of the entire Firefly Trail would greatly benefit the city and that the city **STWP 11** should explore providing facilities in the downtown strip that cater to trail uses and visitors. These **STWP 13** types of facilities could include a welcome center, public bathrooms, and a bicycle tire repair station. **STWP 12** Additionally, the city intends on conducting a complete streets and trails plan in order to identify ways **STWP 14** to expand walking and bicycling routes within the city. Last, the city would like to continue improving **Wayside Park, which overlooks Sibley Avenue across the railroad tracks.**

Government business takes place within City Hall, which also houses the Union Point office for Tri-County Natural Gas. The City's Municipal Court is held on the second Monday of each month at the Four-Room School Building, located at 211 Veazey Street.

Goals & Policies

Four of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to community facilities and services, including governance:

Goal 1: Revitalize the downtown core through innovative business ideas and the restoration of historic buildings

Goal 2: Identify ways to utilize the new Firefly Trail for economic and community development

Goal 6: Address blight and upkeep issues on private property through code enforcement

Goal 12: Identify opportunities to benefit from the City's infrastructure network both within and outside city limits



Figure 32. Union Point City's Hall



Figure 33. A small park at the current southern terminus of the Firefly Trail

Interjurisdictional Coordination

The City of Union Point collaborates with surrounding local governments on several economic development project. For example, Greene County, Woodville, and Union Point have each contributed funds and planning efforts to complete the Firefly Trail segment within the county. Additionally, Union Point collaborates with the Greene County's Department of Economic Development to identify businesses that are well suited for Union Point. **The City should remain in contact with Greene County and its municipalities to identify projects to pursue that would benefit all involved.**

The County and its municipalities recently passed a TSPLOST in 2022, and Union Point has used funds for road improvements and constructing the Firefly Trail. **The City should catalog and plan for projects to pursue in the next round of TSPLOST funding, which will be in 2027.**

STWP
15

The steering committee is concerned about the closure of Greene County Primary School, which is the only remaining school operating within city limits. The existing school has an ideal location for families in Union Point as well as other students in northern Greene County. The City is also located along the Firefly Trail, which provides an alternative and healthy way for children to get to school. **Because of the economic and social benefits of having a school located within city limits, the City should communicate with the County's Board of Education on how to avoid the closure of the Greene County Primary School. If the school is destined to close, Union Point should collaborate with the Greene County Board of Education to determine an adaptive use plan for Greene County Primary School.**

STWP
16

Goals & Policies

Three of this Comprehensive Plan's Goals and Policies (page 9) pertain directly to interjurisdictional coordination:

Goal 2: Identify ways to utilize the new Firefly Trail for economic and community development

Goal 11: Collaborate with Greene County's Joint Development Authority in attracting economic opportunities to the city

Goal 12: Identify opportunities to benefit from the City's infrastructure network both within and outside city limits

Chapter 4: Broadband Services



Expansion of broadband is a top priority region wide. The *Northeast Georgia Comprehensive Economic Development Strategy (CEDS) 2022–2026* prioritizes broadband expansion through specific tasks in its Action Plan (Action Items 3.1–3.4). This CEDS update was crafted through key stakeholder input from the entire Northeast Georgia Region, including economic development professionals, educators, business leaders, and elected officials.

Additionally, in 2018 the Georgia Department of Community Affairs launched the Georgia Broadband Deployment Initiative (GDBI) to coordinate and establish broadband programs to increase economic, educational, and social opportunities for Georgia citizens and businesses. The initiative provides for the expansion of broadband infrastructure and services through new state and local broadband planning policies.

Existing Services

The Georgia Department of Community Affairs (DCA) considers Union Point to be “served” by broadband (Figure 32). The DCA defines “served” as a download speed of 25 Mbps and an upload speed of 3 Mbps. While this speed may be sufficient for certain kinds of digital needs, it may not meet the speeds necessary for higher-demand needs like streaming content or virtual learning. Union Point is served by multiple private providers, including Charter and WindStream, and has an extensive fiber network on the Newton County side of the city. **Union Point will remain open to opportunities to upgrade broadband service and providing free public Wi-Fi locations, if needed.**

There are currently no free public Wi-Fi location within Union Point. The nearest location identified on DCA’s map of free public Wi-Fi locations (<https://broadband.georgia.gov/free-public-wifi>) is at the Greene County Library, which is located 8 miles away in Greensboro. **If any public Wi-Fi locations come online within Union Point, the City should work with DCA to add it as a location on DCA’s map of free public Wi-Fi locations.**

Broadband Expansion

The State of Georgia is currently developing a five-year action plan for the Broadband, Equity, Access, and Deployment (BEAD) program to establish statewide goals and conduct a comprehensive needs assessment for state-wide broadband expansion. After the planning phase, state funding will likely be available to expand broadband capacity. **If the city is interested in applying for these funds, it is important that the city is prepared. The City should adopt a Broadband Ready Ordinance, which institutionalizes how local government review applications and issue permits related to broadband network projects. DCA provides a model Broadband Ready Ordinance. Union Point should also apply for DCA’s Broadband Ready Communities, which advertises a local government’s readiness for broadband expansion.**

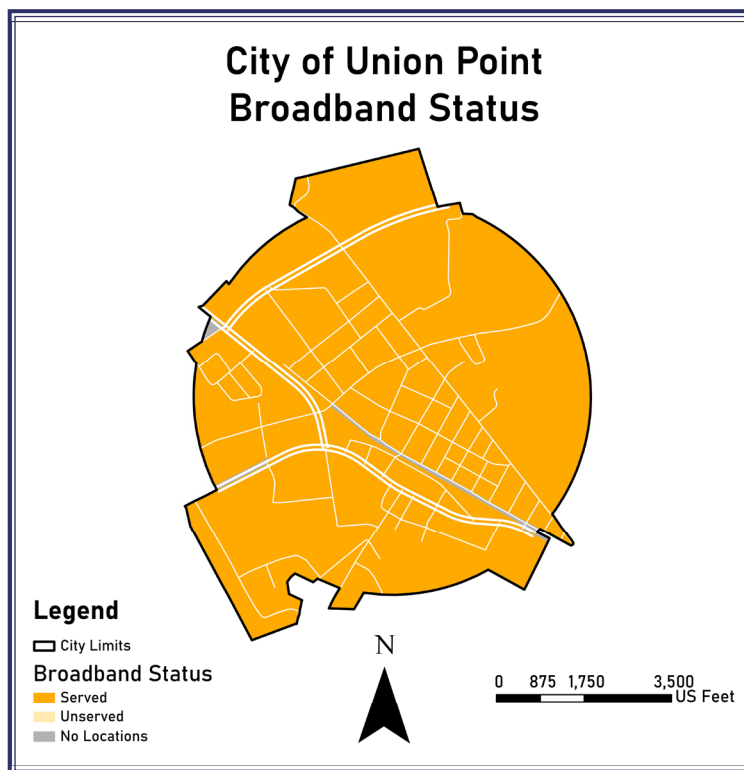
STWP
17STWP
18

Figure 34. Broadband availability in Union Point, by Census block, according to the Georgia Department of Community Affairs. No areas are unserved. Blocks labeled as “no locations” are places with no buildings, like open spaces and cemeteries.

Chapter 5: Land Use

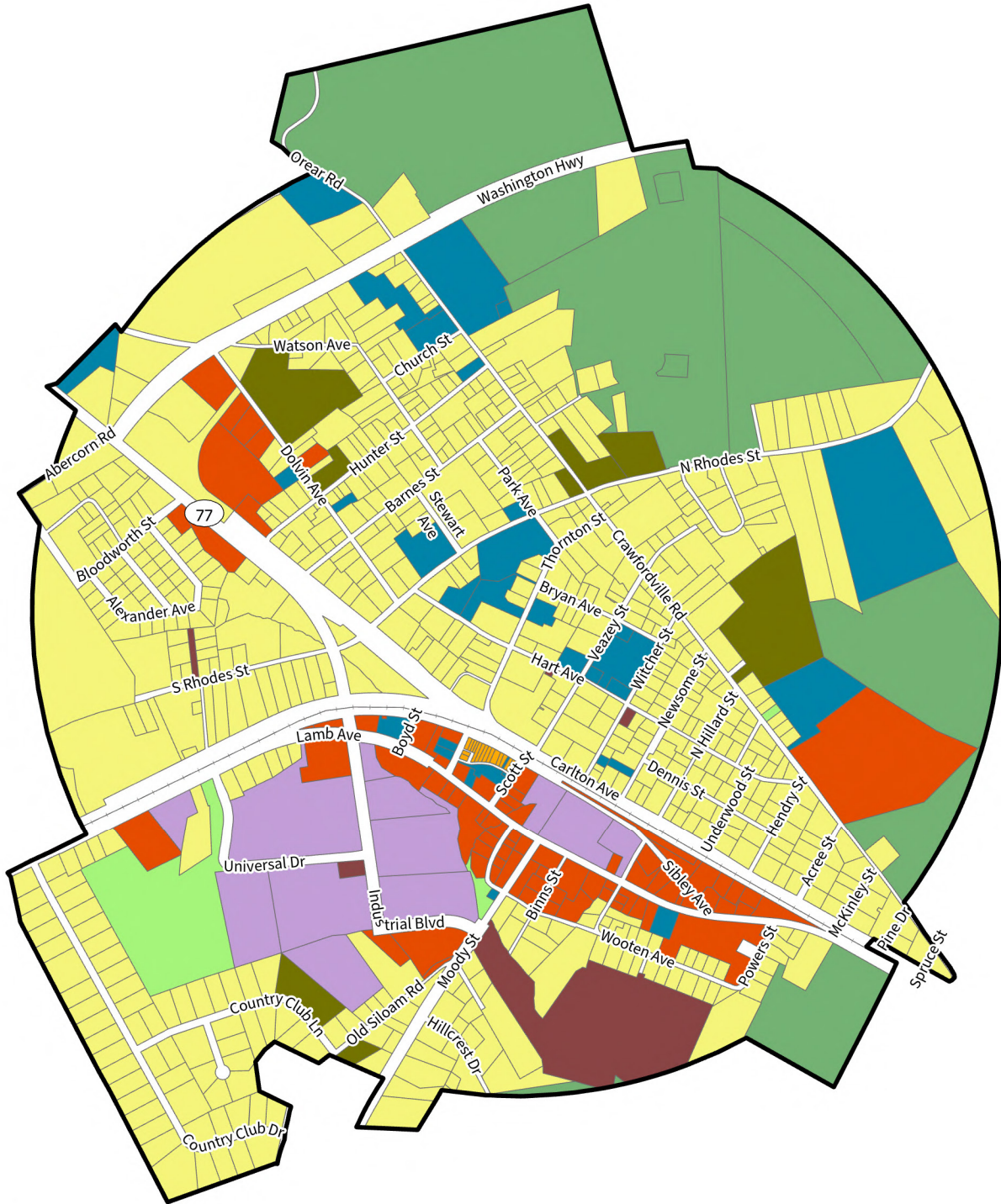


The Land Use Chapter includes a description of future development categories with a Future Land Use Map. The “future land use” methodology was chosen for the format of land use planning in this document in lieu of the “character area” methodology. The future land use method involves assigning land use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










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

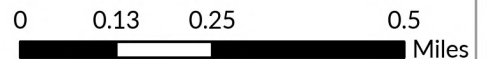
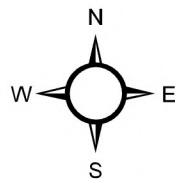
The future land use (FLU) categories on the next page correspond to the map that follows. While zoning and development regulations vary, FLU represents a standardized approach to envisioning and planning for desired scenarios. As such, it is natural that certain areas may appear to be inconsistent between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

Union Point 2023 Future Land Use Map



Future Land Uses

- | | |
|--|--|
|  Agricultural |  Public / Institutional |
|  Commercial |  Parks / Recreation / Conservation |
|  Industrial |  Single-Family Residential |
|  Multi-Family Residential |  Transportation / Communication / Utility |
|  Mixed-use | |



8/14/2023
 Planning & Government
 Services Division, GIS [PJ]



Agriculture

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

Commercial

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

Industrial

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

Public/Institutional

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

Single-Family Residential

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

Multi-Family Residential

Apartments, townhomes, or duplexes.

Mixed Use

Multiple land uses within the same area, such as a blend of residential, commercial, office, and institutional uses. This may refer to uses mixed vertically (on different floors of the same building) or horizontally (in neighboring buildings).

The mixed use area will be in the city's historic downtown area and is expected to include the following uses: commercial, public/institutional, and multi-family residential. Commercial will consist of general businesses and office space and will take up 60% of the area. Public/institutional will include small park areas and city buildings and will take up 20% of the area. Multi-family residential will consist of upstairs apartments and will take up the remaining 20% of the area. Residential density will not exceed 6 dwelling units per acre throughout the mixed use area. Commercial and institutional uses may vary in size and density depending on the characteristics of each project but the floor area ratio should not exceed 2. The mixed use area should maintain its current historic characteristics and buildings, and commercial and office uses in big-box formats and other developments are not allowable uses in this area.

Park/Recreation/Conservation

Recreation areas, lands held for conservation, and floodplains.

Transportation/Communication/Utilities

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



Figure 35. Commercial



Figure 36. Industrial



Figure 37. Public/Institutional



Figure 38. Single-Family Residential



Figure 39. Mixed-use



Figure 40. Park/Recreation/Conservation

Chapter 6: Community Work Program



A Community Work Program consists of two parts: a Report of Accomplishments and a Short-Term Work Program. The Report of Accomplishments (page page 33), provides a status report of the 2018–2022 Short-Term Work Program. Subsequently, the Short-Term Work Program (page page 35) is updated to reflect a new, tangible list of projects to complete over the following five years (2023–2027). The list identifies priority projects, timelines for implementation, responsible parties, and funding strategies.

Report of Accomplishments (2018–2022)

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

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
1	Relocate historic museum to downtown district	Complete	Completed in May 2022 by the DDA
2	Install directional and wayfinding signage	Cancelled	This project is replaced by STWP #8
3	Produce basic report on reasons for slow growth and opportunities to attract development	Complete	This project will be a component of Greene County's Economic Development Strategy (see ROA item #18)
4	Audit existing development patterns and internal city practices to promote compact, walkable development	Complete	This project will be a component of Greene County's Economic Development Strategy (see ROA item #18)
5	Develop plan to expand city programming offerings (recreational, promotional, and/or economic) to serve the existing community and visitors	Ongoing	This process is ongoing through the DDA. Specific tasks have been identified and are included in STWP items #11 and #12. This item will not be carried over to the STWP.
*6	Complete restoration of historic theater	Ongoing	City is still seeking funds to complete the project and hopes to be complete in 2024, carried over to STWP item #6
*7	Fund and build the Firefly Trail within city limits	Ongoing	First phase of the project was complete in 2021 and the complete project is anticipated to be completed by late 2023 (carried over to STWP item #10)
*8	Identify historic assets and develop a strategy for protecting and promoting them	Ongoing	The city was awarded a Historic Preservation Fund Grant to conduct a historic resource survey. This project will be carried over to STWP #7
*9	Adopt complete streets and trails plan	Postponed	Project delayed, carried over to STWP #13
10	Construct walking trail at Union Point Park	Cancelled	This project is no longer a priority
*11	Improve Wayside Park with trail head facilities	Ongoing	The Downtown Development Authority and Garden club are assigned this project. Carried over to STWP #14
12	Conduct tax-value-per-acre study to guide efficient public investment and spur private investment	Cancelled	This project is no longer a priority
13	Build new water treatment plant	Complete	Project complete in Summer of 2023
14	Build dog park	Cancelled	This project is no longer a priority

#	Activity	Status (Complete, Ongoing, Postponed, Cancelled)	Notes
15	Create catalog of blighted structures and prioritize specific buildings for rehabilitation and code enforcement	Complete	Several buildings have been identified for remediating actions, and in several cases the remediation has been complete
16	Create strategy for senior service delivery	Complete	Greene County provides all senior services needed for city residents
*17	Develop projects list for potential SPLOST and TSPLOST funding	Ongoing	Greene County and its municipalities passed a TSPLOST in 2022. This item will be carried over to STWP item #15 to prepare for the next round of SPLOST and TSPLOST
18	Create basic economic development strategy	Complete	Union Point has an elected a representative to the Greene County Development Authority, which will produce a economic development strategy for the county.
19	Publish fact-sheet or other similar informational document to make residents aware of Greene County public transportation	Complete	A link to the county's website that contains this information has been added to Union Point's website
20	Catalog locations and funding paths for restoring historic commercial buildings for small-scale businesses	Cancelled	The city has determined that cataloging this information is no longer a priority

Short-Term Work Program (2023–2027)

(*entries with an asterisk represent carryover items from the previous STWP)

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
Economic Development					
1	Attract a medical care facility such as an urgent care within city limits	2025	Mayor & Council, Greene County	Minimal	General Fund
2	Reapply to extend the City's State Opportunity Designation or apply for the Rural Zone Designation	2023	Clerk/Staff	Minimal	General Fund
3	Attract additional industrial businesses to the Chipman-Union Mill complex	2024-2025	Mayor & Council, Greene County	Minimal	General Fund
Planning, Land Use, & Housing					
4	Complete construction of Abercorn Road Habitat for Humanity affordable housing development	2023-2024	Mayor & Council, Greene County Habitat for Humanity	\$2,000,000	Private and Donated Funds
5	Sponsor Low Income Housing Tax Credit (LIHTC) developer to incentivize the construction of affordable rental housing	2024-2025	Mayor & Council, Clerk/Staff, NEGRC	\$1,000	General Fund
Natural & Cultural Resources					
*6	Complete restoration of historic theater	2023-2024	DDA	\$250,000	Grants, General Fund
*7	Identify historic assets and develop a strategy for protecting and promoting them	2023-Fall 2024	Mayor & Council, Clerk/Staff, NEGRC	\$10,000	DNR Grant, General Fund
8	Create a walking tour program of Union Point's Historic District	2025	DDA	\$1,200	General Fund
Community Facilities & Services					
9	Improve code enforcement ordinance to address blight on private property	2025	Mayor & Council	\$5,000	General Fund
*10	Complete Firefly Trail within city limits	Fall 2023	Mayor & Council, Clerk/Staff	\$300,000	General Fund, SPLOST, Grants, Firefly Trail, Inc.

#	Activity	Timeframe	Responsible Party	Cost Estimate	Funding Source
11	Construct a bicycle tire repair station in Downtown Union Point and along the Firefly Trail	2024	Mayor & Council	\$3,000	General Fund, Grants
12	Create a welcome center in Downtown Union Point	2027	Mayor & Council	\$300,000	General Fund, Grants, Loans
*13	Adopt complete streets and trails plan	2026	Mayor & Council, Clerk/Staff	\$1,000	General Fund, GDOT
*14	Improve Wayside Park with trail head facilities	2024	DDA, Garden Club	\$7,000	General Fund, Grants
Interjurisdictional Coordination					
*15	Develop projects list for potential SPLOST and TSPLOST funding	2026	Mayor & Council	None	NA
16	Collaborate with Greene County Board of Education to determine adaptive use plan for Greene County Primary School campus	2024	Mayor & Council	None	NA
Broadband Services					
17	Adopt Broadband Ready Model Ordinance	2024	Mayor & Council	None	NA
18	Apply for Broadband Ready Community Certification	2025	Mayor & Council, Clerk/Staff	Minimal	General Funds

Chapter 6: Appendix



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

Public Hearing 1/Steering Committee Meeting 1

Cities of Union Point, Siloam, and White Plains 2023 Comprehensive Plan Update Public Hearing #1 & Steering Committee Meeting #1: January 26, 2023 – 6:00 p.m. Union Point Public Safety Building, 4700 Lamb Ave, Union Point, GA 30669		
NAME	TITLE	EMAIL
Phillip Jones	Community Planner	
Carol Flaide	Community Planner	
David DuBois	Economic Development Dir	
Karen S. Hill	Mayor Siloam	
Kath Jefferson	COUNCIL PERSON	
Jim [unclear]	Siloam [unclear]	
[unclear]		
Jim Medel	DPA	
Jan Branger	DPA	
Russ Moore	Mayor White Plains	
Ann Coleman	Clerk White Plains	
James Coleman		
Marty Dowdy		
Cynthia Walker	Homeless Navigator ^{State} Co. Sec.	
Nina Lawrence		

NOTICE OF PUBLIC HEARING

The Cities of Union Point, Siloam, and White Plains will conduct a Public Hearing on January 26, 2023, at 6:00 p.m. at the Union Point Fire Department, 4700 Lamb Avenue, Union Point, GA30669.

Comprehensive Plan Updates for the Cities of Union Point, Siloam, and White Plains

The purpose of the public hearing is to brief the communities on the process for developing the three city's comprehensive plans and to obtain input on the proposed planning process. The three cities have elected to go through the public engagement and steering committee input process together yet develop separate comprehensive plans. Citizens, business owners, and all stakeholders are invited to attend the Public Hearing to provide comments, ideas, and suggestions. If you are unable to attend and wish to receive information regarding the hearing, please contact Phillip Jones, NEGRC Community Planner, at (706) 369-5650.

Public Hearing 2 Documentation

Cities of Union Point, Siloam, and White Plains 2023 Comprehensive Plan Update Public Hearing #2: August 22, 2023 – 6:00 p.m. Siloam Community Center, 1130 Railroad Street Siloam, Greensboro, GA 30642		
NAME	TITLE	EMAIL
EDITH D. JEFFERSON	Council	
Linda W. Jarrard	Council	
THURMOND JARRARD	WATER SUPT	
Adia Smith	Community Planner, NE62C	
Phillip Zions	Community Planner, NE62C	
Karen Hill	Mayor Siloam	
Brigg Hill	Council	
Becky Cronin	City Clerk - Union Point	
Mark Schuh	resident	
Teneisha Pinkney	Council - Union Point	


NOTICE OF PUBLIC HEARING

The Cities of Union Point, Siloam, and White Plains will conduct a Public Hearing on August 22, 2023, at 6:00 p.m. at the Siloam Community Center, 1130 Railroad Street Siloam, Greensboro, GA 30642.

Comprehensive Plan Update
for the Cities of Union Point, Siloam, and White Plains

The purpose of the public hearing is to brief the community on the contents of each city's plan, provide an opportunity for final suggestions, and notify the public of the submittal and adoption schedule. All interested parties are encouraged to attend.

Steering Committee Meeting 2

 City of Union Point <small>GEORGIA</small>	City of Union Point 2023 Comprehensive Plan Update Steering Committee Meeting #2: March 30, 2023 – 12:00 p.m. Union Point City Hall, 107 Scott Street, Union Point, GA 30669	
NAME	TITLE	EMAIL/PHONE
David DuBois	Economic Development Dir	
Lanier Rhodes	Mayor - D.F.U.P.	
Juan Alvarado	DDA / HPC	
Carol Flaute	NEGRC	
Phillip Jones	NEGRC	
Becky Cronin	city clerk	

Online Public Survey Advertisement

Available from 3/6/23 - 4/7/23, 12 total responses

The screenshot shows the top portion of a website. At the top center is the City of Union Point logo with the text "City of Union Point GEORGIA". Below the logo is a navigation menu with links: Home, Departments, About Us, Events, Notices, Meetings & Agenda, Newsletter, and a search icon. A large green banner contains the title "City of Union Point's 2023 Comprehensive Plan Update". Below the banner, the text reads "City of Union Point's 2023 Comprehensive Plan Update" followed by a green button that says "Click to Download Survey". Below this is a "Request for Public Input" section with a letterhead starting "Dear City of Union Point resident," and a paragraph explaining the city's process for updating its comprehensive plan. At the bottom of the page, there is contact information for the City of Union Point and several partner logos: Firefly TRAIL, Georgia USA, EVerify, and Greene commerce. A language dropdown menu is set to "English".

City of Union Point's 2023 Comprehensive Plan Update

The City of Union Point is currently in the process of updating its comprehensive plan, which serves as a 20-year guide for growth and development for our city. In this 5-year update, we will analyze where we are as a city, envision where we want to be, and create strategies for achieving our goals. We depend on the input of our residents to create a comprehensive plan that reflects our resident's values. We cordially invite you to provide your input in the Comprehensive Plan process.

If you would like to participate, you may complete a survey by

visiting www.unionpointga.org and printing one to return, or you may obtain one from Union Point City Hall at 107 Scott Street, Union Point.

Thank you for your contribution to the comprehensive plan. If you have any questions about the survey or the comprehensive plan process, please contact Phillip Jones of the Northeast Georgia Regional Commission, who is assisting the City of Union Point with their comprehensive plan update. He can be reached at 706-369-5650. You can also contact the City of Union Point City Hall at 706-486-4102.

Community Data



Municipality: Union Point, GA

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

The statistics below are modeled for the Regional Typical Household. Income: \$52,129 Commuters: 0.81 Household Size: 2.40 ()

Map of Transportation Costs % Income



Location Efficient Areas

- < 8%
- 8-12%
- 12-15%
- 15-18%
- 18-22%
- 22-26%
- 26-29%
- 29%+

Location Efficiency Metrics

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

0%

Percent of location efficient neighborhoods

Neighborhood Characteristic Scores (1-10)

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

Job Access

0.6

Very low access to jobs

AllTransit Performance Score

0

Car-dependent with very limited or no access to public transportation

Compact Neighborhood

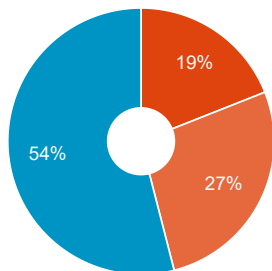
2.3

Low density and limited walkability

Average Housing + Transportation Costs % Income

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

- Housing
- Transportation
- Remaining Income



Transportation Costs

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



\$13,847

Annual Transportation Costs



1.85

Autos Per Household



19,186

Average Household VMT

0%

Transit Ridership % of Workers

5

Annual Transit Trips

7.67 Tonnes

Annual Greenhouse Gas per Household

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
Population Summary	
2010 Total Population	1,650
2020 Total Population	1,597
2020 Group Quarters	40
2022 Total Population	1,607
2022 Group Quarters	21
2027 Total Population	1,648
2022-2027 Annual Rate	0.51%
2022 Total Daytime Population	1,321
Workers	347
Residents	974
Household Summary	
2010 Households	623
2010 Average Household Size	2.60
2020 Total Households	598
2020 Average Household Size	2.60
2022 Households	611
2022 Average Household Size	2.60
2027 Households	630
2027 Average Household Size	2.58
2022-2027 Annual Rate	0.61%
2010 Families	416
2010 Average Family Size	3.20
2022 Families	383
2022 Average Family Size	3.33
2027 Families	391
2027 Average Family Size	3.34
2022-2027 Annual Rate	0.41%
Housing Unit Summary	
2000 Housing Units	738
Owner Occupied Housing Units	63.8%
Renter Occupied Housing Units	26.2%
Vacant Housing Units	10.0%
2010 Housing Units	734
Owner Occupied Housing Units	56.1%
Renter Occupied Housing Units	28.7%
Vacant Housing Units	15.1%
2020 Housing Units	694
Vacant Housing Units	13.8%
2022 Housing Units	720
Owner Occupied Housing Units	48.3%
Renter Occupied Housing Units	36.5%
Vacant Housing Units	15.1%
2027 Housing Units	742
Owner Occupied Housing Units	49.2%
Renter Occupied Housing Units	35.7%
Vacant Housing Units	15.1%
Median Household Income	
2022	\$41,187
2027	\$47,401
Median Home Value	
2022	\$91,429
2027	\$97,381
Per Capita Income	
2022	\$22,016
2027	\$24,892
Median Age	
2010	38.3
2022	40.5
2027	43.2

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

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
2022 Households by Income	
Household Income Base	610
<\$15,000	15.6%
\$15,000 - \$24,999	15.1%
\$25,000 - \$34,999	11.8%
\$35,000 - \$49,999	15.2%
\$50,000 - \$74,999	18.9%
\$75,000 - \$99,999	10.3%
\$100,000 - \$149,999	11.3%
\$150,000 - \$199,999	0.0%
\$200,000+	1.8%
Average Household Income	\$57,641
2027 Households by Income	
Household Income Base	629
<\$15,000	13.2%
\$15,000 - \$24,999	13.2%
\$25,000 - \$34,999	10.7%
\$35,000 - \$49,999	14.9%
\$50,000 - \$74,999	21.6%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	13.2%
\$150,000 - \$199,999	0.0%
\$200,000+	2.1%
Average Household Income	\$64,754
2022 Owner Occupied Housing Units by Value	
Total	348
<\$50,000	25.0%
\$50,000 - \$99,999	30.2%
\$100,000 - \$149,999	21.0%
\$150,000 - \$199,999	9.8%
\$200,000 - \$249,999	2.9%
\$250,000 - \$299,999	2.6%
\$300,000 - \$399,999	0.3%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	3.4%
\$750,000 - \$999,999	2.9%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	1.7%
Average Home Value	\$175,862
2027 Owner Occupied Housing Units by Value	
Total	365
<\$50,000	22.7%
\$50,000 - \$99,999	28.8%
\$100,000 - \$149,999	20.3%
\$150,000 - \$199,999	10.4%
\$200,000 - \$249,999	3.3%
\$250,000 - \$299,999	2.7%
\$300,000 - \$399,999	0.5%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	4.4%
\$750,000 - \$999,999	3.8%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	2.7%
Average Home Value	\$213,699

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
2010 Population by Age	
Total	1,648
0 - 4	6.6%
5 - 9	7.0%
10 - 14	8.1%
15 - 24	12.3%
25 - 34	12.6%
35 - 44	10.0%
45 - 54	15.0%
55 - 64	10.5%
65 - 74	10.5%
75 - 84	4.9%
85 +	2.5%
18 +	73.9%
2022 Population by Age	
Total	1,606
0 - 4	5.7%
5 - 9	6.1%
10 - 14	6.4%
15 - 24	11.4%
25 - 34	12.6%
35 - 44	13.7%
45 - 54	10.2%
55 - 64	14.8%
65 - 74	10.0%
75 - 84	7.0%
85 +	2.2%
18 +	78.3%
2027 Population by Age	
Total	1,650
0 - 4	5.3%
5 - 9	5.8%
10 - 14	6.3%
15 - 24	10.9%
25 - 34	10.5%
35 - 44	13.9%
45 - 54	12.2%
55 - 64	13.3%
65 - 74	11.7%
75 - 84	7.6%
85 +	2.5%
18 +	78.7%
2010 Population by Sex	
Males	784
Females	866
2022 Population by Sex	
Males	775
Females	831
2027 Population by Sex	
Males	802
Females	848

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
2010 Population by Race/Ethnicity	
Total	1,650
White Alone	45.3%
Black Alone	51.0%
American Indian Alone	0.4%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.7%
Two or More Races	1.3%
Hispanic Origin	3.8%
Diversity Index	56.8
2020 Population by Race/Ethnicity	
Total	1,597
White Alone	35.1%
Black Alone	54.2%
American Indian Alone	0.3%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.6%
Two or More Races	5.9%
Hispanic Origin	8.8%
Diversity Index	64.6
2022 Population by Race/Ethnicity	
Total	1,608
White Alone	37.3%
Black Alone	52.2%
American Indian Alone	0.4%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.2%
Two or More Races	6.2%
Hispanic Origin	7.8%
Diversity Index	64.3
2027 Population by Race/Ethnicity	
Total	1,648
White Alone	36.5%
Black Alone	52.2%
American Indian Alone	0.4%
Asian Alone	0.8%
Pacific Islander Alone	0.0%
Some Other Race Alone	3.3%
Two or More Races	6.9%
Hispanic Origin	8.1%
Diversity Index	65.0
2010 Population by Relationship and Household Type	
Total	1,650
In Households	98.1%
In Family Households	83.6%
Householder	25.6%
Spouse	14.7%
Child	35.3%
Other relative	5.2%
Nonrelative	2.8%
In Nonfamily Households	14.5%
In Group Quarters	1.9%
Institutionalized Population	1.9%
Noninstitutionalized Population	0.0%

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

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
2022 Population 25+ by Educational Attainment	
Total	1,134
Less than 9th Grade	10.4%
9th - 12th Grade, No Diploma	13.4%
High School Graduate	42.0%
GED/Alternative Credential	8.6%
Some College, No Degree	16.3%
Associate Degree	3.4%
Bachelor's Degree	2.3%
Graduate/Professional Degree	3.6%
2022 Population 15+ by Marital Status	
Total	1,316
Never Married	39.8%
Married	42.5%
Widowed	10.6%
Divorced	7.1%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	648
Population 16+ Employed	97.8%
Population 16+ Unemployment rate	2.2%
Population 16-24 Employed	14.2%
Population 16-24 Unemployment rate	7.2%
Population 25-54 Employed	63.9%
Population 25-54 Unemployment rate	0.5%
Population 55-64 Employed	17.5%
Population 55-64 Unemployment rate	1.8%
Population 65+ Employed	4.4%
Population 65+ Unemployment rate	9.7%
2022 Employed Population 16+ by Industry	
Total	634
Agriculture/Mining	1.6%
Construction	7.8%
Manufacturing	16.8%
Wholesale Trade	0.8%
Retail Trade	9.3%
Transportation/Utilities	7.6%
Information	0.6%
Finance/Insurance/Real Estate	1.3%
Services	50.5%
Public Administration	3.8%
2022 Employed Population 16+ by Occupation	
Total	633
White Collar	43.3%
Management/Business/Financial	5.7%
Professional	15.2%
Sales	8.4%
Administrative Support	14.1%
Services	23.9%
Blue Collar	32.9%
Farming/Forestry/Fishing	1.9%
Construction/Extraction	8.5%
Installation/Maintenance/Repair	3.5%
Production	12.5%
Transportation/Material Moving	6.5%

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
2010 Households by Type	
Total	623
Households with 1 Person	28.9%
Households with 2+ People	71.1%
Family Households	66.8%
Husband-wife Families	38.0%
With Related Children	14.8%
Other Family (No Spouse Present)	28.7%
Other Family with Male Householder	6.1%
With Related Children	4.0%
Other Family with Female Householder	22.6%
With Related Children	15.1%
Nonfamily Households	4.3%
All Households with Children	34.0%
Multigenerational Households	7.4%
Unmarried Partner Households	7.4%
Male-female	6.1%
Same-sex	1.3%
2010 Households by Size	
Total	623
1 Person Household	28.9%
2 Person Household	31.0%
3 Person Household	16.5%
4 Person Household	12.4%
5 Person Household	6.3%
6 Person Household	2.7%
7 + Person Household	2.2%
2010 Households by Tenure and Mortgage Status	
Total	623
Owner Occupied	66.1%
Owned with a Mortgage/Loan	34.3%
Owned Free and Clear	31.8%
Renter Occupied	33.9%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	215
Percent of Income for Mortgage	11.7%
Wealth Index	39
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	734
Housing Units Inside Urbanized Area	0.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	100.0%
2010 Population By Urban/ Rural Status	
Total Population	1,650
Population Inside Urbanized Area	0.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	100.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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

January 24, 2023

Community Data (Cont.)



Community Profile

Union Point City, GA
 Union Point City, GA (1378380)
 Geography: Place

Prepared by Esri

	Union Point c...
Top 3 Tapestry Segments	
1.	Rural Bypasses (10E)
2.	
3.	
2022 Consumer Spending	
Apparel & Services: Total \$	\$785,129
Average Spent	\$1,284.99
Spending Potential Index	53
Education: Total \$	\$483,235
Average Spent	\$790.89
Spending Potential Index	40
Entertainment/Recreation: Total \$	\$1,411,352
Average Spent	\$2,309.91
Spending Potential Index	63
Food at Home: Total \$	\$2,512,639
Average Spent	\$4,112.34
Spending Potential Index	66
Food Away from Home: Total \$	\$1,513,240
Average Spent	\$2,476.66
Spending Potential Index	57
Health Care: Total \$	\$2,984,922
Average Spent	\$4,885.31
Spending Potential Index	69
HH Furnishings & Equipment: Total \$	\$912,022
Average Spent	\$1,492.67
Spending Potential Index	58
Personal Care Products & Services: Total \$	\$324,505
Average Spent	\$531.10
Spending Potential Index	52
Shelter: Total \$	\$6,359,537
Average Spent	\$10,408.41
Spending Potential Index	45
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,051,206
Average Spent	\$1,720.47
Spending Potential Index	63
Travel: Total \$	\$809,149
Average Spent	\$1,324.30
Spending Potential Index	46
Vehicle Maintenance & Repairs: Total \$	\$540,712
Average Spent	\$884.96
Spending Potential Index	70

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

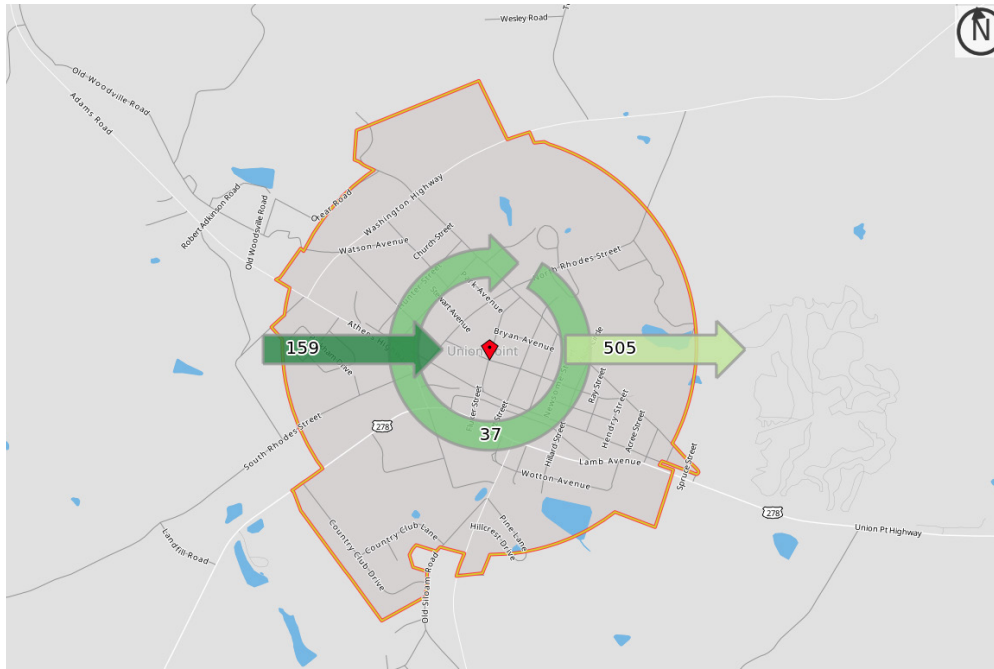
Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

January 24, 2023

Community Data (Cont.)

Census OnTheMap Inflow/Outflow Analysis



Destination County of Residents Leaving Union Point for Work

County of Origin of People Entering Union Point for Work

County	Count	Percent of Total
Greene County, GA	193	35.6%
Gwinnett County, GA	35	6.5%
Clarke County, GA	27	5.0%
Morgan County, GA	22	4.1%
Hall County, GA	17	3.1%
DeKalb County, GA	16	3.0%
Richmond County, GA	16	3.0%
Fulton County, GA	13	2.4%
Putnam County, GA	13	2.4%
Henry County, GA	11	2.0%
All Other Locations	179	33.0%
Total	542	

Commuters working in UP	Count	Percent of Total
Greene County, GA	100	51.0%
Clarke County, GA	12	6.1%
Wilkes County, GA	10	5.1%
Taliaferro County, GA	9	4.6%
Barrow County, GA	6	3.1%
Gwinnett County, GA	6	3.1%
Rockdale County, GA	6	3.1%
Baldwin County, GA	4	2.0%
Columbia County, GA	3	1.5%
Oconee County, GA	3	1.5%
All Other Locations	37	18.9%
Total	196	

Public Survey Results

City of Union Point Comprehensive Plan Update

Public Input Survey Results

1. Do you live inside or outside of the city limits of Union Point?

Answer	Count
Inside city limits	7
Outside city limits	4
(blank)	2
Grand Total	13

2. What is your age?

Answer	Count
Between 35-49 years old	3
Between 50-64 years old	3
65 years or older	6
(blank)	1
Grand Total	13

3. How long have you lived in Union Point?

Answer	Count
Less than one (1) year	1
1 to 5 years	2
6 to 10 years	1
11 to 20 years	1
More than 20 years	6
(blank)	2
Grand Total	13

Public Survey Results (Cont.)

4. During the City of Union Point's 2018 comprehensive plan update, the city created the below vision statement. How satisfied are you with this vision statement?

Answer	Count
Completely satisfied	4
Somewhat satisfied	8
Neither satisfied nor dissatisfied	0
Somewhat dissatisfied	0
Completely dissatisfied	0
(blank)	1
Grand Total	13

- a. If you recommend any changes to the City of Union Point's vision statement, please write it in below:

Answer	Count
N/A	1
1) More activities for youth; 2) more street lights; 3) more shops and restaurants; 4) jobs	1
We need to keep our school - GCPS School here!	1
Expand to other parts of Union Point	1
New city welcome entrances, more new businesses, walking trail, brochure of historic places	1
Grand Total	5

5. Do you feel that the local government manages land use and zoning appropriately in your community?

Answer	Count
Yes	7
No	0
(blank)	6
Grand Total	13

- a. If not, explain what changes you would like to see:

Answer	Count
do more about vacant lots and buildings	1
Grand Total	1

Public Survey Results (Cont.)

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

Answer	Count
Yes	7
No	1
(blank)	5
Grand Total	13

a. If not, explain what changes you would like to see

Row Labels	Count
more affordable housing, above habitat, below expensive	1
Need a median range subdivision, \$150k --> \$300k priced houses	1
no, need more housing that are affordable for seniors and new residents that are moving in	1
There needs to be more middle income housing	1
very limited on housing, definitely need low-income market rent housing	1
we need housing and development	1
Grand Total	6

7. Are the streets and sidewalks adequately maintained?

Answer	Count
Yes	2
No	6
(blank)	5
Grand Total	13

a. If not, where are the streets or sidewalks in most need of repair?

Answer	Count
Industrial boulevard communities	1
look very unkept	1
Industrial Boulevard does have pot holes that need to be fixed	1
multiple pot holes and broken sidewalks	1
need minor repairs	1
Grand Total	5

Public Survey Results (Cont.)

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

Answer	Count
Yes	6
No	1
I don't know	1
(blank)	5
Grand Total	13

- a. If not, what are some improvements you would recommend?

Answer	Count
usually	1
need better maintained sidewalks	1
Grand Total	2

9. Does your community have any traffic issues?

Answer	Count
Yes	3
No	9
(blank)	1
Grand Total	13

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

Answer	Count
Predictable peaks like rush hour	2
There aren't enough parking options	1
Grand Total	3

Public Survey Results (Cont.)

11. In your opinion, is park space within or near your community easily accessible to all residents?

Answer	Count
Yes	7
No	1
(blank)	5
Grand Total	13

a. If you answered no, please explain how park space inaccessible and any improvements you recommend.

Answer	Count
need more	1
Grand Total	1

12. Are there any persistent public safety issues in your community (dangerous intersections, sanitation, crime, run-down properties, etc.)?

Answer	Count
Yes	7
No	1
I don't know	1
(blank)	4
Grand Total	13

a. If yes, please explain:

Answer	Count
Abandoned houses, property need to be cleaned around occupied houses and empty buildings in town, store owners need to clean around their stores	1
everyday trash thrown in town	1
run-down properties, litter	1
there is run down property	1
a few buildings needing repair	1
run down properties	1
Grand Total	6

Public Survey Results (Cont.)

13. How would you rate the following services in your community:

Water

Row Labels	Count of Date
Excellent	2
Good	5
Average	3
Poor	1
Very Poor	0
No Opinion	0
(blank)	2
Grand Total	13

Emergency Services

Row Labels	Count of Date
Excellent	2
Good	4
Average	6
Poor	0
Very Poor	0
No Opinion	0
(blank)	1
Grand Total	13

Internet

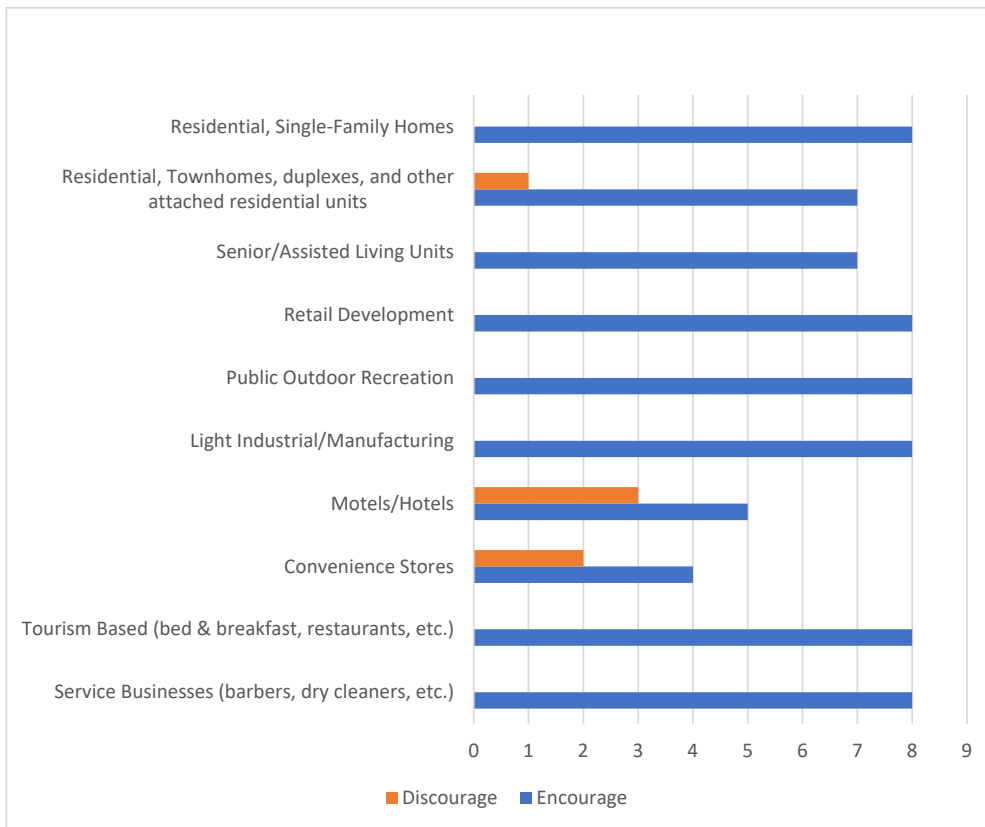
Row Labels	Count of Date
Excellent	0
Good	5
Average	7
Poor	0
Very Poor	0
No Opinion	0
(blank)	1
Grand Total	13

Public Survey Results (Cont.)

Leisure/Recreation Services

Row Labels	Count of Date
Excellent	1
Good	2
Average	5
Poor	3
Very Poor	1
No Opinion	0
(blank)	1
Grand Total	13

14. Would you encourage or discourage the following land uses in your community?



Public Survey Results (Cont.)

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

Answer	Count
N/A	1
no	2
A family and friend day	1
I would love to install cameras in locations where most of our trash on streets occurs. We understand camera have to be installed by license installers in order to stand up in court?	1
go to a gym and work out	1
swim, bowl, roller skate	1
Need more medical & banks	1
Place to eat and perhaps another gift shop	1
Gym	1
(blank)	3
Grand Total	13

16. What cultural and natural resources does your community value?

Answer	Count
history	2
Trail needs to be more visible from both street and highway, more beautiful	1
Making people feel safe in the community	1
Restoring Hawthorne Heights, Union Theatre	1
safety to our citizens	1
Firefly Trail	1
?	2
Our history & the new museum	1
(blank)	3
Grand Total	13

Public Survey Results (Cont.)

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

Answer	Count
History	1
Old building in Downtown Union Point	1
The railroad	1
Downtown area	1
history, small	1
history, sense of community	1
Small town appeal	1
Old homes, plants, business	1
(blank)	5
Grand Total	13

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

Answer	Count
1) Better control of trash through town especially street trash; 2) Require all trash in residential trash can to be in proper trash bags; 3) require our code enforcement to be more aggressive in correcting non-code activities & following up!	1
1) Keep our school; 2) get a grocery store; 3) Get a bank	1
1) Expand community housing; 2) Restore old buildings downtown	1
entertainment, see above	1
Add playgrounds	1
Keep our school	1
1) Bring in more industry; 2) business (new); 3) Bank (we need!)	1
(blank)	6
Grand Total	13

Public Survey Results (Cont.)

19. What are the most important projects that the city should complete over the next five years?

Answer	Count
Affordable housing, research grant opportunities	1
attract more visitors by having more festivals, redo buildings, painting, etc.	1
Encourage business & clean up of property	1
Fire fly - restaurant	1
Firefly	1
Firefly Trail complete, complete theater	1
Housing development, open new industry and business	1
Keep our primary school in Union Point	1
Recreation area	1
Rental housing, food restaurants, recreational events	1
roads	1
The roads and clean out the ditches	1
(blank)	1
Grand Total	13

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