

Union Point City Council Meeting
Minutes – July 14, 2026 – 6 p.m.
Four Room School House – 211 Veazey Street, Union Point, GA

Attendees: Mayor Lanier Rhodes **Council Members:** Jim Scott, Mary Mundy, Sally Boswell, Kaylin Johnson, Teneisha Pinkney, William Harris, Jr. **Others:** Attorney Joe Reitman and City Clerk Becky Cronic

Mayor Lanier Rhodes called the July 14, 2026, meeting to order at 6:00 p.m. and opened the meeting with prayer. A quorum was present.

A motion was made by Council Member Boswell to approve the agenda for the July 14, 2026, meeting. Motion was seconded by Council Member Harris. Opportunity for discussion. The motion unanimously passed.

A motion was made by Council Member Boswell to approve the minutes of the June 2026 meeting. Seconded by Council Member Mundy. Opportunity for discussion. The motion unanimously passed.

Legal Matters: Attorney Reitman gave a brief overview of the legal aspects that the proposed moratorium would cover if passed by the council. More details to follow under new business. Attorney Reitman reported that a mediation with the Equal Opportunity Employment Commission (EEOC) would be held later in the week in reference to a former employee. Mr. Reitman made himself available following the meeting for any questions that the council might have.

Planning and Zoning: Hal Chitwood, Zoning Official, presented a plat for Thornton's Crossing which is the housing complex that is proposed for the property between Dolvin Avenue and Watson Avenue. This plat is presented as a requirement for building and zoning purposes. There will be a total of 99 units in the complex, and all details have been approved for the plans by Bureau Veritas. Mayor Rhodes called for a motion to approve the plat and allow the development to move forward. **A motion was made** by Council Member Johnson to allow the developer to move forward with the housing complex to be located on the property between Dolvin Avenue and Watson Avenue due to all criteria being met with zoning and planning procedures. A second to the motion was made by Council Member Harris. Opportunity for discussion. Motion approved 5-1 with Council Member Boswell opposing. Mr. Chitwood presented a Temporary Moratorium Resolution on the acceptance and/or approval of applications for zoning, rezoning, development, redevelopment, platting, construction permitting, land uses, land disturbances, and related matters in all land parcels zoned as R-1 single family residential, R-2 two family residential, R-3 multi-family residential, and MHD (Manufactured Home District) within the City of Union Point until November 10, 2026. Any current construction or permitting underway will be accepted and allowed to move forward. **A motion was made** by Council Member Boswell to approve the Temporary Moratorium Resolution with a hold on all new permitting applications and zoning requests for the R1, R2, R3 Zoning Districts as stated in the Moratorium Resolution. Motion seconded by Council Member Scott. Opportunity for discussion. Motion passed 5 to 1 with Council Member Pinkney opposing.

Downtown Development Authority (DDA): Council Member Pinkney reported on behalf of the DDA. The Authority needs an individual to serve on the Authority to replace Tammy Wielinga who is no longer in Union Point. The Authority seeks a business owner, or an active resident in Union Point to serve with the other members to better the quality of life within Union Point's Downtown. Council Member Pinkney asked if anyone had an interest or knew of anyone who might be interested in serving, to please contact the City Hall and refer them to the DDA.

Clerk's Report: Clerk Cronic reported that employee Dolphin Gouch will be retiring in August. Dolphin has been with the City for 20 years. He will continue to work two days a week until further notice. A reception will be held for him in August. Clerk Cronic updated the council on DOT updates and reported that we will be partnering with the county on several road repairs/paving due to the cost savings.

Old Business: Clerk Becky Cronic reported that the draft ordinance for mobile home/manufactured homes and other related information will be forthcoming, and a public hearing will be held prior to adopting any revisions. Becky also gave an update on the pending audits for the City of Union Point and anticipates that we will comply within the next 18 months. A budget work session will be held on July 30th to review the proposed 2027 General Fund budget, and additional sessions will be held if necessary.

New Business:

Ms. Zenika Roberts had contacted the City Clerk and inquired about hosting a food truck in Union Point several days a week next to the BP Station on Lamb Avenue. Due to various concerns related to where to allow the food truck to be located, this item was tabled until the next meeting.

Greene County proposed entering an IGA with Union Point and Greensboro for TSPLOST for the next six years. The current IGA is slated to expire in 2027 and was for a five-year period. The anticipated revenue for the five years will be met prior to the actual period-end and will continue to be distributed monthly through December 2027, which will exceed the original budgeted amount of funds. Due to the timeframe changing to a six-year distribution, and the current tax nearing expiration, a referendum must be added to the ballot this November for it to be a continuous tax.

A motion was made by Council Member Mundy to enter into an IGA with Greene County and The City of Greensboro for a six-year TSPLOST agreement to be used strictly for road improvements, transportation safety, and transportation needs within the City of Union Point; and to adopt a resolution of the same to formally enter the IGA. Motion seconded by Council Member Johnson. Opportunity for discussion. Motion carried unanimously.

Greene County proposed that the Cities of Greensboro and Union Point enter an IGA for an additional \$.01 tax known as the FLOST (Floating Local Option Sales Tax) to be used to offset homeowners advalorem taxes. This penny tax would be used for general fund purposes just as the current property taxes are used, however it will be equally collected from all taxpayers, both local and those traveling through Greene County. **A motion was made by** Council Member Boswell to enter an IGA to support the FLOST referendum on the November ballot. Motion seconded by Council Member Socott. Opportunity for discussion. Motion unanimously passed.

Speed Bump: Council Member Mundy requested that the council consider allowing speed bumps to be installed on Newsome Street. Other residents on Newsome Street have also complained and stated that speed bumps would be nice. A petition with signatures to support the request is required and will be presented at the next council meeting to move forward with the placement of speed bumps.

Department Reports:

Council Member Mundy reported that the “Flame Team” would be hosting a Back-To-School Event on August 1st at the Fire Station in conjunction with one being hosted at Union Point Worship Center on Lamb Avenue. School supplies are being accepted as donations to help fill bookbags.

Animal Control Officer Wright gave a report from Animal Control. Council Member Johnson gave an overview of the recent GMA Convention that was held in Savannah. She shared several examples from the rapid fire sessions she attended and met several vendors who the City could potentially build relationships with.

Superintendent David Stephens reported that the engineers are working with the manufacturers and technicians at the WTP to troubleshoot the issues with getting the plant in operation. EPD requirements have been met; however, other technical challenges are interfering with the operations. He also reported that he will be hiring another Water Plant Operator and the details about the position are on the city’s website and newspaper.

Public Comment: No comments.

There was no need for Executive Session.

A motion was made to adjourn the meeting at 7:35 pm by Council Member Boswell. Motion was seconded by Council Member Johnson. Opportunity for discussion. Motion unanimously carried.

Attorney Reitman closed the meeting with prayer.

Mayor

Clerk

Date