

Euharlee Needs and Opportunities

ECONOMIC DEVELOPMENT

Needs

- There is no directional signage.
- Euharlee is a Bedroom Community with more residential and less industrial parcels/tax base.
- Commercial, retail development has been limited along the main thoroughfare (Euharlee Road and Hwy 113).
- The Bridge has no access for Pedestrians on Euharlee Road. (*Sidewalks end on Campfire Road.*)
- Commercial property can be improved, redeveloped; retail and services should serve residents of Euharlee.

Opportunities

- Location is an asset, it is the midpoint between Highway 113 and US 411. Need more commercial development.
- There are large areas of undeveloped land.
- There is commercial space available. The City and Planning Commission can plan for undeveloped property.
- There are two Bartow County Schools (elementary and middle schools) within City Limits.
- The City can improve access to the Etowah River and Euharlee Creek.

NATURAL AND CULTURAL RESOURCES

Needs

- There is a need for improved connectivity between parks, residential areas, and downtown.
- There is a need for increased Community Involvement.
- The City needs a recreation master plan and projects list to allocate funding and grant match.

Opportunities

- Euharlee Creek and Etowah River provide recreation opportunities.
- Parks and greenspace can be connected.
- Walking trails to connect resources can be developed.

Euharlee Needs and Opportunities

- The library is a community asset.
- Euharlee hosts several festivals.
- The Euharlee Museum is an asset.
- The Covered Bridge attracts visitors and is one of the oldest covered bridges in the state.
- The Euharlee Mill is an asset.
- The City can identify better utilization and/or cooperative opportunities.
- The City can complete existing projects.
- The City can provide additional recreation opportunities around the Etowah River/ Euharlee Creek/ City parks and greenspace.

TRANSPORTATION

Needs

- The City will see rapid growth but needed infrastructure may not be in place at this time.
- The Covered Bridge needs maintenance.
- The Plant Bowen Power Plant can significantly affect transportation if it shuts down.

Opportunities

- The City has Limited Thoroughfares.
- The City sees Growth as a tool to provide future transportation development.
- The City is located as a Midway Point between Highway 113 and 411 with good access points.
- The transportation issues are easily solved by significant additional funding.

Euharlee Needs and Opportunities

COMMUNITY FACILITIES AND SERVICES

Needs

- There is no sewer service within City limits.
- Based on City staff assessment, there are minor areas of sidewalk connectivity needed to complete City sidewalk infrastructure (500 LF to connect Shaw Woods). There are no sidewalks or pedestrian access on Euharlee Road Bridge for walking access across Etowah River.
- There is a lack of funding for infrastructure maintenance.

Opportunities

- The City and County provide adequate public safety services- Police, EMT, and Fire Department.
- The City hosts event facilities: Museum, City Hall, Commissary, three parks, recreation, and library.
- The City has historic assets.
- The City has abundant natural resources- the Etowah River, Euharlee Creek, and green space.
- The City is championing downtown revitalization and finishing the Mill project.
- The City plans completion of connecting trail via Master Plan.
- The City plans a Camp ground.
- The City plans for additional Annexation.

HOUSING

Needs

- There is a Lack of Road Access
- Georgia Power- view of towers from far away.
- Any additional housing needs- type of housing needed, build out of subdivided properties, etc.

Opportunities

- There is a diverse housing market.

Euharlee Needs and Opportunities

- There is potential for additional growth.
- Larger lot sizes, tracts are available for development.
- There are abundant recreational resources including parks, natural and man-made areas.
- Good schools attract residents.
- There are strong historic preservation efforts.
- There is potential for an additional high school for the Euharlee area.
- There is potential for commercial growth.

INTERGOVERNMENTAL COORDINATION

Needs

- Need to research available new funding sources including SPLOST, TSPLOST, Tax increment financing, Special Service Districts, taxes and user fees, etc.

Opportunities

- The City and County cooperate on Shared Services:
 - SPLOST
 - Fire
 - Law Enforcement
 - Water
- The City and County will cooperate to provide sewer service within City limits.
- The City will work with Bartow County, NWGRC, and state agencies to increase knowledge of grant opportunities.