



Western Piedmont
Council of Governments

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Bethlehem Community Plan

March 28, 2019



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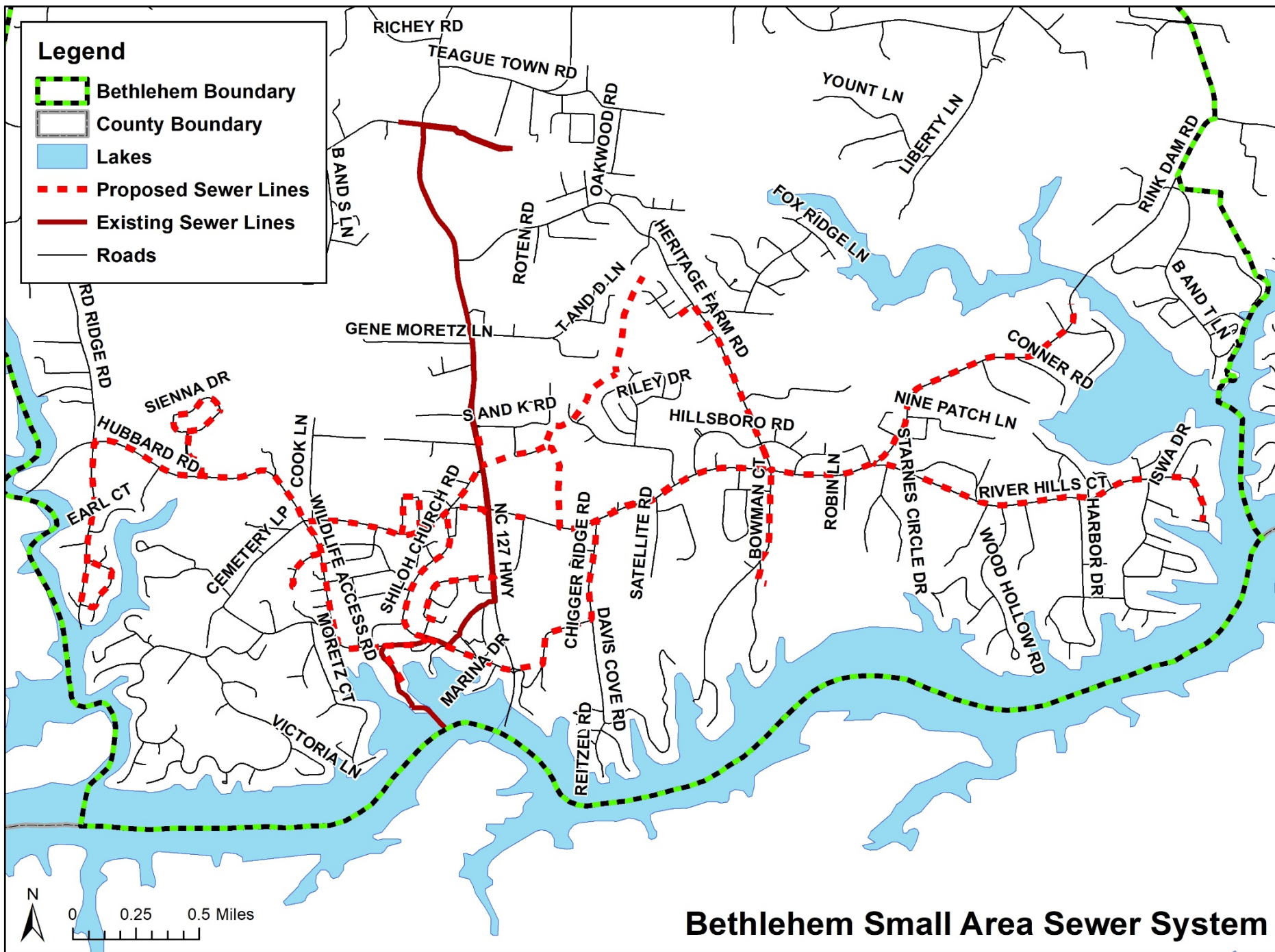
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Sewer Map



Legend

- Bethlehem Boundary
- County Boundary
- Lakes
- Proposed Sewer Lines
- Existing Sewer Lines
- Roads



Bethlehem Small Area Sewer System



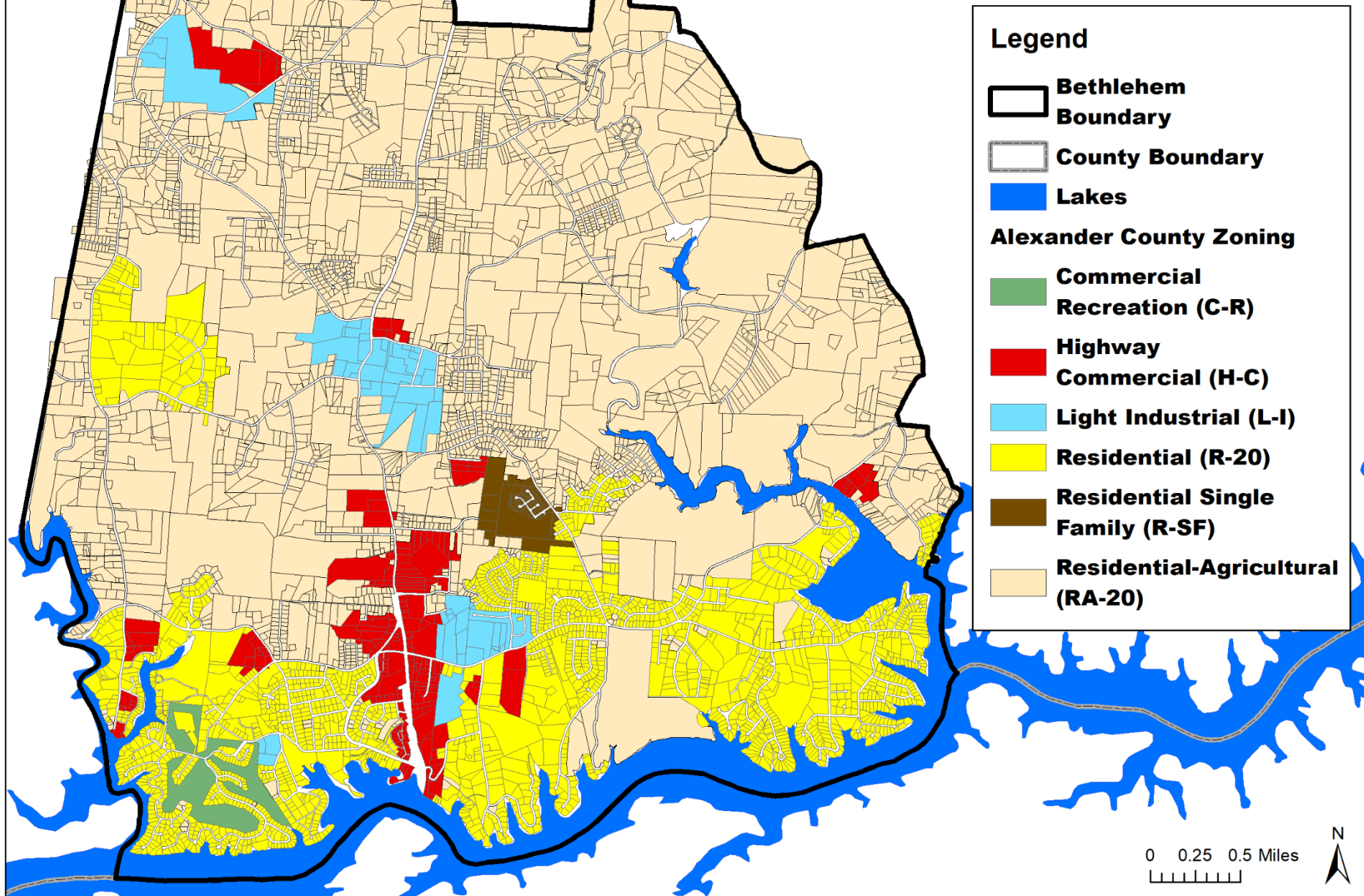
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Existing Land Use



Bethlehem Small Area Plan Zoning Districts

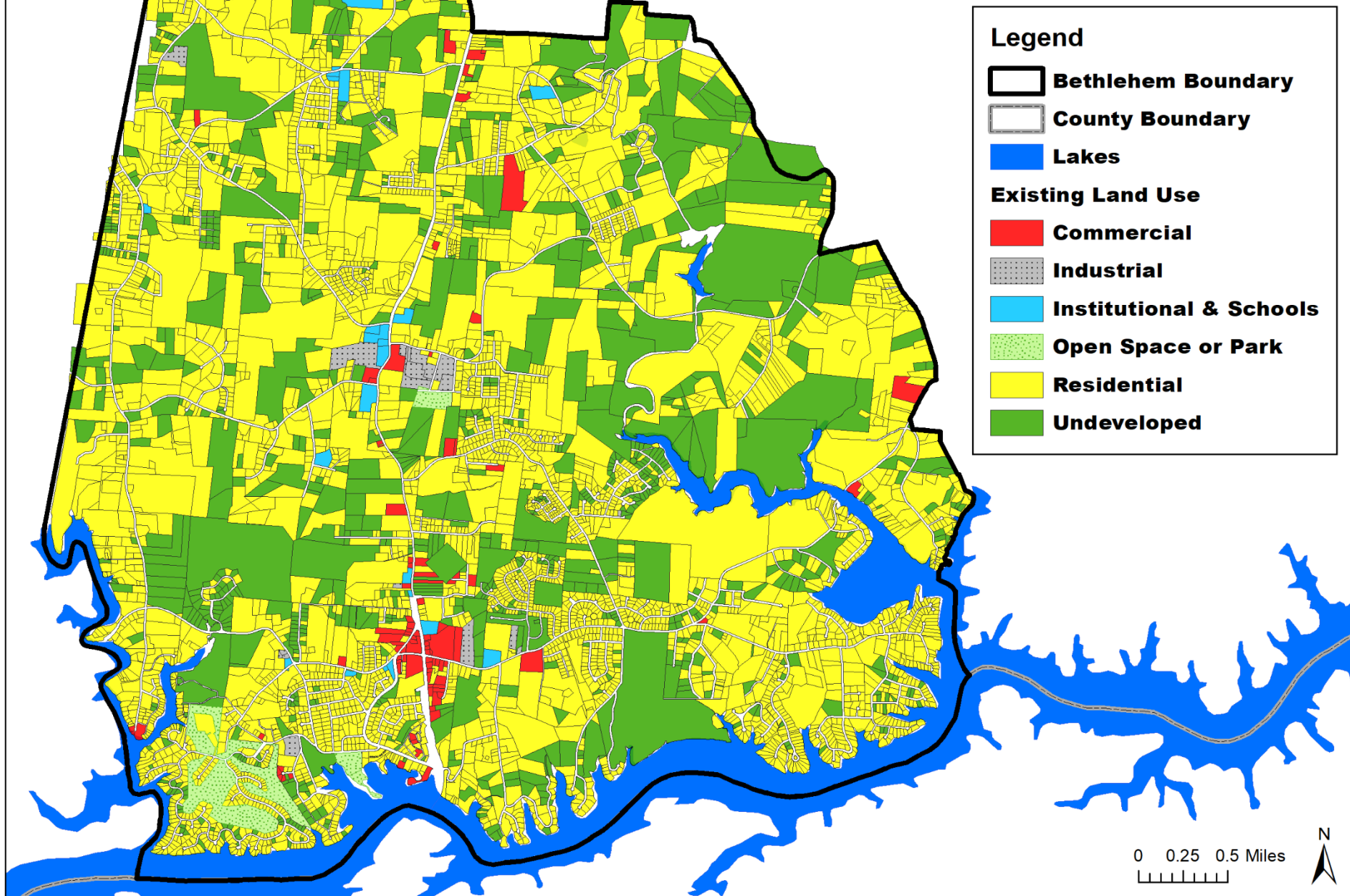


Existing Zoning

Zoning	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)	Minimum Parcel Size (in Acres)	Maximum Parcel Size (in Acres)	Average Parcel Size (in Acres)
Commercial Recreation (C-R)	1	122.56	1.02%	122.56	122.56	122.56
Highway Commercial (H-C)	215	520.8	4.35%	0.09	48.46	2.42
Light Industrial (L-I)	58	417.14	3.49%	0.43	95.84	7.19
Residential (R-20)	2227	2,389.21	19.97%	< 0.1	49.69	1.07
Residential Single Family (R-SF)	88	99.1	0.83%	< 0.1	31.24	1.13
Residential- Agricultural (RA-20)	2476	8,415.88	70.34%	< 0.1	182.6	3.40
Total	5,065	11,964.67	100%			

Bethlehem Small Area Plan

Existing Land Use



Existing Land Use

Land Use	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)	Minimum Parcel Size (in Acres)	Maximum Parcel Size (in Acres)	Average Parcel Size (in Acres)
Commercial	89	180.32	1.51%	0.25	22.29	2.03
Industrial	18	85.7	0.72%	0.42	20.98	4.76
Institutional & Schools	21	121.71	1.02%	0.43	55.39	5.80
Open Space or Park	4	149.18	1.25%	3.94	122.56	37.30
Residential	4073	7,564.7	63.22%	< 0.1	182.64	1.86
Undeveloped	860	3,863.13	32.29%	< 0.1	179.3	4.49
Total	5,065	11,964.67	100%			

Future Land Use Discussion

- Residential
 - Low Density
 - Medium Density
 - High Density
- Industrial
- Office and Institutional
- Commercial
- Mixed-Use
- Open Space