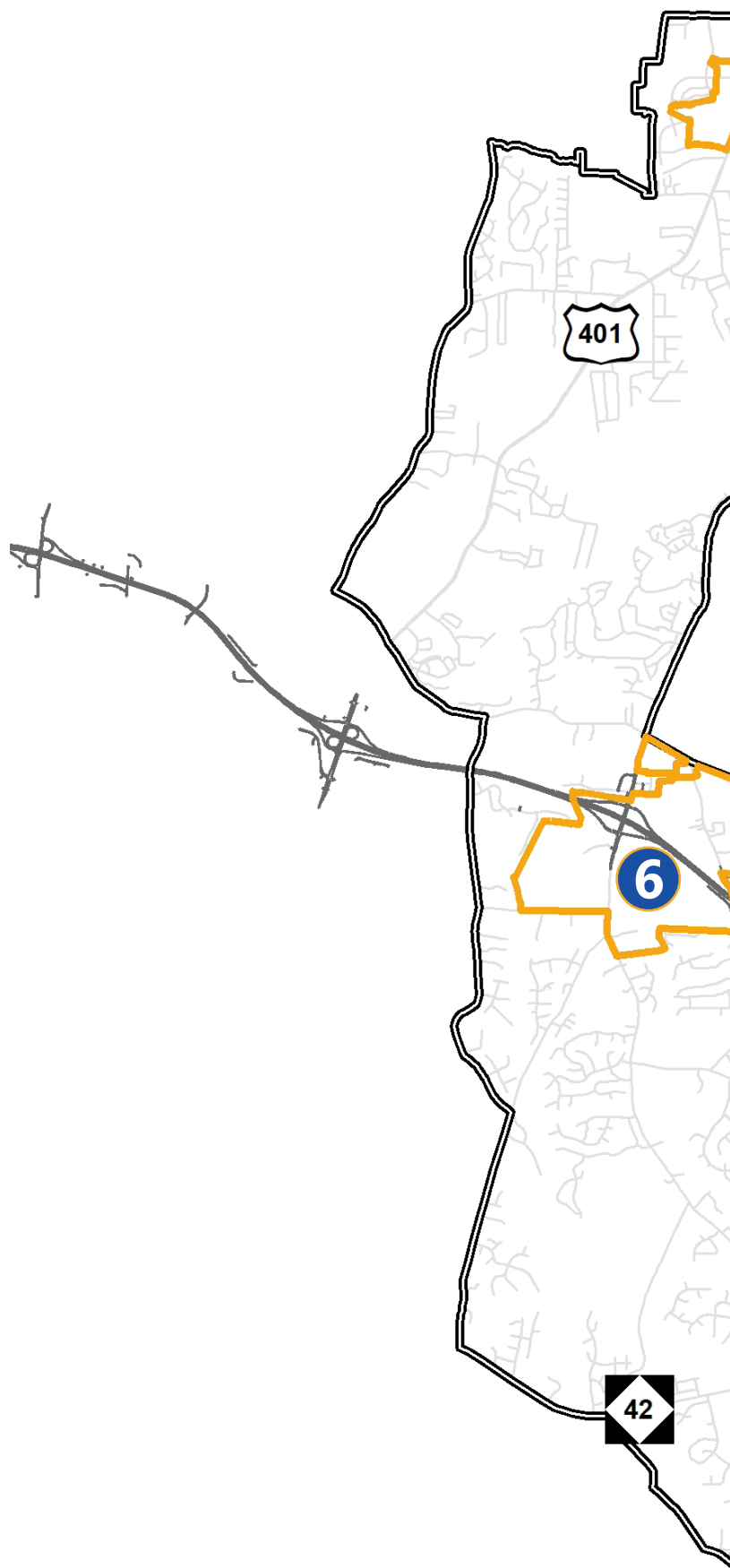


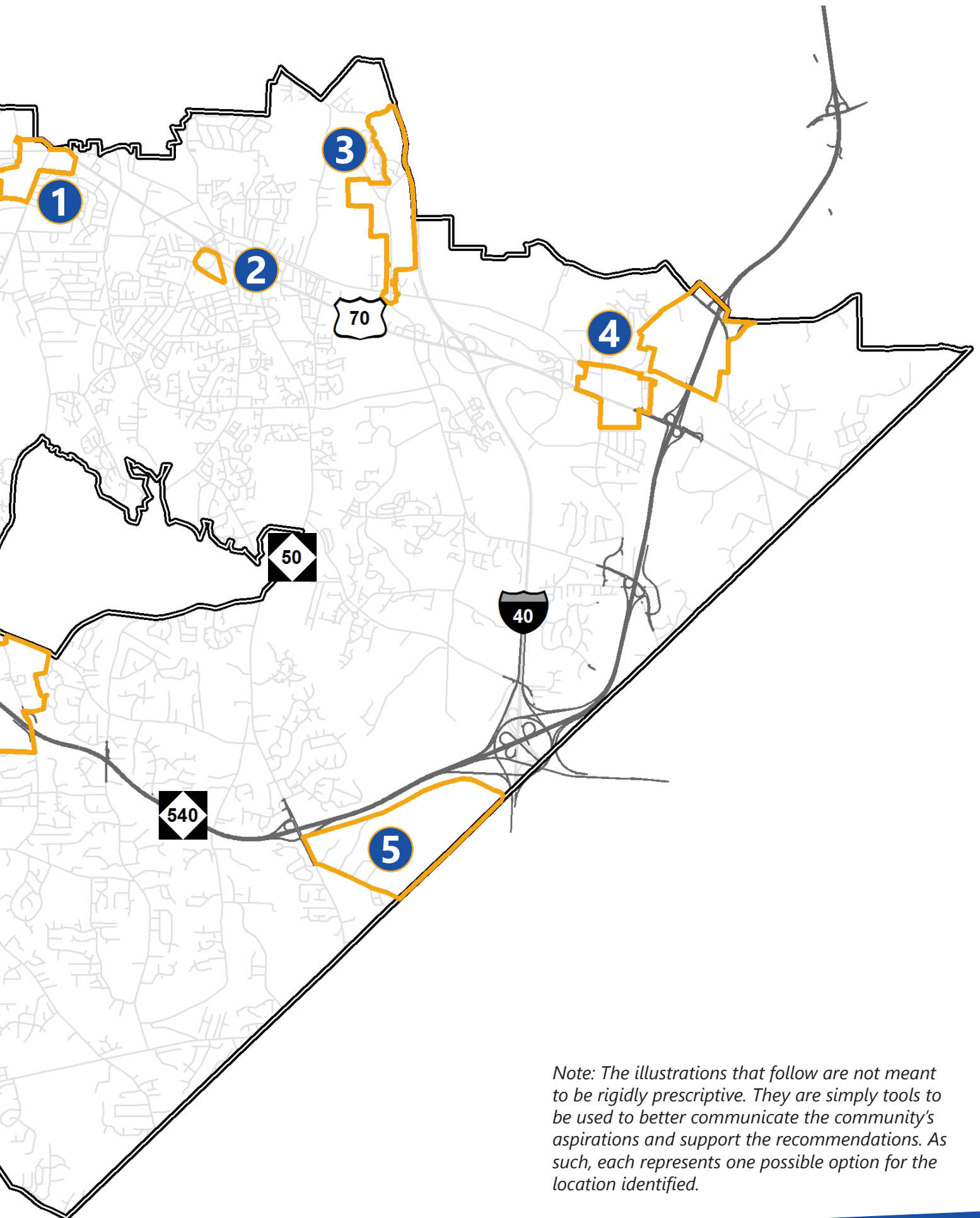
Focus Areas

Six focus areas were delineated for further study. Their locations (shown on the map at right) were chosen because of their potential for near-term development or redevelopment and the opportunities that each could offer in shaping the future of Garner. The concepts that follow are intended to provide guidance for private and public sector decision makers. As examples of potential development in accordance with the Character Typology Map on pages 42 and 43, they demonstrate the ways in which development might adhere to the guiding principles as well as applicable development policies set forth in this long-range plan for Garner.

The evolution of the Garner's planning area will occur over a period of years. However, some areas will be subject to development pressures in the near future. Each focus area identified has been studied as part of the planning process to better understand development potential consistent with the future land use vision. Each set of conceptual illustrations on the pages that follow convey one of several possibilities. Considering the potential use of parcels collectively, decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community's objectives.



1	Garner Station	148
2	Fifth Avenue	156
3	Northeast Gateway	166
4	NC-540 @ Rock Quarry Road / Auburn Station	172
5	NC-540 @ NC-50	184
6	NC-540 @ Old Stage Road	198



Note: The illustrations that follow are not meant to be rigidly prescriptive. They are simply tools to be used to better communicate the community's aspirations and support the recommendations. As such, each represents one possible option for the location identified.