









ASSESSED VALUE | value of land only

Tax-assessed property values in Garner's planning jurisdiction are often highest along commercial corridors, notably US 70 and US 401. However, when the size of the parcel is taken into account, a different picture emerges. As development begins to appear in the vicinity of the Southern Wake Freeway (I-540) interchange areas (US 401, NC 50/Benson Road, Old Stage Road, US 70), the land values will increase in these areas as well.

Value per Acre

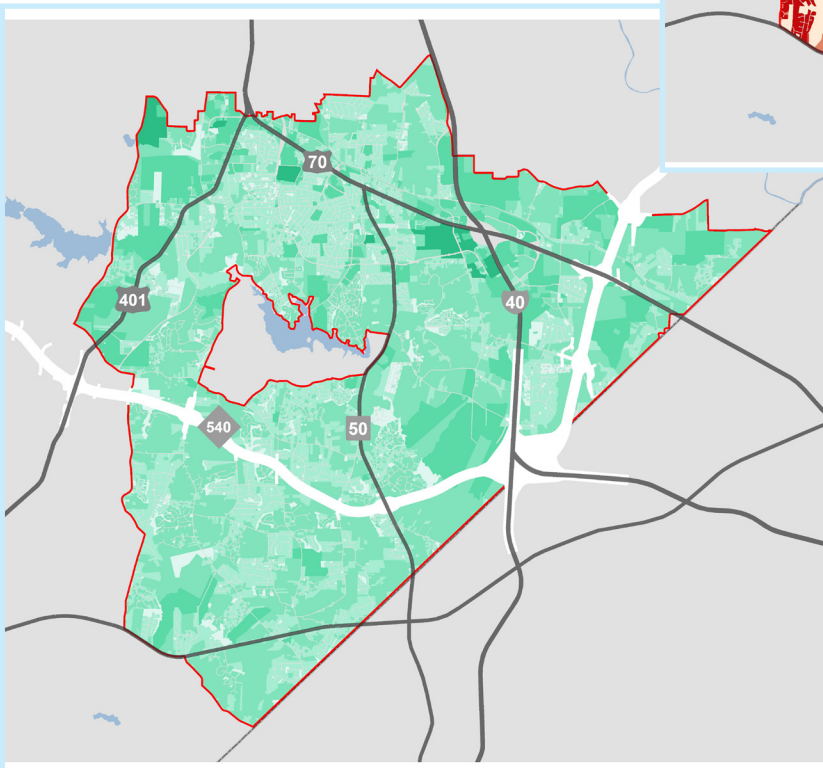
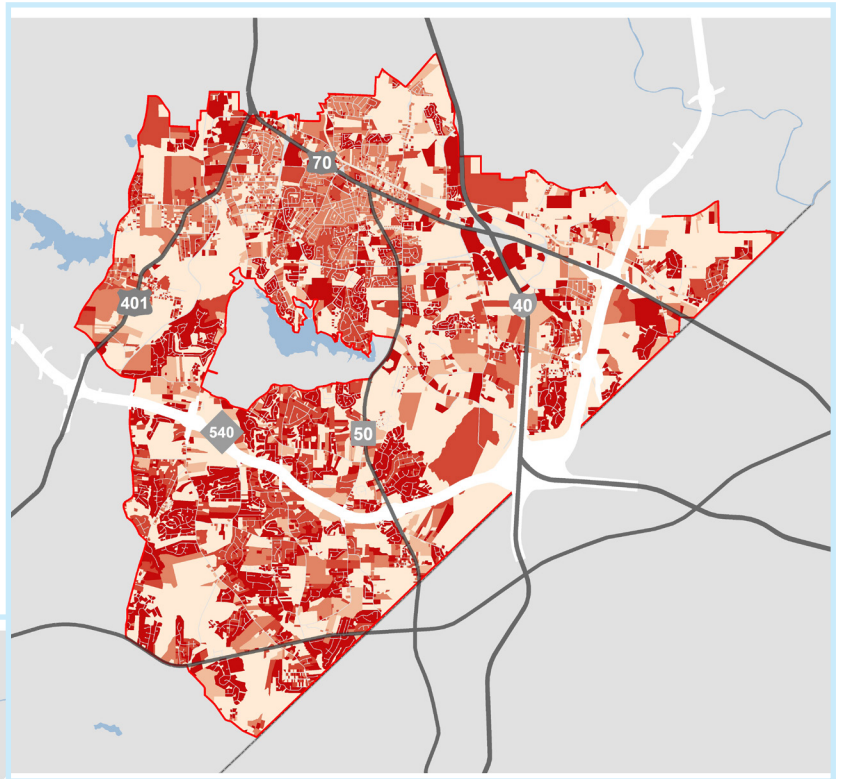
	\$0		\$100,001 - \$200,000
	\$0.01 - \$25,000		\$200,001 - \$400,000
	\$25,001 - \$50,000		\$400,001 - \$750,000
	\$50,000.01 - \$100,000		Over \$750,000
			Proposed I-540

CONSERVATION & LAND USE

The overarching framework of the *Garner Forward* Comprehensive Plan is the development and continuing refinement of a land use map and set of strategies that capitalize on and support the kinds of uses that the community wishes to see. Land use is therefore not a separate topic, but instead sets the table for all of the other topics including housing, character of place, transportation, and new development actions.

HOUSING AGE | year of construction

Structures in the middle of historic Garner and the secondary ring of development were largely constructed over 30 years ago; newer (darker) areas tend to be more scattered and further away from the Town center and services.

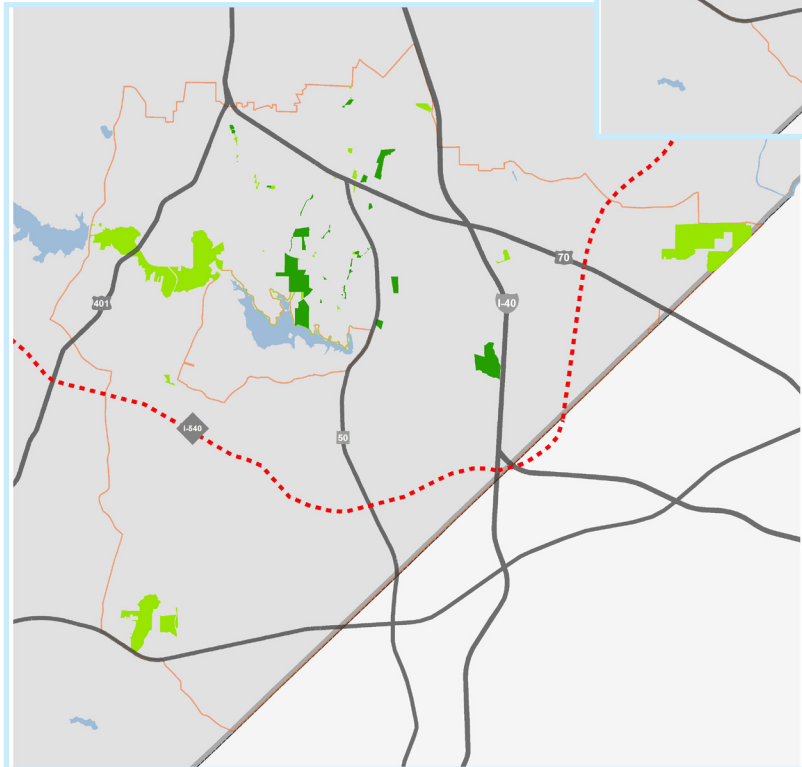
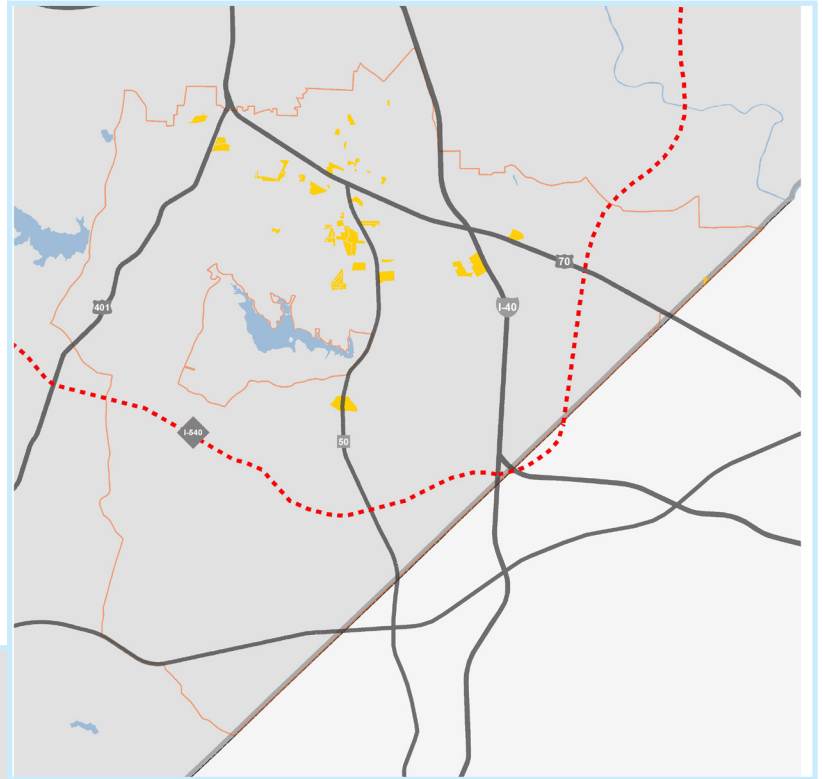


SALE VALUES | value of property

The most recent selling prices (land and buildings) indicate a strong preference for highways and traditional neighborhoods (darker areas indicate higher values). Note that this map shows sales value relative to properties throughout Wake County.

Multi-Family | locations in Garner

The majority of multi-family developments in Garner (gold areas) have clustered around the US 70 corridor.



Garner's Land | owned by the town

Current properties that the Town of Garner owns (dark green) or Wake County has designated for parks and open spaces (light green) are focused away from future growth areas to the south.

Garner Future Land Use Categories (LUC)

A new way of looking at Garner's potential.
Focuses on density instead of lot-size.

NATURAL & HERITAGE LANDS ● ● ● ● ●

Preserved Open Space (POS) These areas are typically undisturbed or undeveloped and have been protected from development by local, state, and federal agencies or by public, private, and nonprofit organizations. These lands may also include areas containing wetlands or flood plain areas where the potential for development is limited.

Rural Lands (RUL) The RUL designations are generally privately owned and operated for the primary purpose of agricultural production, forestry, and other low-intensity uses of the land not included in Preserved Open Space (POS). Lands in the RUL category may include voluntary agricultural districts and have homes and ancillary units on lots of not less than three (3) acres in size.

Active Recreation (ACR) The AR designation refers to ballparks, recreation centers, parks, and other areas designated for public engagement in health- and community-focused activities. In some cases, stand-alone recreational facilities that charge fees (e.g., YMCA) are included in this designation, but lands and structures are generally public owned and open to the public.

RESIDENTIAL COMMUNITIES ● ● ● ● ●

Low-Density Residential (LDR) The LDR category would be mostly traditional county-approved subdivisions – anything that could be sustained on individual well and septic – with less than two and a half (2.5) units per acre.

Medium-Density Residential (MDR) The MDR designation includes single-family, duplex, triplex, quadplex, and townhome-style residences with no less than two and a half (2.5) nor more than five (5) units per acre. Medium-Density Residential structures may also include auxiliary units detached from the primary house. The MDR district encourages context-sensitive residential uses that preserve and enhance the culture of adjacent residential communities.

High-Density Residential (HDR) The High-Density Residential includes single-family, duplex, triplex, quadplex, and townhome-style residences at a density of not less than five (5) units per acre. High-Density Residential structures may also include auxiliary units either attached to or detached from the main residence. The HDR district encourages context-sensitive residential uses that preserve and enhance the culture of adjacent residential communities.

Multi-Family Residential (MFR) The MFR category encompasses multi-unit, multi-structure apartment buildings, condominiums up to 4 stories in height. These developments are typically independent of surrounding land uses and not part of a larger project or a mixed density development. Higher densities / heights are addressed in the Mixed-Activity Center and Town Center categories.

COMMERCE LANDS ● ● ● ●

Neighborhood Commerce Center (NCC) Generally located at the intersection of collectors, highways, and arterials, the NCC category emphasizes smaller commercial centers that are within close walking proximity (¼-mile to ½-mile) of residential uses. Typical mix of uses would include retail sales, service, convenience stores, restaurants, or office uses that share a common parking area and may have a small anchor such as a grocery store. Uses should be conducted within an enclosed building. Uses with outdoor storage and outdoor sales display areas should be discouraged. Some rare exceptions for outdoor operations that would be appropriate may include neighborhood garden centers or agriculture sales stands that are small-scale and compatible with the surrounding land uses.

Corridor Commercial (CRC) Located along highways and major arterials, the Corridor Commercial land use category emphasizes commercial centers that have individual driveways and separated parking lots, unique signage, and differentiated building materials and styles along a major arterial roadway. These centers are less likely to have any foot traffic, and oriented towards the roadway with little accessibility from the rear or sides of the properties. Permitted uses may include operations with outdoor storage and outdoor sales display areas. For these uses, special emphasis should be placed on landscaping and screening. Uses along these corridors should be attractively landscaped and screened as these corridors are gateways into the community for the traveling public.

Regional Commerce Center (RCC) The Regional Commerce Centers are located exclusively along major arterials, and often within close proximity of another, crossing major arterial or freeway facility. These centers are auto-oriented, serving customers both local and from immediately adjacent communities with a mix of moderate to large retail establishments, one or more of which is considered an anchor tenant. The individual stores may have their own, usually coordinated, storefronts and signage, or may be located inside a common building (e.g., shopping mall). Unlike Corridor Commercial, these centers often have shared parking, interior interconnectivity, and also shared driveways for ingress and egress.

MIXED LAND USE CATEGORIES ● ● ● ●

Mixed-Activity Center (MAC) The Mixed-Activity Center emphasizes complementary land uses that collectively create a comprehensive, connected lifestyle approach to living, working, and shopping in close proximity. The development of these land uses has integrated sidewalk and pedestrian networks. Premium transit (e.g., bus rapid transit or passenger rail service) may support more intense developments from one to six stories in height; without access to premium transit (bus rapid transit on dedicated travel-way or passenger rail services) height restrictions are set at 4-6 stories (if at least one full-depth floor is at least 75% dedicated to retail or office uses).

Mixed-Density Neighborhood Center (MDC) The Mixed-Density Neighborhood Center may include a mix of residential densities (MDR, HDR, MFR) with incidental commercial uses integrated within a community and can be adjacent to the Town Center category (TNC), or on the periphery of established, mixed-use areas. The development of self-contained, self-supporting neighborhoods is also encouraged and may include individual offices, retail storefronts, and other service-related uses located along collector streets (or higher categories of street). Non-residential uses should be limited in scale and not rise to the level of creating a Neighborhood Commerce Center (NCC), be part of the overall fabric of the development, and serve customers within walking distance.

Town Center (TNC) Both the traditional downtown core (accompanied by historic overlay considerations) and other concentrations of development near transit stops, established government uses, and other diverse, mixed-use locations are part of the Town Center designation. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand a minimum of two stories in height with residential units above storefronts served by rear-loading, shared, and / or on-street parking.

BUSINESS LANDS ● ● ● ●

■ **Employment Campus (EMC)** The Employment Campus land use category is a master-planned employment center sharing parking areas, common access points, and managed oversight of tenants. The EMC tract may include support functions common to the businesses such as transportation/loading, meeting/office spaces, and warehousing facilities. Uses would be similar to the diversity of those found in the LIC category: light manufacturing, assembly, distribution, warehousing, offices, and so forth.

■ **Office Center (OFC)** The Office Center may have multiple, non-government tenants occupying a single building, adjacent spaces, or separate buildings accessed by 1-2 driveways from an arterial roadway. Examples may include professional or medical offices. Workers tend to arrive in single shifts, and some retail activities may occur on the premises, although that is not the primary use. Buffering from adjacent uses is light, usually locating near transitional uses like moderate- to higher-density residential and mixed-use developments.

■ **Civic & Institutional (CVI)** The Civic and Institutional land use category includes government offices and schools, first responder structures, civic clubs, post offices, and faith-based organizations and uses.

■ **Health Care Campus (HCC)** A Health Care Campus includes various medical and medical-related uses, such as primary care, outpatient surgery, birthing centers, and other specialty medical services. They may be relatively large in scale, and may also include a hospital, teaching facilities, research, and rehabilitation centers along with associated clinics on one or more outparcels or on nearby, separately-owned parcels. Medical facilities and offices in the HCC category tend to be clustered or centralized together in a campus setting providing a wide-range of services.

INDUSTRIAL LANDS AND UTILITIES ● ● ● ●

■ **Light Industrial Center (LIC)** Light Industrial Centers support small to medium-scale, on-site manufacturing and production uses including warehousing, light manufacturing, distribution, medical research/laboratory, and assembly operations. These areas are almost exclusively found near major transportation corridors (i.e., highway, airport, or rail) to support delivery to individual customers or other transport, distribution, or manufacturing/assembly centers. Noise attenuation is seldom required, and buffering is typically vegetated landscaping to shield loading and outdoor storage areas from nearby property owners.

■ **Heavy Industrial Center (HIC)** Heavy Industrial Centers support large-scale, on-site manufacturing and production uses, including assembly and processing; regional warehousing and distribution; bulk outdoor storage; and utilities. These areas are located near major transportation hubs (controlled-access freeways, Class I railroads, and/or airports with airfreight handling capabilities). Noise attenuation, wider/higher buffering requirements, and larger sites are more commonplace than in the LIC category.

■ **Utilities (UTL)** The UTL category may contain public structures and facilities; transmission lines both above and below ground; and supporting structures, vehicle parking/maintenance, and materials storage. Other uses may include wind / solar farms and associated maintenance and storage facilities.

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