

Future Land Use Map

The Future Land Use Map (FLUM) depicts preferred development types, locations, patterns, styles, and intensities for the planning area assuming full build-out of the community. It also provides a physical framework to more effectively realize the vision statement and guiding principles presented in the comprehensive plan. Some recommendations for the FLUM are somewhat bold, and set a long-term vision for a more diverse development portfolio in Garner that is 1) forward-thinking, 2) focused on economic development, 3) mindful of supporting infrastructure, 4) aware of residents' quality-of-life, and 5) aimed to be financially-rewarding for the Town of Garner.

The FLUM is not a zoning map. Some areas on the Map reflect what currently exists today, some are more aspirational in nature, and others are a mix of what exists today and what could be in the future. The character areas depicted on the FLUM are described in Chapter 2. They articulate how specific areas in the community should look and feel in the future if new development is contemplated by the property owner.

The FLUM and its character areas serve as the foundation for near-term revisions to the Town of Garner's Unified Development Ordinance, which should ensure rules and regulations are consistent with the vision for conservation, character, and development set forth in the comprehensive plan. More information on the relationship between character areas in the comprehensive plan and zoning districts in the UDO is provided on pages 52 and 53.

Future employment, retail, transit, or mixed-use activity centers envisioned for the FLUM may take longer to implement compared to building more suburban-style residential neighborhoods. However, the benefits of these uses to safeguard and promote the long-term viability of Garner as a leading community in eastern Wake County is worth the wait. In addition, build-out of the FLUM is a long-term endeavor, whereby it might be several decades before all of the land in the planning area is developed, redeveloped, or preserved. Town officials should influence the

