



GARNER DEVELOPMENT UPDATE

TOWN OF GARNER | GARNERNC.GOV

MAY 2026



On the Move!

ENGINEERING

Renovations at 109 Forest Hills Drive are nearing completion and the Town's Engineering Department is preparing to relocate staff to the new facility. Once the move is complete, a customer service window will be available for residents, developers, and visitors to connect with Engineering staff, as well as drop off or pick up documents. We anticipate opening the building to the public by summer 2026.

[View the new Town of Garner Campus Map](#)

New Class A Flex Space Now Available

ECONOMIC DEVELOPMENT

We are excited to announce that 3201 Waterfield Drive is now officially on the market and available for leasing. This premier 26,000-square-foot Class A flex-use building is a valuable addition to Garner's local inventory, providing the high-end versatility that modern businesses increasingly require.

For more details, contact Nate Groover, Economic Development Director at ngroover@garnernc.gov.



Transportation Plan Receives Public Input

PLANNING

The Garner Forward Transportation Plan marked the half-way point with public engagement activities this spring.

The project team hosted a series of stakeholder “listening sessions” with local, regional, and state organizations working in development and mobility. In March, the team facilitated a drop-in style workshop at the Garner Rec Center to hear directly from residents and business owners. Five (5) interactive stations were deployed to listen, document, and seek preferences on mobility enhancements as well as funding allocation. The event theme centered around: “What investments can we make today that our children will thank us for tomorrow?”.

Planning staff and the consultant team also participated in two other outreach events. Despite the brisk temperatures and biting wind, the team attended a pre-Easter ‘Eggstravaganza’ at Lake Benson Park to promote the project, as well as engaging with attendees of the Downtown Garner April Foods Day Food Truck Rodeo.

The online survey and interactive map are still available for participation at GarnerForward.com. Look for a second engagement touchpoint to occur during the Summer.

Town Welcomes New Housing and Community Development Specialist

STRATEGIC INITIATIVES

The Town Council at its April 7 meeting welcomed Lewis Hurd as Garner's new housing and community development specialist in the Strategic Initiatives Department. Mr. Hurd comes to the Town with over three decades of experience in the fields of banking, housing and community development. Throughout his career, he has been a catalyst for economic development, effective business operations and organizational change in the communities he has served.



“During our search, Lewis stood out for the depth and breadth of his background in affordable housing,” Strategic Initiatives Director Mari Howe said. “With over 25 years of experience in local government, housing authorities, non-profits and banking, Lewis is uniquely positioned to help the Town establish a comprehensive affordable housing and preservation program. His passion for affordable housing is evident and will be a tremendous asset to the Town.”

Most recently, Mr. Hurd worked for the municipality of Princeton, N.J., where he served as the manager of affordable housing and executive director of the Princeton Housing Authority. He also served in leadership roles for the Housing Authority of Plainfield, N.J., from 2006 to 2022, managing a \$13 million budget and developing a \$2.5 million portfolio of housing opportunities for the City of Plainfield. Mr. Hurd's experience also includes serving on the Plainfield Planning Board and numerous other business, non-profit and governmental boards.

Mr. Hurd is eager to make his mark in his newly created position and looks forward to building on the work of the Town's Affordable Housing Task Force.

“I am very excited to have the opportunity to be a part of this new initiative for the Town of Garner,” Mr. Hurd said. “I believe there are great opportunities to expand the affordable housing programs here in Garner. After reviewing the work that the Affordable Housing Task Force completed, I see they have provided a great foundation for the work I have ahead of me. I look forward to working with the stakeholders and developing this Housing and Community Development program.”

Mr. Hurd holds a bachelor of science degree from Kean University in Public Administration and master's degree from Kean in Public Administration.

QUARTERLY DEVELOPMENT STATISTICS



865

TOTAL PERMITS
ISSUED

291

SINGLE FAMILY PERMITS
ISSUED

239

TOTAL COs
ISSUED

10,056

TOTAL INSPECTIONS
COMPLETED

552

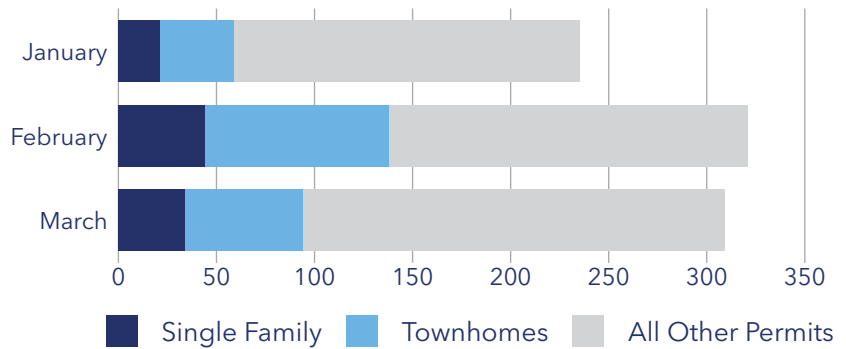
CODE COMPLIANCE CASES
INVESTIGATED

460

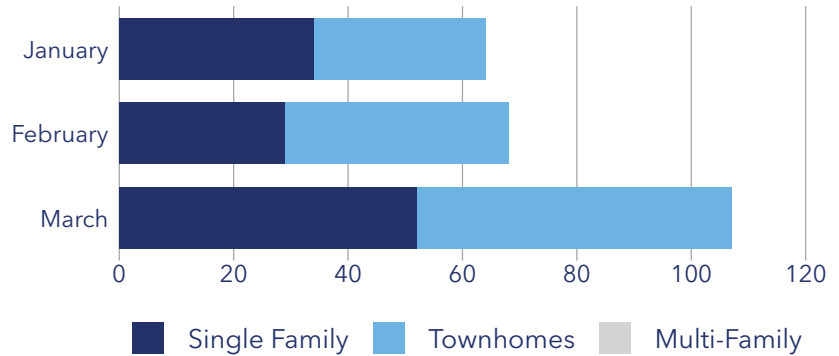
FIRE INSPECTIONS
CONDUCTED

January - March 2026

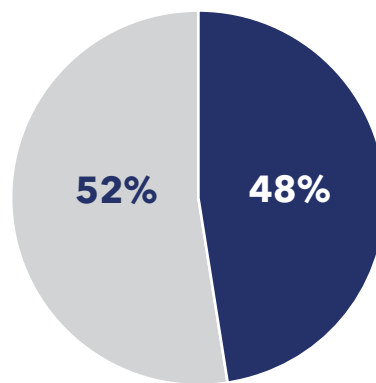
NEW PERMITS ISSUED



CERTIFICATES OF OCCUPANCY ISSUED



ESTIMATED VALUE OF NEW PERMITS



\$125
MILLION
TOTAL VALUE

■ All Residential Permits
■ All Other Permits

POPULATION ESTIMATE | APRIL 1, 2026

46,218

The Town of Garner Planning Department develops a monthly population estimate based on new dwelling units added or removed in the Town limits and estimated vacancy rate.