

JULY 21, 2025

Johnston County Government Center Master Plan

Johnston County, NC

Master Plan Goals and Objectives

Create a government campus
to serve Johnston County
that is..

1. Safe
2. Efficient
3. Forward-looking
4. Beautiful





Master Plan Goals and Objectives

Create a plan that represents the values of Johnston County

1. Easily Navigable by car and by foot
2. Phased development
3. Sustainable and Efficient use of land
4. Provide amenities that encourage connections with outdoors







DENSE TREES & STREAM

OPEN FARMLAND

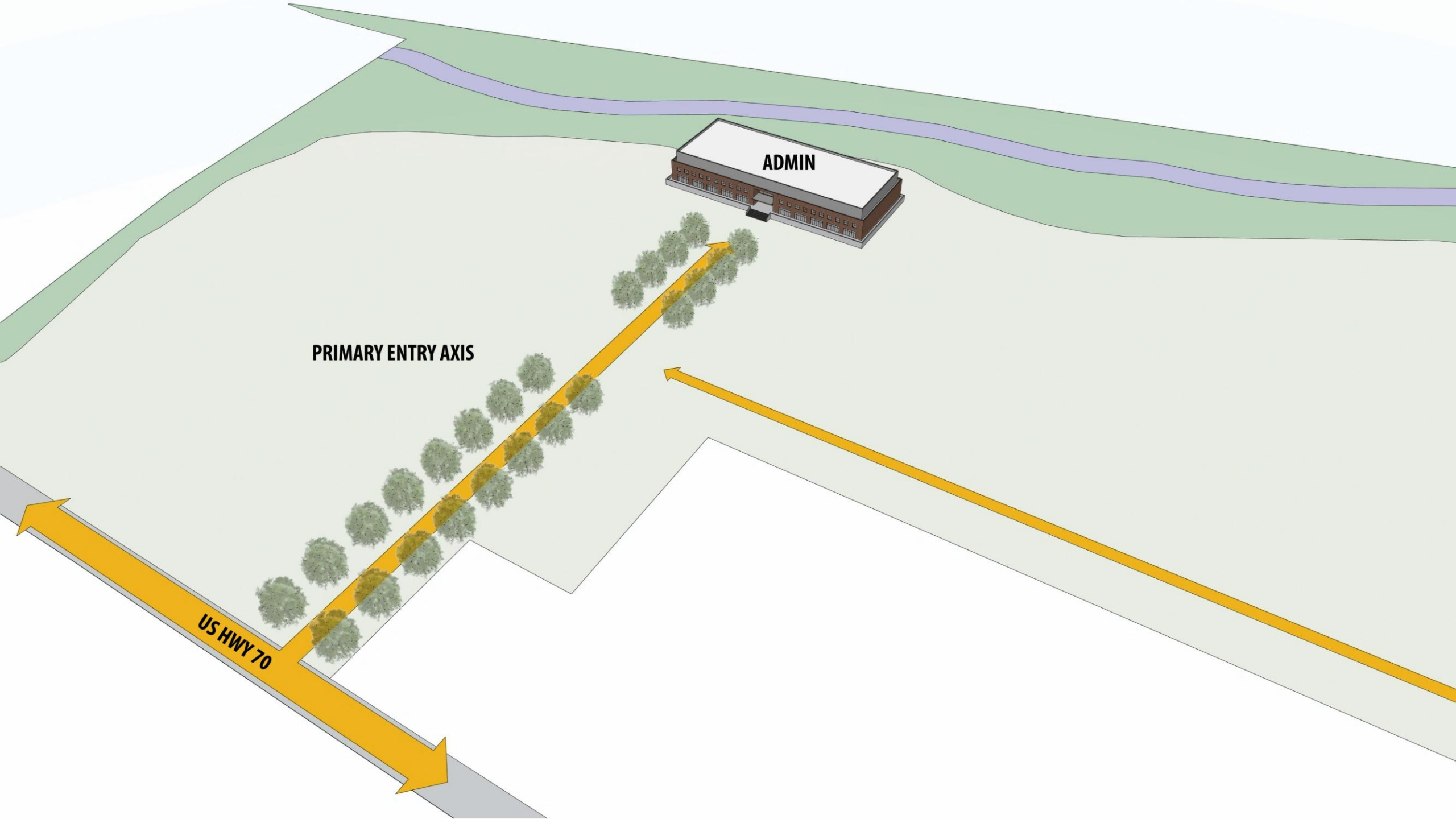
US HWY 70

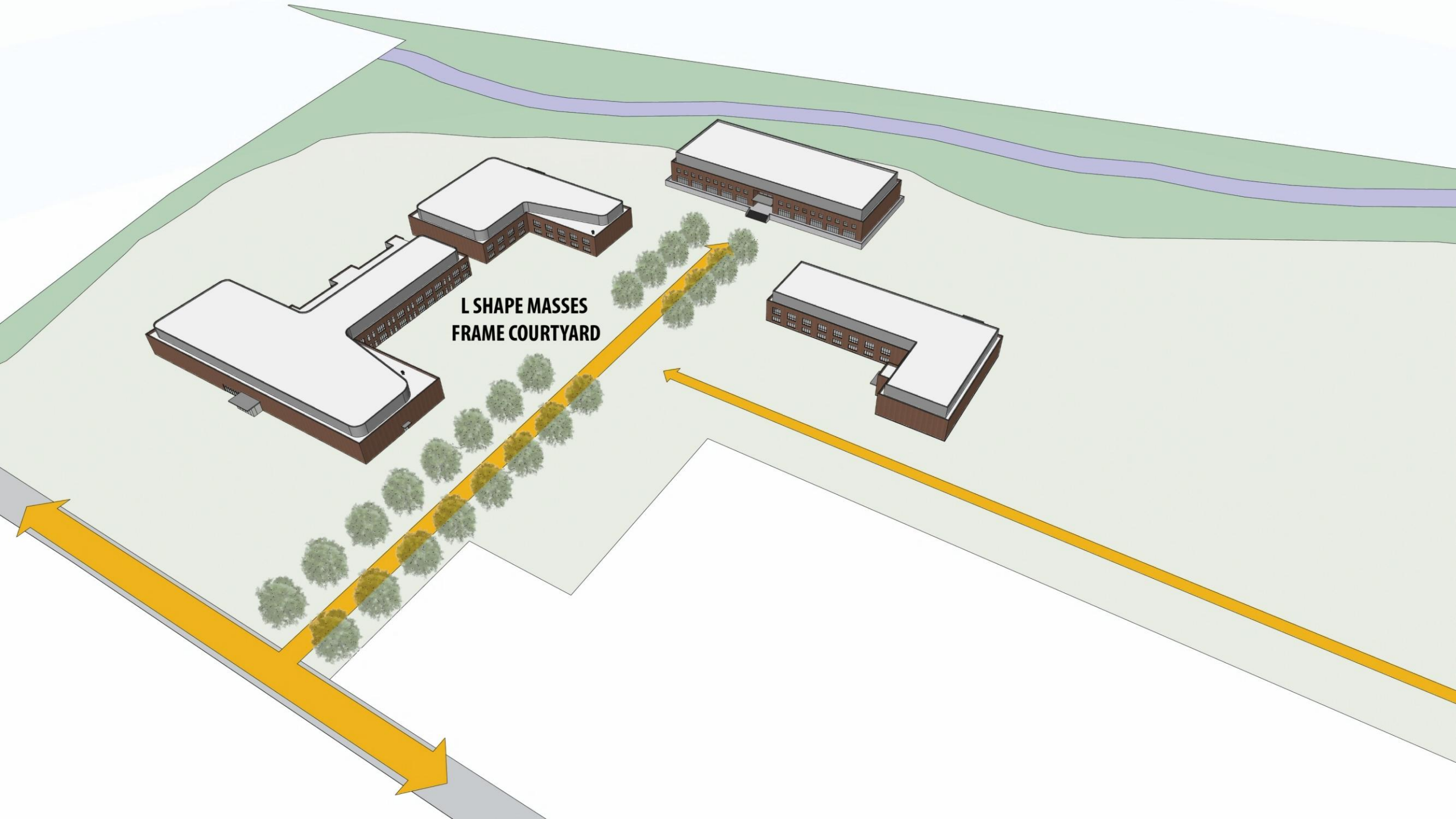


DEVELOPMENT AREA

**PRIMARY ENTRY
FROM US HWY 70**

**SECONDARY ENTRY FROM
YELVERTON GROVE RD**





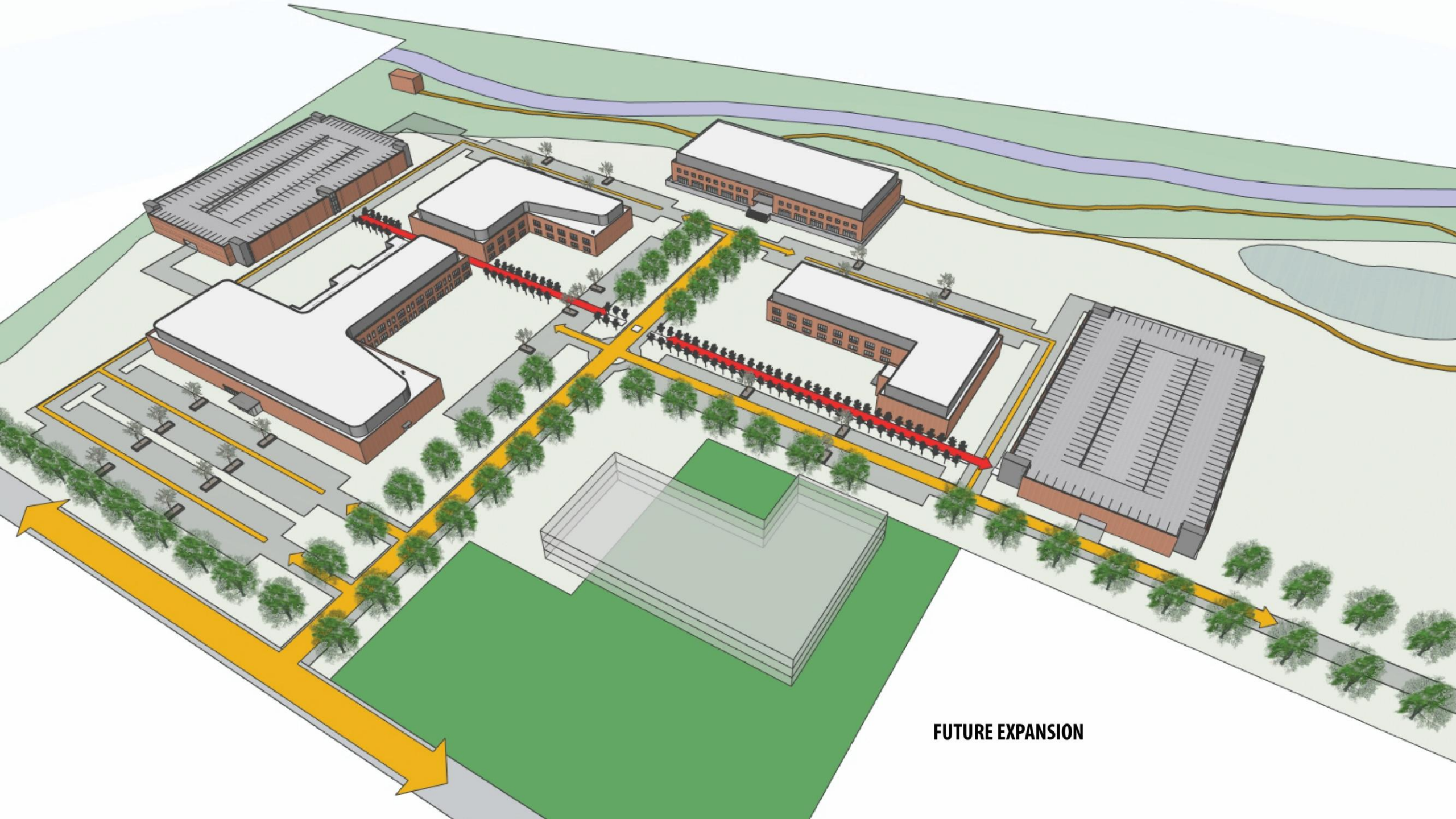
**L SHAPE MASSES
FRAME COURTYARD**



PARKING PULLED TO OUTSIDE



PEDESTRIAN SPINE



FUTURE EXPANSION

OPTION 4A

FACILITIES AND PUBLIC SAFETY (100,000 square feet) (56 total staff)

- Buildings and Grounds
- EMS Storage
- Board of Elections Storage (estimated at 10,000 square feet)

ANIMAL SERVICES ADOPTION CENTER (5,300 square feet) (9 total staff)

- Adoption facility for dogs and cats
- Existing facility to remain

COUNTY ADMINISTRATION (70,000 square feet) (153 total staff)

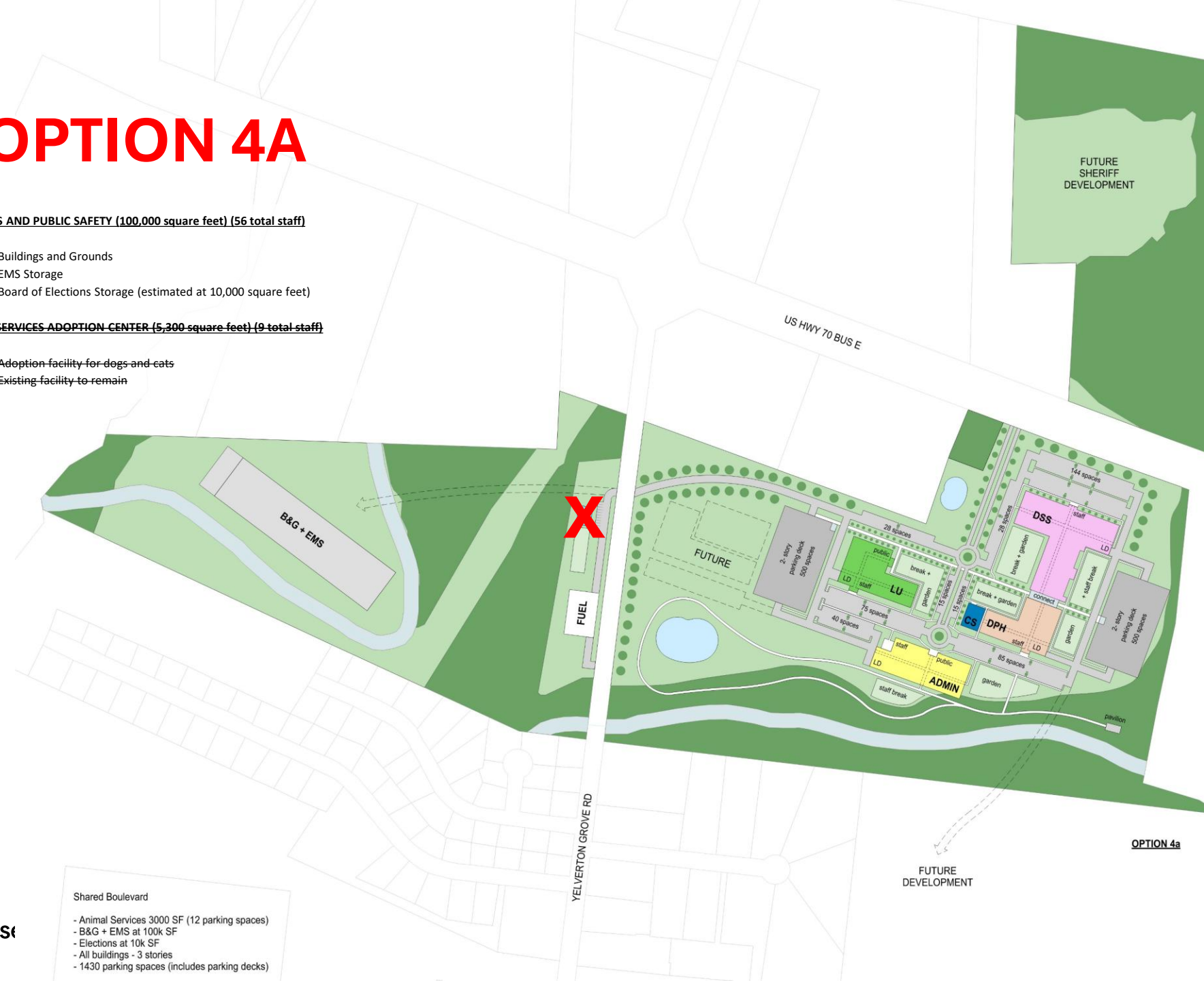
- Administration
- Finance
- Human Resources
- Internal Audit
- Information Technology
- Legal
- Board of Elections - Offices
- Public Information Office
- Clerk to the Board (Including Board Room to seat 150)
- Veteran's Affairs
- HAPP

DEPARTMENT OF SOCIAL SERVICE (120,000 square feet) (486 total staff)

- DSS Administration
- DSS Accounting
- DSS Technology
- DSS Human Resources
- DSS Building Maintenance
- DSS Clerical Support
- DSS Scanning
- DSS Income Maintenance
- DSS Social Work
- DSS Legal
- Child Support (separate portion of building)
- Housing Assistance Payments Program (HAPP) (separate portion of building)
- Medicare / Medicaid would add approximately 35 positions estimated 7,700 square feet and 32 parking spaces

LAND USE (68,000 square feet) (215 total staff)

- Parks
- Planning
- Public Utilities
- Register of Deeds
- Tax Administration
- GIS
- Inspections
- Environmental Health



Shared Boulevard

- Animal Services 3000 SF (12 parking spaces)
- B&G + EMS at 100k SF
- Elections at 10k SF
- All buildings - 3 stories
- 1430 parking spaces (includes parking decks)

Total Building Areas

- DSS – 61,000 sf per floor x 3 floors = 183,000 total sf
 - 122,000 occupied sf (1st C 2nd floors)
 - **61,000 shell sf (3rd floor)**
- DPH – 30,000 sf per floor x 3 floors = 90,000 total sf
 - 60,000 occupied sf (1st C 2nd floors)
 - **30,000 shell sf (3rd floor)**
- Shared Connector / Lobby (between DSS C DPH) – 6000 total sf
 - 2600 sf (1st floors), 2000 sf (2nd floors), 1350 sf (3rd floor)
- Child Services (next to DPH) – 5000 sf total
 - 2500 sf (1st & 2nd floors)
- Administration – 35,000 sf per floor x 3 floors = 105,000 total sf
 - 70,000 occupied sf (1st C 2nd floors)
 - **35,000 shell sf (3rd floor)**
- Land Use – 33,000 sf per floor x 3 floors = 99,000 total sf
 - 66,000 occupied sf (1st C 2nd floors)
 - **33,000 shell sf (3rd floor)**
- Buildings C Grounds / EMS – 100,000 sf total (1 story)

TOTAL SHELL SPACE AVAILABLE

159,000 SQUARE FEET

JOHNSTON COUNTY SPACE NEEDS ASSESSMENT
PROJECTED BUILDING CONSTRUCTION COST ESTIMATES
BUDGET ESTIMATE - 20 YEAR NEEDS

July 16, 2025

	2025	2026	2027	2028	2029	2030	2031	2031	2032	2033	2034	2035	2045
Escalation	0%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
<i>Offsite Improvements</i>	7,283,250	\$ 7,538,164	\$ 7,801,999	\$ 8,075,069	\$ 8,357,697	\$ 8,650,216	\$ 8,952,974	\$ 9,266,328	\$ 9,590,649	\$ 9,926,322	\$ 10,273,743	\$ 10,633,324	\$ 14,999,354
<i>Onstie Improvements</i>	7,087,500	\$ 7,335,563	\$ 7,592,307	\$ 7,858,038	\$ 8,133,069	\$ 8,417,727	\$ 8,712,347	\$ 9,017,279	\$ 9,332,884	\$ 9,659,535	\$ 9,997,619	\$ 10,347,535	\$ 14,596,221
<i>Department of Social Services</i>	97,327,892	\$ 100,734,368	\$ 104,260,071	\$ 107,909,174	\$ 111,685,995	\$ 115,595,005	\$ 119,640,830	\$ 123,828,259	\$ 128,162,248	\$ 132,647,927	\$ 137,290,604	\$ 142,095,775	\$ 200,440,124
<i>B&G AND EMS Logistics Warehouse</i>	40,525,910	\$ 41,944,317	\$ 43,412,368	\$ 44,931,801	\$ 46,504,414	\$ 48,132,068	\$ 49,816,691	\$ 51,560,275	\$ 53,364,885	\$ 55,232,656	\$ 57,165,799	\$ 59,166,602	\$ 83,460,335
<i>County Administration</i>	51,283,768	\$ 53,078,700	\$ 54,936,454	\$ 56,859,230	\$ 58,849,303	\$ 60,909,029	\$ 63,040,845	\$ 65,247,274	\$ 67,530,929	\$ 69,894,512	\$ 72,340,819	\$ 74,872,748	\$ 105,615,406
<i>Health Department</i>	65,728,376	\$ 68,028,870	\$ 70,409,880	\$ 72,874,226	\$ 75,424,824	\$ 78,064,693	\$ 80,796,957	\$ 83,624,850	\$ 86,551,720	\$ 89,581,030	\$ 92,716,366	\$ 95,961,439	\$ 135,363,087
<i>Land Use Building</i>	49,768,345	\$ 51,510,237	\$ 53,313,095	\$ 55,179,054	\$ 57,110,321	\$ 59,109,182	\$ 61,178,003	\$ 63,319,233	\$ 65,535,407	\$ 67,829,146	\$ 70,203,166	\$ 72,660,277	\$ 102,494,496
<i>Animal Control</i>	9,161,711	\$ 9,482,370	\$ 9,814,253	\$ 10,157,752	\$ 10,513,274	\$ 10,881,238	\$ 11,262,082	\$ 11,656,254	\$ 12,064,223	\$ 12,486,471	\$ 12,923,498	\$ 13,375,820	\$ 18,867,915
<i>Parking Deck (Each)</i>	\$19,428,875	\$ 20,108,886	\$ 20,812,697	\$ 21,541,141	\$ 22,295,081	\$ 23,075,409	\$ 23,883,048	\$ 24,718,955	\$ 25,584,118	\$ 26,479,562	\$ 27,406,347	\$ 28,365,569	\$ 40,012,437
<i>SUMMARY</i>	347,595,627	\$ 339,652,588	\$ 351,540,429	\$ 363,844,344	\$ 376,578,896	\$ 389,759,158	\$ 403,400,728	\$ 417,519,754	\$ 432,132,945	\$ 447,257,598	\$ 462,911,614	\$ 479,113,520	\$ 675,836,938

*The above numbers are the total project budgets (including hard construction costs and soft costs such as design, furniture, and testing) for each building at their current estimated cost, and then escalated annually over the indicated planning horizons to account for inflation. These numbers are for planning purposes only since we have no control over construction costs.











Social Services



Thank You

QUESTIONS?