



Johnston County

Board of Commissioners

PUBLIC NOTICE OF JOHNSTON COUNTY BOARD MEETING

June 15, 2026
6:00 p.m.

The Johnston County Board of Commissioners will meet in Regular Session on Monday, June 15, 2026 at 6:00 p.m. or as soon thereafter as possible in the Commissioners Meeting Room located in the Johnston County Courthouse at 207 E. Johnston Street, Smithfield, NC. The purpose of the meeting is to transact business as presented during the meeting. Auxiliary aids for the handicapped will be made available upon reasonable notice. Citizens that would like to address the Board for Public Comment but have concerns with physically attending the meeting, may email those comments to Clerk to the Board Dana Cuddington at dana.cuddington@johnstonnc.gov. The meeting will also be livestreamed through YouTube at <https://www.youtube.com/jocogovnc>.

1.	Approval/Discussion of Agenda	
2.	Consent Agenda Items	5
3.	Public Comments	
4.	Cost of Community Services Study and Fiscal Impact Model Presentation	34
5.	Child Fatality Prevention Team Annual Report	65
6.	Johnston County Fire Commission Apparatus Replacement – Tanker Procurement	70
7.	Health Department – Resolution to Direct Expenditure of Opioid Settlement Funds	74
8.	Human Resources – Personnel Policy - Additional Employee Benefits	80
9.	Utility Service Agreement between Johnston County and Town of Wilson’s Mills	84
10.	Fiscal Year 2026-2027 County Budget Discussion and Adoption.....	
11.	Manager Reports and Comments.....	
12.	Board Reports and Comments.....	
13.	Closed Session (if requested).....	

**June 15, 2026
6:00 p.m.**

1. Approval/Discussion of Agenda

2. Consent Agenda Items

Note: All items on the Consent Agenda are considered to be routine and may be enacted by one motion. The items have been reviewed by the County Manager and are recommended for approval. If a Commissioner requests discussion on an item, upon a motion, the item will be removed from the Consent Agenda.

A) Approval of Minutes – May 18, 2026 6:00 p.m.

B) Department of Transportation – Additions to System

NC DOT is requesting the Board to concur with their recommendation to add the following roads to the State Maintained System:

Little River Drive, Yellow Sun Place, Purple Mist Lane, Orange Sunset Lane, Silver Springs Way, Golden View Place and Dark Night Lane – Little River Plantation – O’Neals Township

Ashpole Trail, Union City Court, and Princess Ann Court – Ashley Heights – Cleveland Township

C) Approval of Municipal Funding Agreement between the Town of Kenly and Johnston County

On January 6, 2023, the Johnston County Board of Commissioners approved a municipal funding request from the Town of Kenly for its AC Water Main Project in the amount not to exceed \$500,000.00 for project costs actually incurred and by the Town of Kenly for the Project. Staff was directed to prepare funding agreements that outlined the terms and conditions for the funding of each project on a reimbursement basis. The funding agreement was prepared as directed as has been approved by the Town of Kenly. Staff respectfully requests approval of the attached Municipal Funding Agreement. See [agreement](#).

D) Emergency Services – Request to receive Duke Energy Storm Preparedness Grant

Johnston County Emergency Services – Emergency Management Division was awarded the Duke Energy Storm Preparedness Grant and requests the Board’s approval to accept the grant in the amount of \$25,000. The funding will be used for the purchase of 250 Preparedness Kits to be distributed to the vulnerable population of Johnston County in preparation for severe weather and prolonged power outages. These kits will provide a valuable resource during extreme heat, weather emergencies and would help residents be better prepared should they need to seek shelter outside their home. See [budget revision](#).

E) Planning and Zoning – Resolution for Denial – Case 26-01

At the June 1, 2026 meeting, the Board denied the rezoning request for Case 26-01. Staff is requesting the Board to adopt the corresponding Resolution of Consistency for Denial. See [resolution](#).

F) US Highway 70 Corridor Commission Appointments

The US Highway 70 Corridor Commission requests the Board to appoint Will Letchworth and Jeff Holt to the US Highway 70 Corridor Commission.

G) Alliance Health Board of Directors Appointment

The Alliance Health Board of Directors voted unanimously at their June 4, 2026 meeting to recommend the appointment of Ms. Ruth Marler to represent Johnston County on the Alliance Board for a three year term to expire on November 30, 2028. See [letter](#).

H) Budget Revisions

- **Jail - \$922.86** – To move revenues (Miscellaneous Revenue) into appropriate expenditure line items.
- **Sheriff - \$30,600.33** – To move revenues (Insurance Recovery, Controlled Substance Tax and Miscellaneous Revenue) into appropriate expenditure line items. **\$7,839.01** – To move revenues (Insurance Recovery) into appropriate expenditure line items.

3. Public Comments

4. Cost of Community Services Study and Fiscal Impact Model Presentation

Crystal Morphis with Creative Economic Development Consulting will provide a presentation to the Board on the cost of community services and fiscal impact model for Johnston County. See [presentation](#), [cost of services study](#) and [fiscal impact model](#).

5. Child Fatality Prevention Team Annual Report

The Child Fatality Prevention Team has requested to present their annual report to the Board of Commissioners. See [report](#).

6. Johnston County Fire Commission Apparatus Replacement – Tanker Procurement

On May 4, 2026 the Johnston County Board of Commissioners approved the request of the Johnston County Fire Commission to procure six tankers from the apparent low bidder as submitted in their bid and further approved that the Fire Protection Service District funds cover the cost of four apparatus units, out of the six being purchased. It was later discovered that the apparent low bidder would be unable to meet one of the required specifications. The proposals were reviewed and after seeking clarification, the apparent lowest responsive, responsible bidder is Atlantic Coast Fire Trucks with a tanker cost of \$621,411 per unit with a Cummins L9 engine and a not to exceed cost of \$651,411 per unit with a Cummins X-10 engine if the L9 becomes unavailable. Staff is requesting approval for the fire departments to proceed with the procurement of six (6) tanker apparatus as outlined, including allowing Fire Protection Service District funds to pre-pay four of the chassis while the apparatus is being assembled. See [letter](#), [bid pricing](#) and [tanker cab pricing](#).

7. Health Department – Resolution to Direct Expenditure of Opioid Settlement Funds

Johnston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids. The Health Department is requesting approval of a Resolution to Direct Expenditure of the Opioid Settlement Funds in Fiscal Year 2026-2027. The Resolution provides expenditures for prior strategies as well as projects or programs within two additional strategies included in Exhibit A. Although the two additional strategies were included in the list of strategies previously

approved by the Johnston County Board of County Commissioners, projects and programs within these strategies are now proposed to be implemented and funded. Those two strategies include the Fourth Strategy (Employment Related Services) and the Ninth Strategy (Reentry Programs). Proposed funding for these additional strategies is \$100,000.00 per strategy. See [memo](#) and [resolution](#).

8. **[Human Resources – Personnel Policy - Additional Employee Benefits](#)**

The Department of Human Resources requests the Board adopt changes to the Personnel Policy authorizing additional employee benefits. See policy [considerations](#).

9. **[Utility Service Agreement between Johnston County and Town of Wilson’s Mills](#)**

Staff respectfully requests approval of a Utility Service Agreement between Johnston County and the Town of Wilson's Mills. This Agreement defines the utility service areas the County is willing to serve for both current properties within the Town corporate limits and future developments coming into the Town's corporate limits via voluntary annexation, provides for limitations on water and sewer services the County is willing to provide the Town in certain areas, and to establish specific procedures and criteria for the County to provide utility services within the service areas. All properties served through this utility services agreement will be retail customers of Johnston County and its applicable water districts. See [agreement](#).

10. **[Fiscal Year 2026-2027 County Budget Discussion and Adoption](#)**

The Board will discuss and consider adoption of the Fiscal Year 2026-2027 County Budget.

11. **[Manager Reports and Comments](#)**

12. **[Board Reports and Comments](#)**

13. **[Closed Session \(if requested\)](#)**



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

May 27, 2026

DANIEL H. JOHNSON
SECRETARY

Board of Commissioners
County of Johnston
Post Office Box 1049
Smithfield, NC 27577

SUBJECT: Little River Plantation
Johnston County
O'Neals Township

Dear Commissioners:

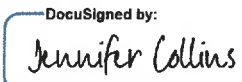
We have been petitioned to add the following roads in the subject subdivision to the State Maintenance System:

**Little River Drive, Yellow Sun Place, Purple Mist Lane, Orange Sunset Lane,
Silver Springs Way, Golden View Place, and Dark Night Lane**

The petition is attached along with a copy of our Investigation Report and a vicinity map showing the location of the roads. If you concur with the petitioners recommendation, please return the petition along with Form SR-2 for our further handling. This is *not* to be mistaken as final acceptance onto the State Maintenance System.

If you have any questions or need additional assistance, please contact Chris Overman or myself at 919-739-5300.

Sincerely,

DocuSigned by:

F47E03DD04B84F2...
Jennifer K. Collins
District Engineer

JKC/cbo
Attachments

cc: Subdivision File
ec: Braston Newton – Johnston County Planning Director

Date Petition Received by NCDOT: JAN 7, 2026

North Carolina Department of Transportation
Division of Highways
Petition for Road Addition

ROADWAY INFORMATION: (Please Print/Type)

County: Johnston Road Name: Little River Drive
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Little River Plantation Length (miles): 0.69 m

Number of occupied homes having street frontage: 27 Located (miles): 2.0

miles N ☒ S ☐ E ☐ W ☐ of the intersection of Route NCHW 910 and Route HWY 42.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Little River Plantation in Johnston County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name and Signature: P. Scott Lee Phone Number: 919-553-2085

Street Address: 104 State Avenue, Ste. 103 Clayton NC 27520

Mailing Address: Same

PROPERTY OWNERS

Printed Name and Signature

Mailing Address

Telephone

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY:Date Petition Received by NCDOT: JAN 7, 2026

Please check the appropriate block:

☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☒ Subdivision platted after September 30, 1975**REQUIREMENTS FOR ADDITION**

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Yellow Sun Place	5	250ft.			
Purple Mist Lane	4	250ft.			
Orange Sunset Ln.	5	250ft.			
Silver Springs Way	4	250ft.			
Dark Night Ln.	4	250ft.			
Golden View Pl.	4	250ft.			

NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SECONDARY ROAD ADDITION INVESTIGATION REPORT

County Johnston Co. File No. _____ Date May 27, 2026

Township O'Neals Div. File No. _____

Local Name See attachment Subdivision Name Little River Plantation

Length see attachment Width 20 Surface Type S-9.5B Pavement Condition Good

Surface Thickness 1.5 inches Base Type ABC Base Thickness 8 inches

* Bridges Yes _____ No X * Pipe > 48" Yes _____ No X * Retaining Walls Within Right of Way Yes _____ No X

* If Yes - Include Bridge Maintenance Investigation Report

Is this a subdivision street subject to the construction requirements for such streets? Yes

Recording Date see attachment Book see attachment Page see attachment

Number of homes having entrances into road see attachment

Other uses having entrances into road 0

Right-of-Way Width 50 and 60 If right-of-way is below the desired width, give reasons under "Remarks and Recommendations."

Is petition (SR-1) attached? Yes

Is the County Commissioners Approval (SR-2) attached? _____

If not, why? _____

Is a map attached indicating information for reference in locating road by the

Planning Department? Yes

Cost to place in acceptable maintenance condition: Total Cost \$ 0.00

Grade, drain, stabilize \$ 0.00, Drainage \$ 0.00, Other \$ 0.00

Remarks and Recommendations Add to State System

DocuSigned by:

Submitted By Jennifer Collins
DISTRICT ENGINEER

Reviewed and Approved _____
DIVISION ENGINEER

Reviewed and Approved
BOARD OF TRANSPORTATION MEMBER _____

(Do not write in this space -
For use by Secondary Roads Unit)

Petition No. _____

(Do not write in this space -
For use of Planning Dept.)

SECONDARY ROAD INVESTIGATION REPORT**Little River Plantation****Subdivision Identification Number: S-043-051-20-028****Little River Drive, Yellow Sun Place, Purple Mist Lane, Orange Sunset Lane,
Silver Springs Way, Golden View Place, and Dark Night Lane****Johnston County****O'Neals Township**

NAME	NO. HOMES	LENGTH (miles)	WIDTH (feet)	R/W (feet)	Recording Date	Book	Page
<i>Little River Drive</i>	<i>27</i>	<i>0.69</i>	<i>20</i>	<i>60</i>	<i>4/28/2000 8/02/2022 8/02/2022</i>	<i>56 96 96</i>	<i>39 373 374</i>
<i>Yellow Sun Place</i>	<i>5</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>373</i>
<i>Purple Mist Lane</i>	<i>6</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>373</i>
<i>Orange Sunset Lane</i>	<i>5</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>373</i>
<i>Silver Springs Way</i>	<i>6</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>374</i>
<i>Golden View Place</i>	<i>6</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>374</i>
<i>Dark Night Lane</i>	<i>6</i>	<i>0.05</i>	<i>20</i>	<i>50</i>	<i>8/2/2022</i>	<i>96</i>	<i>374</i>
TOTALS	61	0.99					



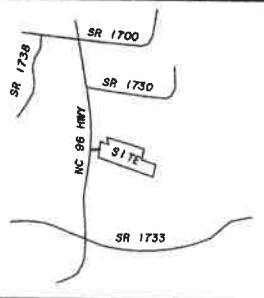
Johnston County – Vicinity Map Petition for Road Addition

The main entrance at the intersection of Little River Dr. and NC 96 is 0.69 mile North of intersection of NC Hwy 96 and NC Hwy 42.

- | | | | |
|----------------------|---------|-----------------------|---------|
| 1. Little River Dr | 0.69 mi | 5. Silver Springs Way | 0.05 mi |
| 2. Yellow Sun Pl. | 0.05 mi | 6. Golden View Pl. | 0.05 mi |
| 3. Purple Mist Ln. | 0.05 mi | 7. Dark Night Lane | 0.05 mi |
| 4. Orange Sunset Ln. | 0.05 mi | | |

- - Unpaved SR
- - Paved SR
- - Proposed SR Addition





VICINITY MAP

JOHN W. & ELIZABETH M. NARRON
DEED BOOK 1086 PAGE 228

Impervious surfaces: No more than 10% of any lot shall be covered by impervious materials including asphalt, concrete block stone, slate, wood deck, concrete or other hardened material. This covenant is intended to insure continued compliance with the stormwater management plan approved by the Johnston County Stormwater Program. The covenant cannot be changed or deleted without the consent of the Johnston County Stormwater Program.

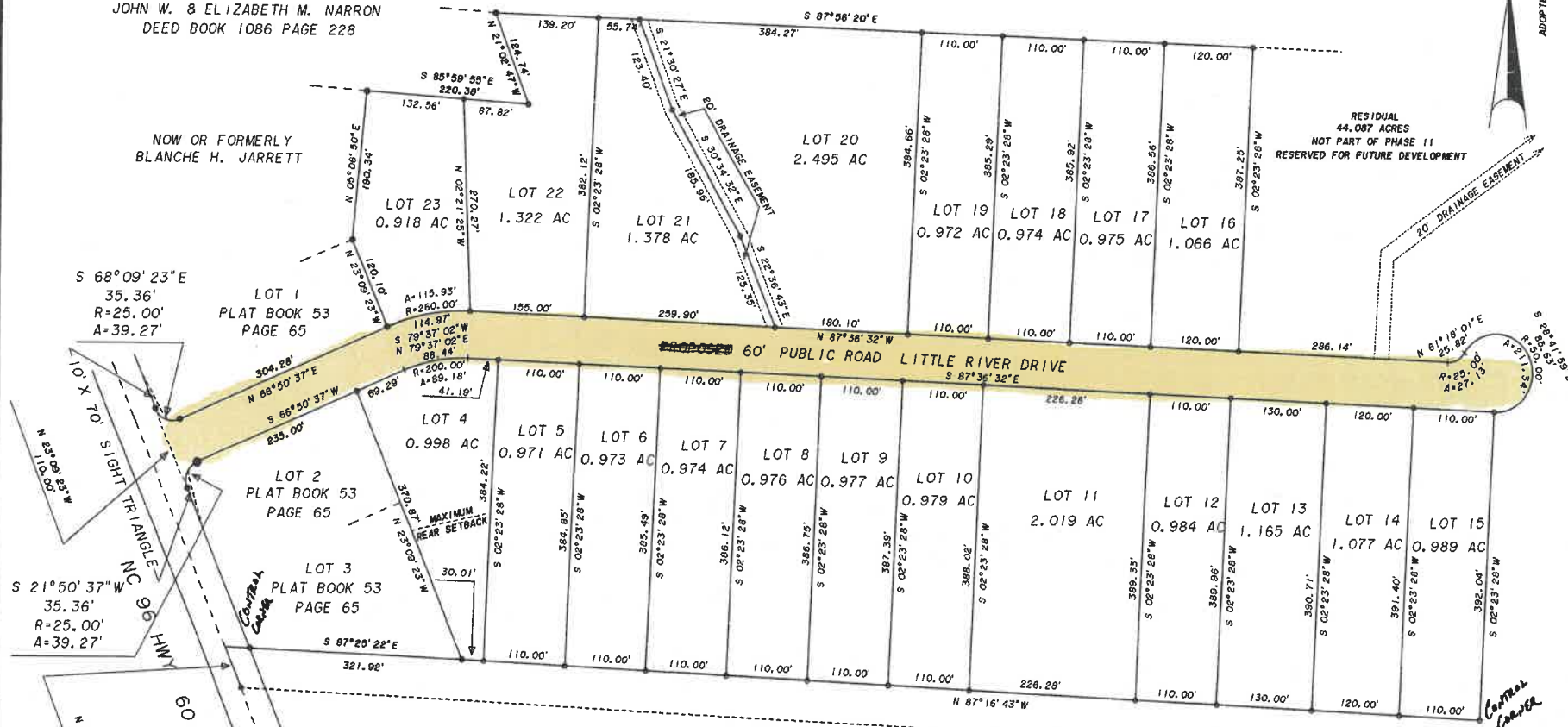
PROPERTY SURVEY FOR LITTLE RIVER PLANTATION PHASE II OWNER: SHERWOOD DAVIS O'NEALS TOWNSHIP JOHNSTON COUNTY NORTH CAROLINA



ADOPTED PLAT BOOK 53 PAGE 65

NOW OR FORMERLY
BLANCHE H. JARRETT

RESIDUAL
44.087 ACRES
NOT PART OF PHASE II
RESERVED FOR FUTURE DEVELOPMENT



I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (USED DESCRIPTION RECORDED IN BOOK PAGE ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:150,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED WITHIN MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 15th DAY OF APRIL, A.D., 1999.



Danny O. Williams
Surveyor
Registration Number L-2047

State of North Carolina - Johnston County
File for registration at 1:05 PM
This Apr 28, 1999
in the Register of Deeds Office
Recorded in Plat Book 56, page 39

Cecil M. Manning
Register of Deeds
Robert M. Milled
Deputy Register of Deeds

WALL PROPERTY

- LEGEND
- EXISTING IRON PIPE
 - NEW IRON PIPE
 - ▲ EXISTING PK NAIL



JOB: DOW1379 COORDINATE FILE
DOW1504 SCREEN FILE

SHEET 1 OF 2



WILLIAMS - PEARCE & ASSOC., P.A.

Professional Land Surveyors

P.O. Box 892, Zebulon, N.C.

Phone (919)269-9605

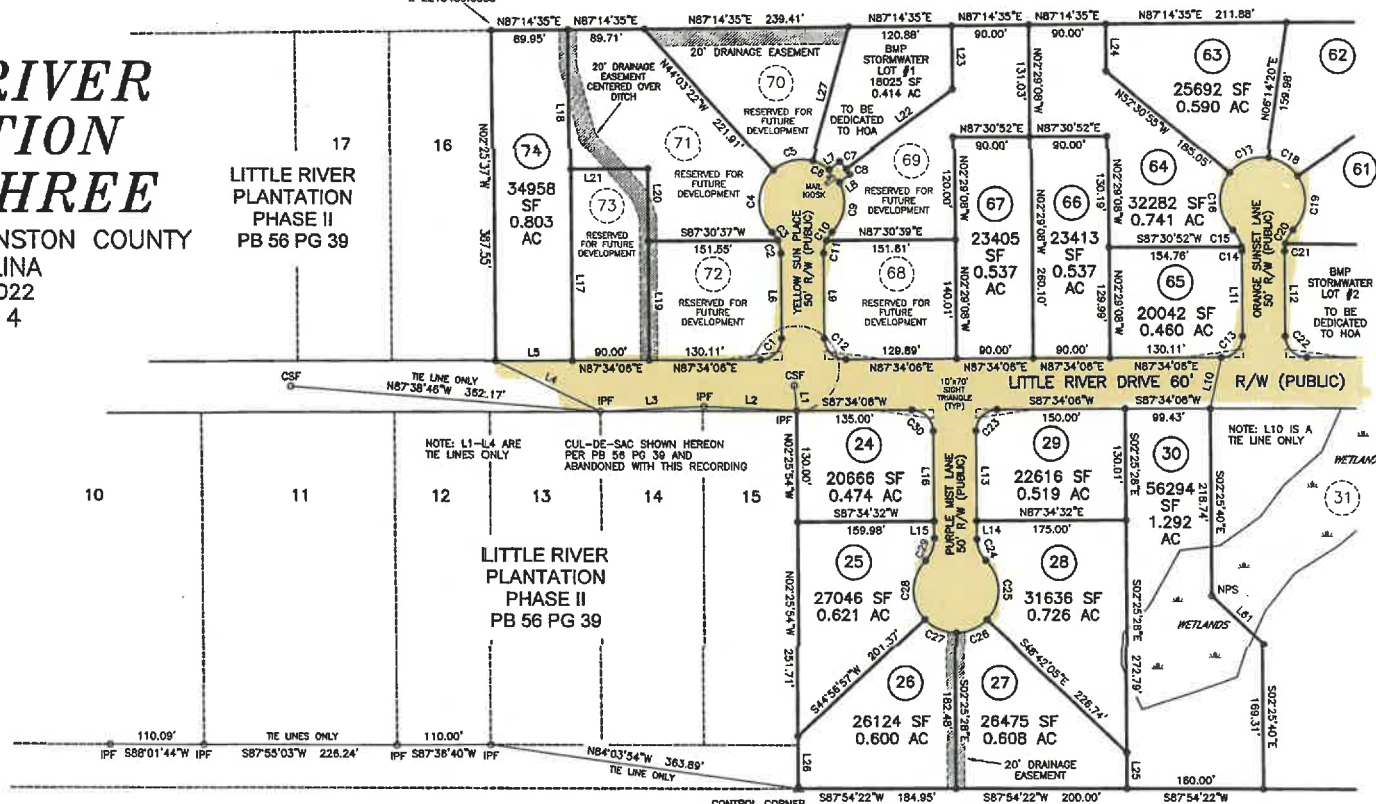


SUBDIVISION PLAT
OF

LITTLE RIVER
PLANTATION
PHASE II
PB 56 PG 39

NC GRID COORDINATES
N 710105.4545
E 2215489.6885

N/F
JOANN N. CHAMBLEE
DB 987 PG 261
PN 11M04199K



MATCH TO SHEET 3 OF 4

I, CLARK T. LEE, DO HEREBY CERTIFY THAT THIS
PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
DESCRIPTION RECORDED IN BOOK 5808, PAGE 908)
AND THAT THE INFORMATION THEREIN IS CLEARLY
INDICATED AS DRAWN FROM INFORMATION IN BOOK
BOOK 5808, PAGE 908.; THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:100,000.; THAT THE GLOBAL POSITIONING
SYSTEM (GPS) MEASUREMENTS WERE PERFORMED TO THE
GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2:
STANDARDS FOR GEODETIC NETWORKS AT THE 1 CM
ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK
NETWORK, THAT THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE SURVEYING AND MAPPING ORDINANCES AND
SEAL THIS 7TH DAY OF APRIL, A.D. 2022

N/F
SMITH FAMILY
IRREVOCABLE TRUST
DB 5845 PG 598
PN 11M05013

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SURVEYED BY:	TLS
DRAWN BY:	MIKE
CHECKED BY:	CURK
DRAWING NAME:	PH3SHT2.D
SURVEY DATE:	12-15-2
JOB NO.	184.790

TRUE LINE SURVEYING, P.C.



205 WEST MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.truelinesurveying.com

C-1859

STATE OF NORTH CAROLINA, JOHNSTON COUNTY
 I, CURK T. LANE, DO HEREBY CERTIFY THAT THIS
 PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED
 DESCRIPTION RECORDED IN BOOK 5696, PAGE 308
 ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
 INDICATED AS DRAWN FROM INFORMATION FOUND IN
 BOOK 5696, PAGE 308; THAT THE RATIO OF PRECISION
 AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING
 ACCURACY (GPS) OBSERVATIONS WERE PERFORMED TO THE
 GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2:
 STANDARDS FOR GEODETIC NETWORKS AT THE L1-
 ACCURACY CLASSIFICATION (95% CONFIDENCE) USING RTK
 NETWORK; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
 WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE
 AND SEAL THIS 7TH DAY OF APRIL, A.D. 2022



SURVEYOR
 L - 3990
 LICENSE NUMBER

N/F
 JAMES R. BATTEN
 DB 1505 PG 350
 PN 11M04012C

N/F
 GARY MARSHALL CREECH
 DB 3383 PG 68
 PN 11K99199A

LITTLE RIVER PLANTATION PHASE THREE

O'NEALS TOWNSHIP, JOHNSTON COUNTY
 NORTH CAROLINA
 JANUARY 20, 2022
 PAGE 3 OF 4

TRUE LINE SURVEYING, P.C.



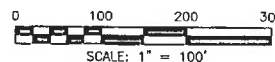
205 WEST MAIN STREET
 CLAYTON, N.C. 27520
 TELEPHONE: (919) 359-0427
 FAX: (919) 359-0428
 www.truelinesurveying.com

LEGEND

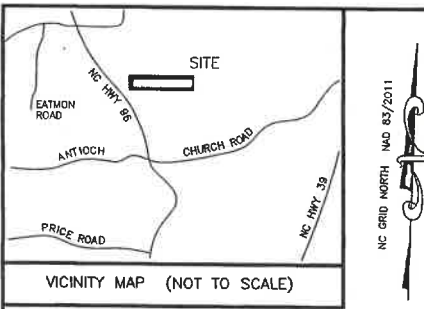
IRON PIPE FOUND
 IRON PIPE SET
 CONCRETE FOUND
 NO POINT SET
 POWER-HOLDER NAIL SET
 RAILROAD SPIKE
 COTTON SPIKE FOUND
 COTTON SPIKE SET
 CONTROL CORNER
 COMBINED POINT
 POWER POLE
 OVERHEAD POWER LINE
 RIGHT OF WAY
 SQUARE FEET
 ACRES
 REED BOOK
 PLAT BOOK
 BOOK OF MAPS
 PLAT
 LINEAR FEET
 LOT HAS OFFSITE SEWER
 150' LINE
 150' LINE
 STREET ADDRESS
 LINE NOT SURVEYED

OWNER: LAST INVESTMENTS LLC
 104 STATE AVE
 STE 103
 CLAYTON, N.C. 27520

SURVEYED BY:
 T.L.S.
 DRAWN BY:
 MIKE
 CHECKED BY:
 CURK
 DRAWING NAME:
 PH3SHT3.DWG
 SURVEY DATE:
 12-15-21
 JOB NO.
 164.790

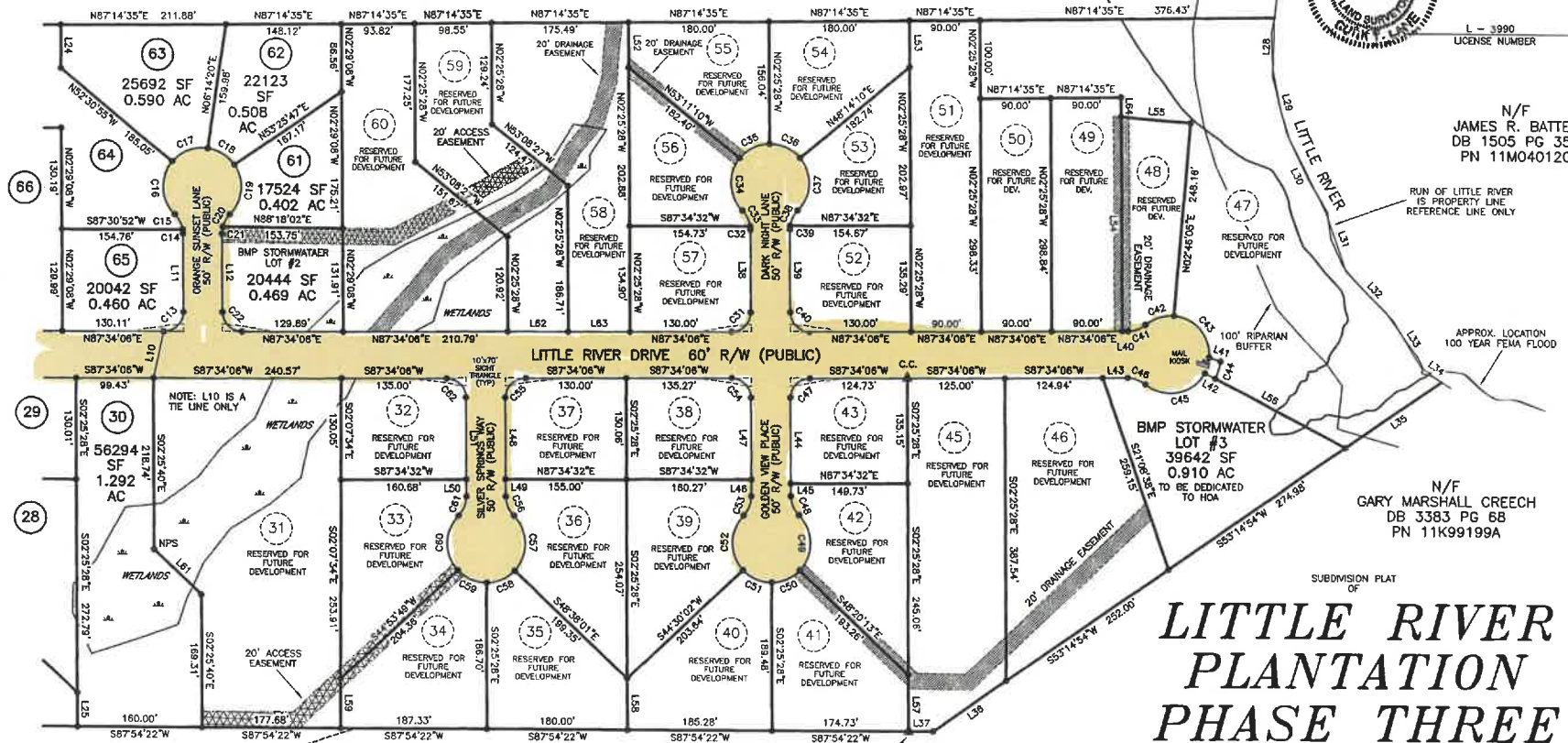


VICINITY MAP (NOT TO SCALE)



N/F
 JOANN N. CHAMBLEE
 DB 987 PG 261
 PN 11M04199K

MATCH TO SHEET 2 OF 4



N/F
 GARY MARSHALL CREECH
 DB 3383 PG 68
 PN 11K99199A

CONTROL CORNER
 NC GRID COORDINATES
 N 708283.7440
 E 2217328.6036

Filed in JOHNSTON COUNTY, NC CRAIG OLIVE, Registrar of Deeds Filed
 INSTRUMENT # TN188781
 Date of Instrument Registration: 04/20/2022



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

June 1, 2026

DANIEL H. JOHNSON
SECRETARY

Board of Commissioners
County of Johnston
Post Office Box 1049
Smithfield, NC 27577

SUBJECT: Ashley Heights
Johnston County
ClevelandTownship

Dear Commissioners:

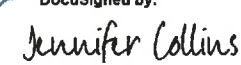
We have been petitioned to add the following roads in the subject subdivision to the State Maintenance System:

Ashpole Trail, Union City Court, and Princess Ann Court

The petition is attached along with a copy of our Investigation Report and a vicinity map showing the location of the roads. If you concur with the petitioners recommendation, please return the petition along with Form SR-2 for our further handling. This is *not* to be mistaken as final acceptance onto the State Maintenance System.

If you have any questions or need additional assistance, please contact Chris Overman or myself at 919-739-5300.

Sincerely,

DocuSigned by:

F47E03DD04B84F2...
Jennifer K. Collins
District Engineer

JKC/cbo
Attachments

cc: Subdivision File
ec: Braston Newton – Johnston County Planning Director

Date Petition Received by NCDOT: Feb. 17, 2026

**North Carolina Department of Transportation
Division of Highways
Petition for Road Addition**

ROADWAY INFORMATION: (Please Print/Type)

County: Johnston Road Name: Ashpole Trail
(Please list additional street names and lengths on the back of this form.)

Subdivision Name: Ashley Heights Length (miles): 0.37

Number of occupied homes having street frontage: 40 Located (miles): 0.58

miles N ☐ S ☐ E ☐ W ☒ of the intersection of Route SR 1010 and Route SR 1330.
(Check one) (SR, NC, US) (SR, NC, US)

We, the undersigned, being property owners and/or developers of Ashley Heights in Johnston County, do hereby request the Division of Highways to add the above described road.

CONTACT PERSON: Name and Address of First Petitioner. (Please Print/Type)

Name and Signature: Wade Corbett Phone Number: (919) 709-7848

Street Address: _____

Mailing Address: PO Box 305, Clayton, NC 27528

Email: wcorbett@corbettfamilyventures.com

Printed Name and Signature

PROPERTY OWNERS

Telephone

Mailing Address

INSTRUCTIONS FOR COMPLETING PETITION:

1. Complete Information Section
2. Identify Contact Person (This person serves as spokesperson for petitioner(s)).
3. Attach two (2) copies of recorded subdivision plat or property deeds, which refer to candidate road.
4. Adjoining property owners and/or the developer may submit a petition. Subdivision roads with prior NCDOT review and approval only require the developer's signature.
5. If submitted by the developer, encroachment agreements from all utilities located within the right of way shall be submitted with the petition for Road addition. However, construction plans may not be required at this time.
6. Submit to District Engineer's Office.

FOR NCDOT USE ONLY:

Date Petition Received by NCDOT: _Feb 17, 2026

Please check the appropriate block:

☐ Rural Road ☐ Subdivision platted prior to October 1, 1975 ☒ Subdivision platted after September 30, 1975**REQUIREMENTS FOR ADDITION**

If this road meets the requirements necessary for addition, we agree to grant the Department of Transportation a right-of-way of the necessary width to construct the road to the minimum construction standards of the NCDOT. The right-of-way will extend the entire length of the road that is requested to be added to the state maintained system and will include the necessary areas outside of the right-of-way for cut and fill slopes and drainage. Also, we agree to dedicate additional right-of-way at intersections for sight distance and design purposes and execute said right-of-way agreement forms that will be submitted to us by representatives of the NCDOT. The right-of-way shall be cleared at no expense to the NCDOT, which includes the removal of utilities, fences, other obstructions, etc.

General Statute 136-102.6 states that any subdivision recorded on or after October 1, 1975, must be built in accordance with NCDOT standards in order to be eligible for addition to the State Road System.

<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>	<u>ROAD NAME</u>	<u>HOMES</u>	<u>LENGTH</u>
Union City Court	9	0.13			
Princess Ann Court	6	0.08			

NORTH CAROLINA STATE DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
SECONDARY ROAD ADDITION INVESTIGATION REPORT

County <u>Johnston</u>		Co. File No. _____		Date <u>June 1, 2026</u>	
Township <u>Cleveland</u>		Div. File No. _____			
Local Name <u>See Attachment</u>		Subdivision Name <u>Ashley Heights</u>			
Length <u>see attachment</u>	Width <u>20</u>	Surface Type <u>S-9.5B</u>	Pavement Condition <u>Good</u>		
Surface Thickness <u>1.5 inches</u>		Base Type <u>ABC</u>	Base Thickness <u>8 inches</u>		
* Retaining Walls Within Right of Way Yes _____ No <u>X</u>					
* Bridges Yes _____ No <u>X</u> * Pipe > 48" Yes _____ No <u>X</u>					
* If Yes - Include Bridge Maintenance Investigation Report					
Is this a subdivision street subject to the construction requirements for such streets? <u>Yes</u>					
Recording Date <u>see attachment</u>		Book <u>see attachment</u>	Page <u>see attachment</u>		
Number of homes having entrances into road <u>see attachment</u>					
Other uses having entrances into road <u>0</u>		If right-of-way is below the desired width, give reasons under "Remarks and Recommendations."			
Right-of-Way Width <u>50</u>					
Is petition (SR-1) attached? <u>Yes</u>					
Is the County Commissioners Approval (SR-2) attached? _____					
If not, why? _____					
Is a map attached indicating information for reference in locating road by the Planning Department? <u>Yes</u>					
Cost to place in acceptable maintenance condition: _____		Total Cost \$ <u>0.00</u>			
Grade, drain, stabilize \$ <u>0.00</u>		, Drainage \$ <u>0.00</u>		, Other \$ <u>0.00</u>	
Remarks and Recommendations <u>Add to State System</u>					
DecuSigned by:					
Submitted By <u>Jennifer Collins</u>		Reviewed and Approved _____			
DISTRICT ENGINEER		DIVISION ENGINEER			
Reviewed and Approved					
BOARD OF TRANSPORTATION MEMBER _____					
		(Do not write in this space - For use by Secondary Roads Unit)			
		Petition No. _____			
		(Do not write in this space - For use of Planning Dept.)			

SECONDARY ROAD INVESTIGATION REPORT**Ashley Heights****Subdivision Identification Number: S-043-051-18-019****Ashpole Trail, Union City Court, and Princess Ann Court****Johnston County****Cleveland Township**

NAME	NO. HOMES	LENGTH (miles)	WIDTH (feet)	R/W (feet)	Recording Date	Book	Page
<i>Ashpole Trail</i>	<i>40</i>	<i>0.37</i>	<i>20</i>	<i>50</i>	<i>12/16/2019</i>	<i>90</i>	<i>138</i>
					<i>12/30/2019</i>	<i>90</i>	<i>166,167</i>
<i>Union City Court</i>	<i>9</i>	<i>0.13</i>	<i>20</i>	<i>50</i>	<i>12/30/2019</i>	<i>90</i>	<i>166</i>
<i>Princess Ann Court</i>	<i>6</i>	<i>0.08</i>	<i>20</i>	<i>50</i>	<i>12/16/2019</i>	<i>90</i>	<i>138</i>
TOTALS	55	0.58					

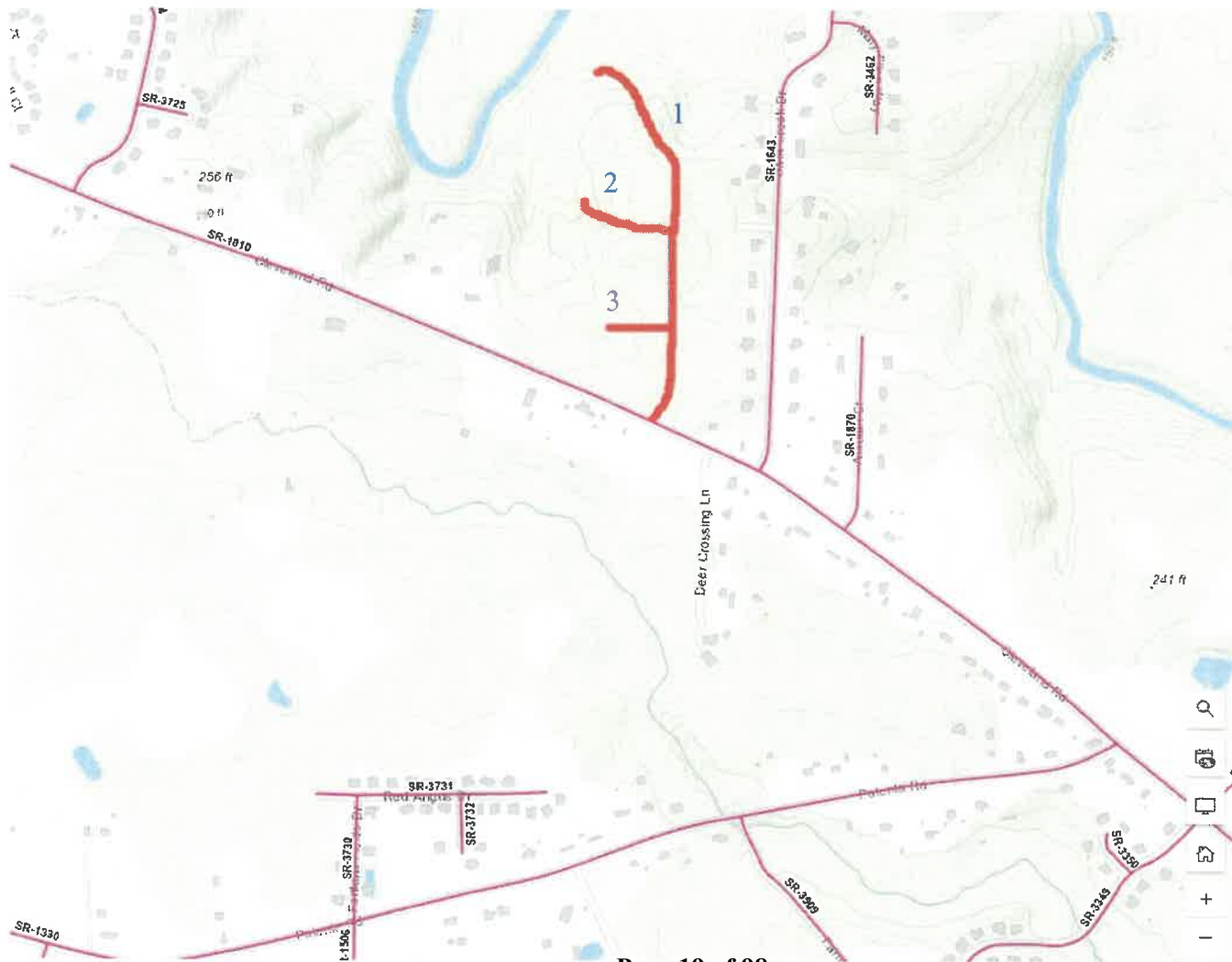


Johnston County – Vicinity Map Petition for Road Addition

The main entrance at the intersection of Ashpole Trail and SR1010 is 0.58 mile West of intersection of SR1010 and SR1330.

1. Ashpole Trail 0.37 mi
2. Union City Court 0.13 mi
3. Princess Ann Court 0.08 mi

- - Unpaved SR
- - Paved SR
- - Proposed SR Addition



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND

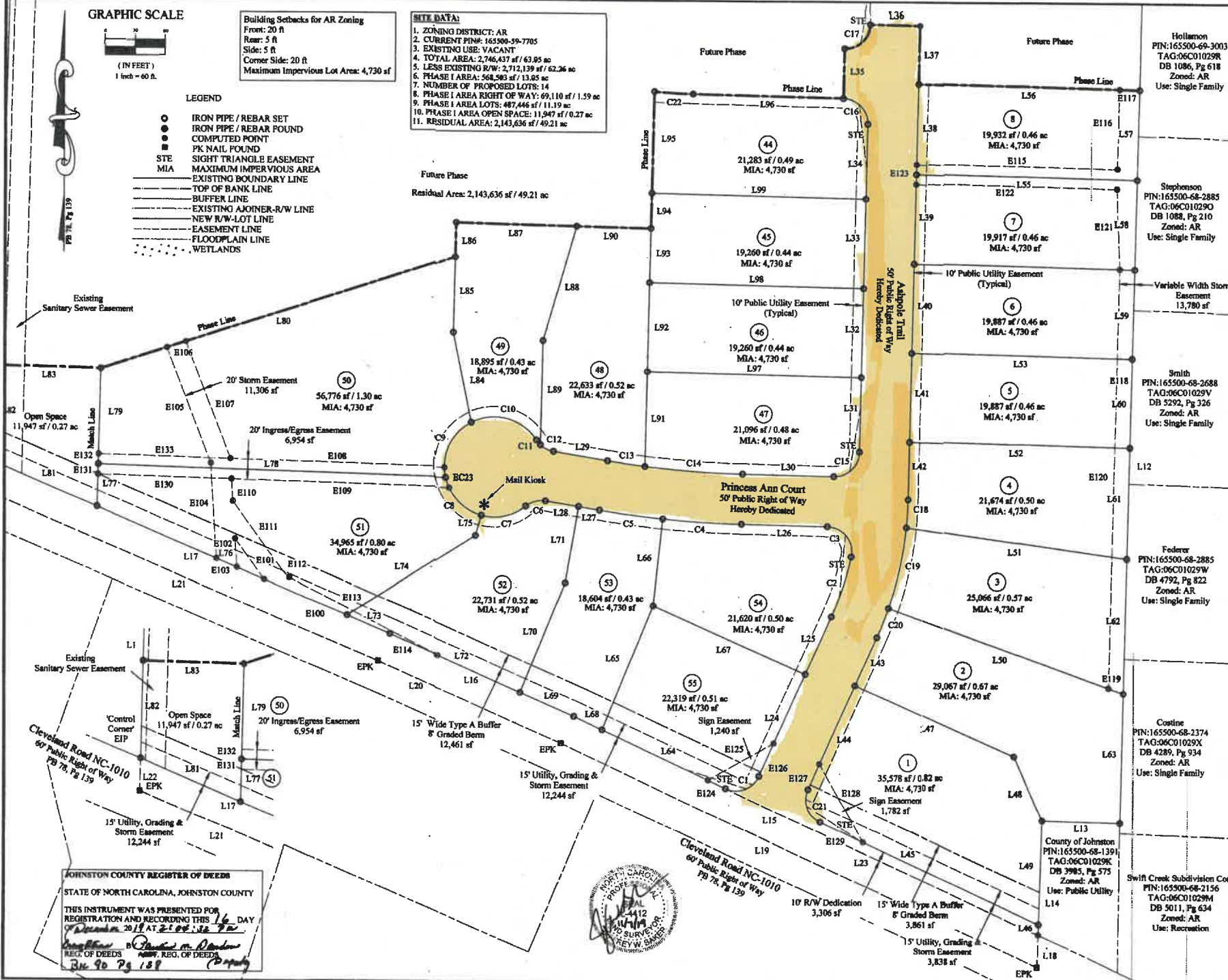
- IRON PIPE / REBAR SET
- IRON PIPE / REBAR FOUND
- COMPUTED POINT
- PK NAIL FOUND
- SIGHT TRIANGLE EASEMENT
- MAXIMUM IMPERVIOUS AREA
- EXISTING BOUNDARY LINE
- TOP OF BANK LINE
- BUFFER LINE
- EXISTING ADJOINER-R/W LINE
- NEW R/W LOT LINE
- EASEMENT LINE
- FLOODPLAIN LINE
- WETLANDS

Building Setbacks for AR Zoning

Front: 20 ft
Rear: 5 ft
Side: 5 ft
Corner Side: 20 ft
Maximum Impervious Lot Area: 4,730 sf

SITE DATA

1. ZONING DISTRICT: AR
2. CURRENT PIN: 165500-39-7705
3. EXISTING USE: VACANT
4. TOTAL AREA: 2,746,437 sf / 63.95 ac
5. LESS EXISTING R/W: 2,712,139 sf / 62.26 ac
6. PHASE I AREA: 568,563 sf / 13.05 ac
7. NUMBER OF PROPOSED LOTS: 14
8. PHASE I AREA RIGHT OF WAY: 69,110 sf / 1.59 ac
9. PHASE I AREA LOTS: 487,446 sf / 11.19 ac
10. PHASE I AREA OPEN SPACE: 11,947 sf / 0.27 ac
11. RESIDUAL AREA: 2,143,636 sf / 49.21 ac



Holliman
PIN:165500-69-3003
TAG:06C01029R
DB 1086, Pg 618
Zoned: AR
Use: Single Family

Stephenson
PIN:165500-68-2885
TAG:06C01029O
DB 1088, Pg 210
Zoned: AR
Use: Single Family

Variable Width Storm
Easement
13,780 sf

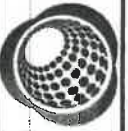
Smith
PIN:165500-68-2688
TAG:06C01029V
DB 5292, Pg 326
Zoned: AR
Use: Single Family

Federer
PIN:165500-68-2885
TAG:06C01029W
DB 4792, Pg 822
Zoned: AR
Use: Single Family

Costine
PIN:165500-68-2374
TAG:06C01029X
DB 4289, Pg 934
Zoned: AR
Use: Single Family

Swift Creek Subdivision Corp
PIN:165500-68-2156
TAG:06C01029M
DB 5011, Pg 634
Zoned: AR
Use: Recreation

Bateman Civil Survey Company
Engineers • Surveyors • Planners
2804 Holladay Avenue, Apex, NC 27539
Phone: 919.877.1000 Fax: 919.877.1001
NCBLS #001100 NC-C-578

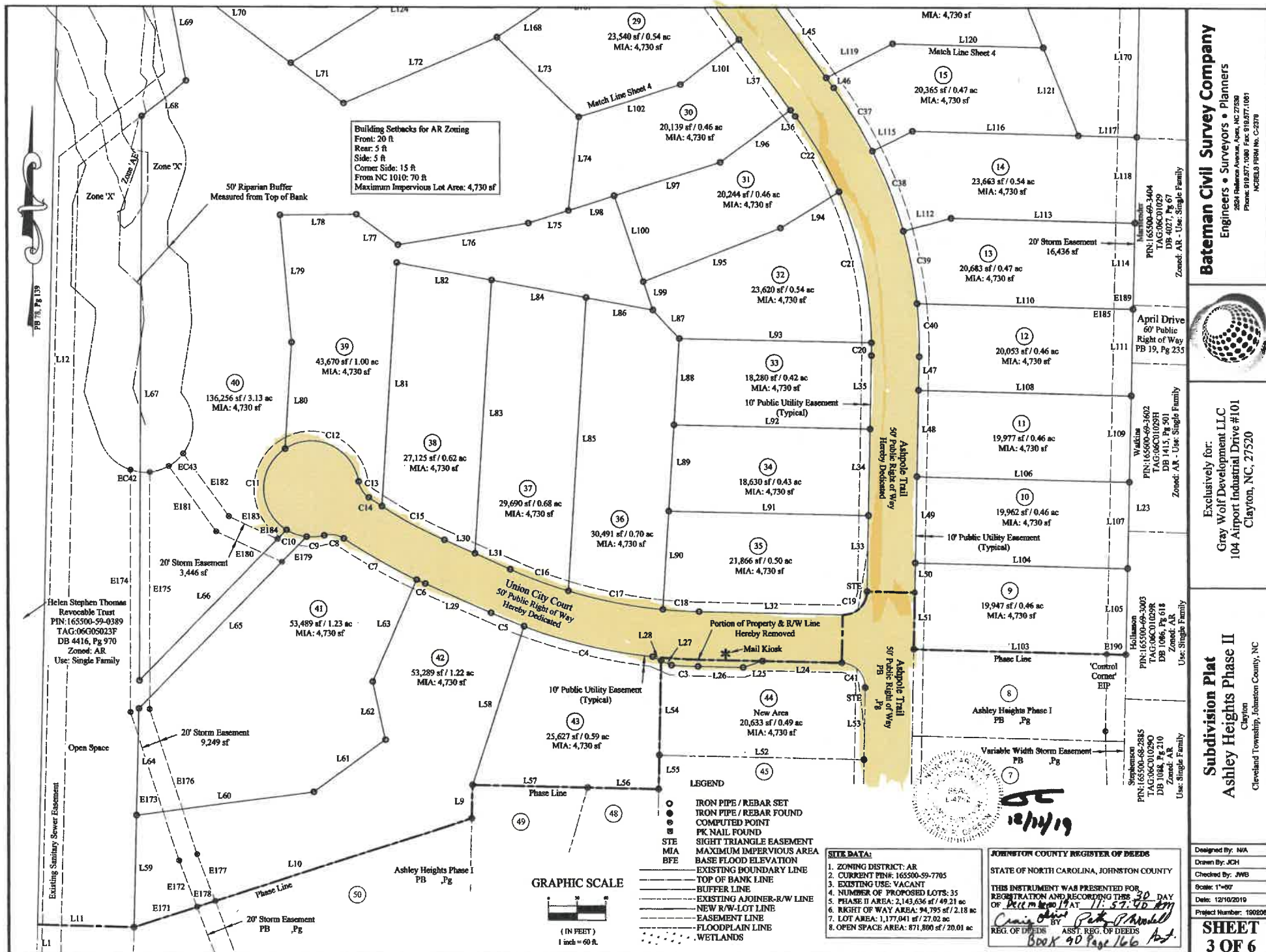


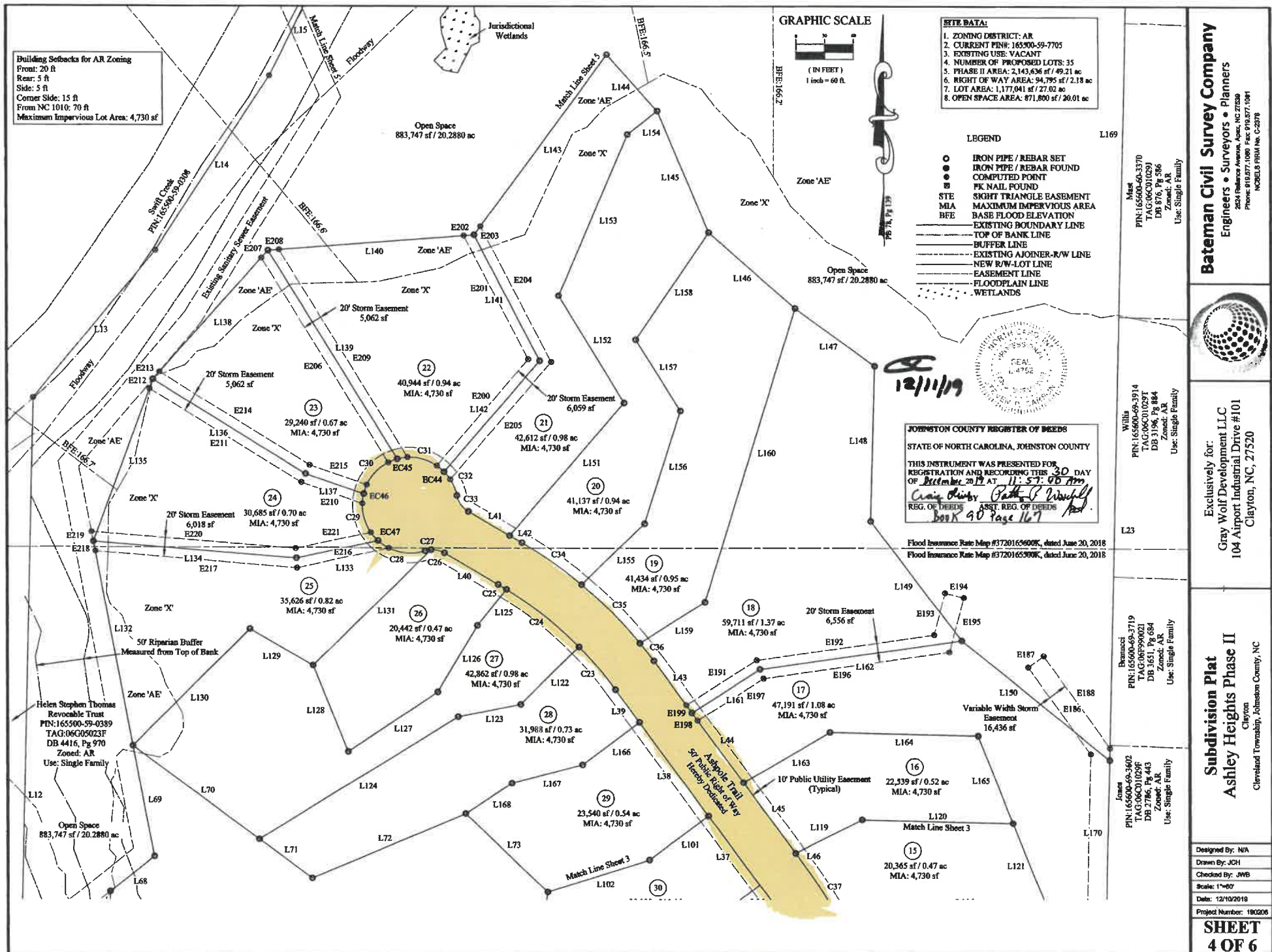
Exclusively for:
Gray Wolf Development LLC
104 Airport Industrial Drive #101
Clayton, NC, 27520

Subdivision Plat
Ashley Heights Phase I
Clayton
Cleveland Township, Johnston County, NC

Designed By: HMA
Drawn By: JCH
Checked By: JWB
Scale:
Date: 11/04/2018
Project Number: 190208

SHEET
3 OF 4





MUNICIPAL FUNDING AGREEMENT

NORTH CAROLINA
JOHNSTON COUNTY

This AGREEMENT made and entered into this ____ day of _____ 20____, by and between County of Johnston, North Carolina, hereinafter referred to as the "COUNTY", and Town of Kenly hereinafter referred to as the "TOWN".

WITNESSETH:

WHEREAS, the TOWN has requested certain funds from the COUNTY to improve access to clean drinking water as presented in the application for funding; and

WHEREAS, in response to such request, the Johnston County Board of Commissioners has appropriated the sum not to exceed \$500,000.00 to support this purpose; said sum being derived from County funds; and

WHEREAS, it is desirable and necessary to enter into this AGREEMENT in order to set forth the terms and conditions for receiving said funds from the COUNTY.

NOW THEREFORE, in consideration of the following, the parties hereto do mutually agree as follows:

1. The TOWN agrees to use the funds appropriated and provided by the COUNTY in the manner and for the purposes of its Asbestos Cement Water Line Replacement Project (the "Project") as stated on the grant forms submitted to the COUNTY or as otherwise approved by the County, which are incorporated by reference into this AGREEMENT.
2. In consideration for the performance by the TOWN of the Asbestos Cement Water Line Replacement Project outlined in Exhibit A, the COUNTY agrees to reimburse the TOWN in an amount not to exceed \$500,000.00 for Project costs actually incurred and paid by TOWN for the Project. Costs incurred shall only be those which are necessary and allowable to carry out the Project. Payment of such amount shall be made in increments and frequency solely determined by the COUNTY. Payments will only be made upon receipt of all necessary documentation from the TOWN. While not required of the COUNTY, the COUNTY seeks to make any payments within 30 days of receipt by the County of an accurate and complete Request for Disbursement form (or similar recap document) along with copies of paid invoices. The request for reimbursement is to be net of all sales taxes paid. The COUNTY may disapprove a requested reimbursement claim. If the reimbursement claim is so disapproved, COUNTY shall notify TOWN as to the disapproval. A decision by the COUNTY to disapprove a reimbursement claim is final.

There is no appeal process for TOWN. If COUNTY approves payment, then COUNTY will disburse funds without further notice.

3. If the TOWN fails to perform its obligations under this AGREEMENT, or if the TOWN violates any of the provisions of this AGREEMENT, the COUNTY shall have the right to immediately terminate this Agreement by giving written notice to the TOWN of such termination. In such event, the TOWN shall be fully liable to the COUNTY for all improperly expended funds. The COUNTY may additionally terminate this AGREEMENT without cause upon thirty (30) days advance notice to the TOWN.
4. The TOWN shall not assign any interest in this AGREEMENT and shall not transfer any interest in this AGREEMENT without prior written approval of the COUNTY.
5. The TOWN shall maintain all accounts, books, ledgers, journals, and records associated with the Project in accordance with generally accepted accounting principles, practices, and procedures and make such records available to the COUNTY for inspection as may be necessary for COUNTY to monitor and evaluate transactions related to the PROJECT.
6. The TOWN shall submit to the Johnston County Finance Department annually a status report of all program activities including a summary of the accomplishment of stated goals and objectives.
7. Sales taxes are not eligible for reimbursement or applied against any grant funds. TOWN is responsible to file with the State of North Carolina for any sales taxes paid for which it is due a refund.
8. The COUNTY shall be entitled to conduct program evaluations of the TOWN's activities as it relates to the Project. TOWN agrees to cooperate with COUNTY for any review or audits of the activities related to the Project under this AGREEMENT.
9. All books and records shall be maintained by the TOWN for a period of at least three years from the date of the final payment under this AGREEMENT and shall be made available for audit or evaluation upon request during regular business hours of the TOWN.
10. As a condition of receiving funds from Johnston County, the TOWN agrees to fully indemnify and hold harmless, Johnston County, its officers, agents, and employees from and against any and all claims, demands, payments, suits, actions, costs, recoveries, and judgments of every kind and description brought out of, or occurring in connection with,

directly or indirectly, activities or projects funded in part or in whole with funds made available under this AGREEMENT.

11. The COUNTY is in no way responsible for the administration and supervision of the TOWN's officers, employees, and agents, which persons it is agreed are not officers, employees, or agents of the COUNTY.
12. The Term of this AGREEMENT shall be effective as of January 21, 2023 and shall terminate when all funds disbursed by the County to TOWN under this AGREEMENT have been expended by the TOWN for the purposes authorized by the Grant, unless terminated sooner under the terms of this AGREEMENT. TOWN shall complete all work and fully expend all funds by December 31, 2026. Only expenditures between June 30, 2022 and December 31, 2026 are eligible for reimbursement. Any request for reimbursement of funds must be submitted and received before January 30, 2027.
13. This AGREEMENT may only be amended by written amendments mutually agreed upon by and between the COUNTY and TOWN.
14. This agreement shall be interpreted in accordance with the laws of North Carolina. The exclusive forum and venue for all actions arising out of this AGREEMENT is the appropriate division of the North Carolina General Court of Justice in Johnston County, North Carolina.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in their names by their duly authorized officers, their seals to be hereto affixed the day and year first above written.

ATTEST

COUNTY OF JOHNSTON

Dana G. Cuddington, Clerk

Patrick E. Harris, Chairman

This Agreement has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Chad McLamb, County Finance Director

ATTEST

TOWN OF KENLY

Tymeeka Williams, Town Clerk

Herbert Louis "Tooie" Hales, II, Mayor

Exhibit A

BUDGET REVISION REQUEST

Department: Emergency Services - EM Division

Approved By: 
(Department Head)

Date: 06/04/2020

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION EXPENDITURE	REQUESTED CHANGE INCREASE (DECREASE)
10	5300.6207	Grant Expenditures	\$ 25,000.00
		NET EXPENDITURES	\$ 25,000.00
FUND	BUDGET CODE	LINE ITEM CLASSIFICATION REVENUES	REQUESTED CHANGE INCREASE (DECREASE)
10	5300.36207	Grant Revenue	\$ 25,000.00
		NET REVENUES	\$ 25,000.00

Reason for Budget Revision:

Duke Energy Storm Preparedness Grant funding for purchase of weather preparedness kits.

CERTIFICATION: I certify that this requested budget revision has been approved by the Board of Commissioners on _____, 20__ or is within the authority granted by the Budget Officer.

County Manager _____ Date _____

Comment: Duke Energy Storm Preparedness Grant funding for purchase of weather preparedness kits.

RESOLUTION FOR CASE NUMBER 26-01

RESOLUTION DENYING ZONING AMENDMENT AND ADOPTING A STATEMENT OF
CONSISTENCY REGARDING AN ORDINANCE AMENDING THE OFFICIAL ZONING MAPS OF
JOHNSTON COUNTY

WHEREAS, pursuant to N.C. Gen. Stat. § 160D-605, prior to adopting or rejecting a zoning amendment, the governing board is required to adopt a statement approving or rejecting the zoning amendment and describe if the amendment is consistent or inconsistent with the comprehensive zoning plan and why the board considers the action taken to be reasonable and in the public interest;

WHEREAS, the Johnston County Planning Board has reviewed a proposed amendment to The Official Zoning Maps of Johnston County, for parcel identified as tax ID 07F06001R located at 6232 Raleigh Road in Elevation Township, from Agricultural Residential (AR) to General Business-Conditional Zoning (GB-CZ).

WHEREAS, based on a review of the proposed amendment the Planning Board found that the proposed amendment is **not consistent** with the Johnston County Comprehensive Land Use Plan and updates and further recommended that the Board of Commissioners approve the proposed amendment; and

WHEREAS, this Board has reviewed and considered the above written recommendation of the Planning Board and has held a public hearing on the proposed amendment, and this Board desires to deny the zoning amendment and adopt a statement describing why the adoption of the proposed amendment is **not consistent** with the Johnston County Comprehensive Land Use Plan and updates, and the Board considers the proposed amendment **not** to be reasonable and in the public interest.

NOW, THEREFORE, BE IT ORDAINED BY THE JOHNSTON COUNTY BOARD OF COMMISSIONERS THAT:

1. This Board finds and determines that the adoption of the proposed amendment to the Official Zoning Maps of Johnston County is **not** consistent with the Johnston County Land Use Plan and updates thereto because the Land Use Plan and updates indicate that:
 - a. Although the property lies within a Regional Mixed-use place type, the proposed use is not consistent with the established character of the area.
2. This Board finds and determines that it is **not** in the public interest to approve the proposed amendment because:
 - a. The proposed nonresidential use associated with the requested rezoning is not complimentary to the surrounding development and will not be of meaningful benefit to the immediate community.
3. This Board denies the proposed zoning amendment from Agricultural Residential (AR) to General Business-Conditional Zoning (GB-CZ).

Adopted this the 15th day of June, 2026.

ATTEST:

Dana G. Cuddington, Clerk to the Board

BOARD OF COMMISSIONERS FOR
THE COUNTY OF JOHNSTON

By: _____
Patrick E. Harris, Chairman



June 8, 2026

Sent via Electronic Mail

Johnston County Board of County Commissioners
Attn: Chair Patrick E. Harris
POB 1049
Smithfield, NC 27577

RE: Request for Appointment

Dear Chair Harris:

I am pleased to share with you and your colleagues that the Alliance Health (Alliance) Board of Directors voted unanimously at its June 4, 2026, meeting to recommend Ruth Marler's appointment to Alliance's Board.

Ms. Marler's previous public health experience gives her valuable insight into the challenges of managing public funds responsibly while ensuring access to necessary care. Her perspective would strengthen Alliance's Board and support Alliance's vision: that the people we serve experience equitable, integrated care and live healthy, satisfying lives.

For these reasons, we respectfully encourage her appointment. Please let me know when the Board of County Commissioners approves her appointment.

Best Regards,

A handwritten signature in cursive script that reads "Cindy Jones".

Cindy Jones
Clerk to the Board of Directors

cc: Ruth Marler
Robert Robinson, Alliance CEO
Dana Cuddington, Clerk to the Johnston County Board of County Commissioners

BUDGET REVISION REQUEST

Jail

Name of Department

SHERIFF STEVE BIZZELL

Agency Head Signature



DATE June 2, 2026

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION EXPENDITURE	REQUESTED CHANGE INCREASE (DECREASE)
10	5200.3205	Food and Provisions	\$ 922.86

TOTAL NET EXPENDITURE

\$ 922.86

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION REVENUE	REQUESTED CHANGE INCREASE (DECREASE)
10	5200.33099	Miscellaneous Revenue	\$ 922.86

TOTAL NET REVENUE

\$ 922.86

CERTIFICATION: I certify that this requested budget revision has been approved by the Board of Commissioners on _____ or is within the authority granted the Budget Officer.

County Manager _____ Date _____

COMMENT: Approval requested to move revenues into appropriate expenditure line items.

BUDGET REVISION REQUEST

Sheriff's Office

Name of Department

SHERIFF STEVE BIZZELL

Agency Head Signature



DATE June 2, 2026

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION EXPENDITURE	REQUESTED CHANGE INCREASE (DECREASE)
10	5100.1700	Vehicles	\$ 3,155.59
10	5100.7414	Capital Outlay - Sheriff	\$ 27,444.74

TOTAL NET EXPENDITURE	\$ 30,600.33
-----------------------	--------------

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION REVENUE	REQUESTED CHANGE INCREASE (DECREASE)
10	5100.32509	Insurance Recovery	\$ 3,155.59
10	5100.32106	Controlled Substance Tax	\$ 3,102.44
10	5100.33099	Miscellaneous Revenue	\$ 24,342.30

TOTAL NET EXPENDITURE	\$ 30,600.33
-----------------------	--------------

CERTIFICATION: I certify that this requested budget revision has been approved by the Board of Commissioners on _____, _____ or is within the authority granted the Budget Officer.

County Manager _____ Date _____

COMMENT: Approval requested to move revenues into appropriate expenditure line items.

BUDGET REVISION REQUEST

Sheriff's Office

Name of Department

SHERIFF STEVE BIZZELL

Agency Head Signature



DATE June 8, 2026

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION EXPENDITURE	REQUESTED CHANGE INCREASE (DECREASE)
10	5100.1700	Vehicles	\$ 7,839.01

TOTAL NET EXPENDITURE

\$ 7,839.01

FUND	BUDGET CODE	LINE ITEM CLASSIFICATION REVENUE	REQUESTED CHANGE INCREASE (DECREASE)
10	5100.32509	Insurance Recovery	\$ 7,839.01

TOTAL NET EXPENDITURE

\$ 7,839.01

CERTIFICATION: I certify that this requested budget revision has been approved by the Board of Commissioners on _____ or is within the authority granted the Budget Officer.

County Manager _____ Date _____

COMMENT: Approval requested to move revenues into appropriate expenditure line items.



Cost of Services and Fiscal Impact Analysis Model

Cost of Community Services



Evaluate fiscal impacts of land use



Inform planning and zoning decisions



Support farmland and open space preservation



Promote long-term fiscal sustainability

Methodology

- American Farmland Trust Approach
- Fiscal Year 2024-2025 Actual
- Allocation of revenue and expenditure by land use
- Department Head inputs

▲ **Table 2: Johnston County Actual Revenues by Land Use Category for FY 2024-2025**

The default breakdown of revenues is 72.977% residential, 26.122% commercial, and 0.901% agriculture. This was derived from the portion of ad valorem tax revenue generated by each land use.

General Fund	Actual FY24-25 Revenues	Commercial	Agriculture	Residential	Breakdown Comm.-Ag-Res.
4019-COVID-19					
4050-Disaster Mutual Aid	\$106,338.22	\$27,777.67	\$958.11	\$77,602.44	Default
4080-Hurricane Matthew-FEMA					
4100-Governing Body					
4150-Telephone System Operations	\$3,794.88	\$991.30	\$34.19	\$2,769.39	Default
4200-Administration					
4210-Internal Audit					
4300-Board of Elections	\$1,175.00	\$306.93	\$10.59	\$857.48	Default
4350-Human Resources					
4360-Public Information Office					
4400-Technology Services					
4500-Tax Department	\$1,622,705.82	\$423,883.21	\$14,620.58	\$1,184,202.03	Default
4600-Non-Departmental					
Ad Valorem	\$197,517,940.63	\$51,595,636.45	\$1,779,636.65	\$144,142,667.53	Default
Other Taxes	\$74,604,022.07	\$74,604,022.07			100-0-0
Miscellaneous Revenue	\$4,020,326.22	\$1,050,189.62	\$36,223.14	\$2,933,913.47	Default
Intergovernmental	\$77,320.81	\$77,320.81			100-0-0
Sales & Services	\$1,230,784.05	\$321,505.41	\$11,089.36	\$898,189.28	Default
Investment Earnings	\$10,831,779.42	\$2,829,477.42	\$97,594.33	\$7,904,707.67	Default

Table 3: Johnston County Actual Expenditures by Land Use Category FY2024-2025

The default breakdown of revenues is 72.977% residential, 26.122% commercial, and 09.01% agriculture. This was derived from the portion of ad valorem tax revenue generated by each land use.

General Fund	Actual FY24-25 Expenses	Commercial	Agriculture	Residential	Breakdown Comm.-Ag-Res.
5350-Fire & Rescue	\$2,245,085.86	\$1,779,734.34	\$22,855.42	\$442,496.10	79-1-20
5355-EMS	\$35,309,946.07	\$6,873,660.09	\$385,768.22	\$28,050,517.76	18/1/72+Default Traffic (9)
5400-Inspections	\$5,033,841.41	\$1,582,136.36	\$50,338.41	\$3,401,366.64	31-1-68
5500-Medical Examiner	\$129,100.00			\$129,100.00	0-0-100
5600-Industrial Development	\$848,355.65	\$848,355.65			100-0-0
5650-Geographical Information Service	\$784,618.30	\$204,957.99	\$7,069.41	\$572,590.90	Default
5700-Planning	\$1,051,888.61	\$296,819.12	\$2,172.10	\$752,897.39	25-0-55 + 20% Default
5760-Parks, Greenways and Open Space	\$578,035.55			\$578,035.55	0-0-100
5800-Cooperative Extension	\$1,312,906.47		\$787,743.88	\$525,162.59	0-60-40
5850-Soil Conservation	\$575,211.28	\$57,521.13		\$517,690.15	10-0-90
5855-Special Appropriations	\$13,094,731.92			\$13,094,731.92	0-0-100
5900-Health Administration	\$1,696,394.11			\$1,696,394.11	0-0-100
5910-Environmental	\$2,603,140.97	\$982,867.94	\$8,590.37	\$1,611,682.67	37.8-0.3-61.9
5915-Epidemiology	\$1,347,445.15			\$1,347,445.15	0-0-100

Revenue/Expenditures

- Revenues
 - 61.4% of revenue comes from residential property taxes and other revenue
 - 38% comes from commercial property taxes and other revenue
 - 0.61% comes from agriculture
- Expenditures
 - 90.6% residential
 - 8.9% commercial
 - 0.51% agriculture

Cost of Services Ratios

	Commercial	Agriculture	Residential
Revenues	\$142,511,583.24	\$2,278,399.78	\$230,755,568.60
Expenditures	\$32,401,742.31	\$1,843,526.43	\$329,282,958.98
Revenue/Expenditure Ratio	\$4.40 revenue to \$1 expenses = \$1 revenue to \$0.23 expenses	\$1.24 revenue to \$1 expenses = \$1 revenue to \$0.81 expenses	\$0.70 revenue to \$1 expenses = \$1 revenue to \$1.43 expenses

Cost of Services Summary

- For every dollar in property tax and other revenues generated by residential land uses, the county spends **\$1.43** on public services.
- For every \$1 generated by commercial property and other tax revenues, the county spends **\$0.23** on public services.
- Agriculture's revenue/expense ratio is \$1 of revenue to **\$0.81** in expenditures

Local Fiscal Impact Modeling



Analyze revenues and costs



Support decision-making



Guide growth and investment

Local Fiscal Impact – High Level

Based on the Cost of Services Study a 100-home development at average value of \$400,000 per home would generate **\$268,000** in new property tax revenue and cost **\$383,240** in new county general fund expenditures.

Local Fiscal Impact Model

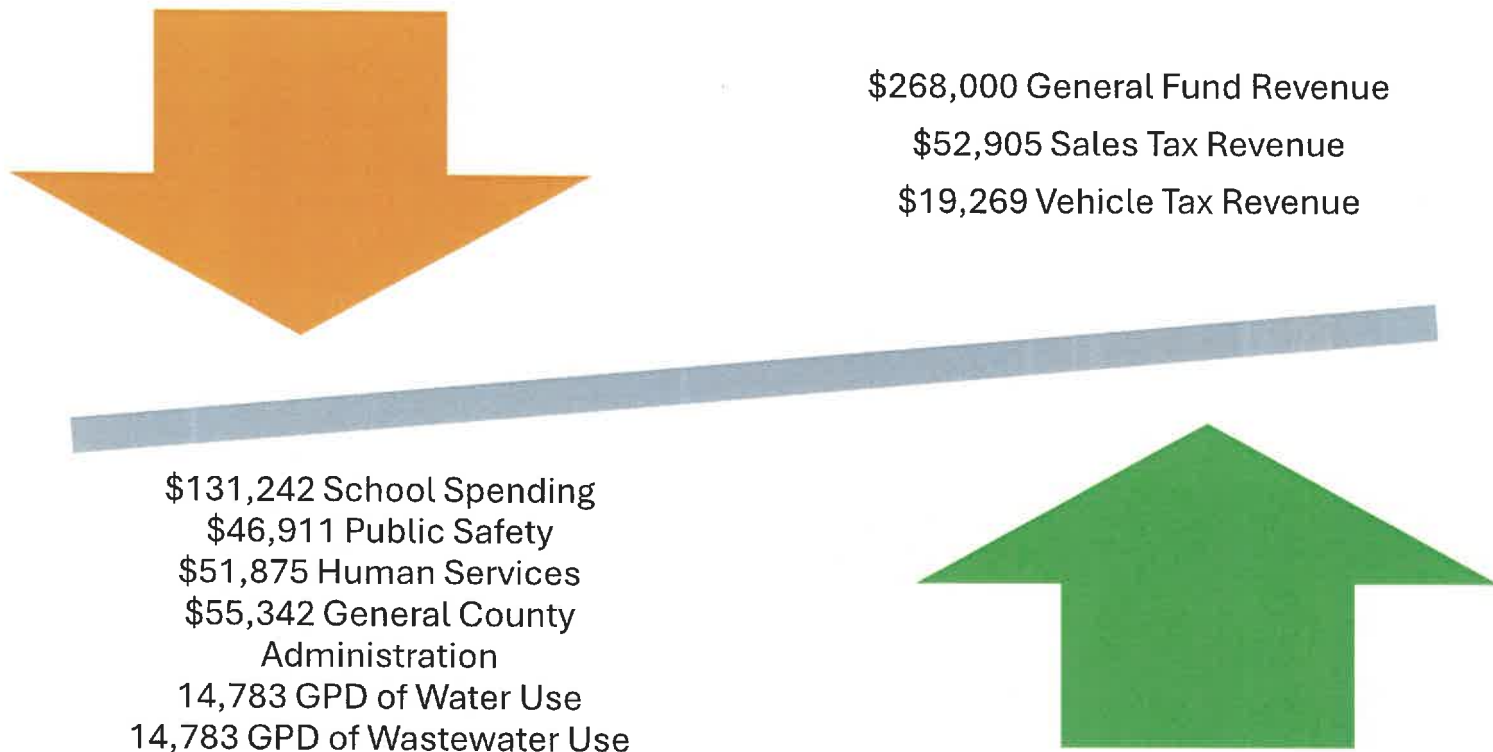
- Data Points
- Assumptions
- Draft Fiscal Impact Model
- Test Model
- Present Model
- Train Staff

General Assumptions

2024 County Population, NC OSBM	247,249
Total School Age Children, 2024 Census American Community Survey	45,422
Total Housing Units, 2024 Census American Community Survey	96,694
Total Households, 2024 Census American Community Survey	92,234
Average Household Size, 2024 Census American Community Survey	2.69
Average School Age Children Per Household	0.49246
Budget Figures for Model Building	2024-2025 Actual
Ad Valorem Tax Rate for Model Building	\$0.67

Schools	Water/Sewer	Human Services	Parks & Rec	General Admin
0.492 school age children per household	4,500 gal per month	\$518.75 per household	\$6.27 per household	\$553.42 per household
\$2,665 per pupil spending	Capacity by district			
Capacity by school				

Example Analysis: 100 Home Development where Homes are Valued at \$400,000 Each





Next Steps

- Train staff to use and update the model
- Check in on data updates
- One year review



Crystal Morphis, CEcD
creative**edc**.com

reative

economic development consulting



Cost of Services Study

Summary

Johnston County is one of North Carolina's fastest growing counties. The county has grown in population by over 30% over the last 10 years, and projections are that the county will exceed 300,000 people in just a few years. People are attracted to Johnston County for its quick access to Research Triangle amenities, small towns, upscale commercial districts, quality jobs, residential developments, and open space. The county is in the top 10 of median household income (\$79,838 *U.S. Census*) in North Carolina, has a high educational attainment, and has an average annual wage of \$54,207 (*U.S. Bureau of Labor Statistics*). The county is also home to thriving cultural arts and recreational amenities.

Economic growth driven by the attractiveness of the Triangle as a live, work, play, and learn destination has placed unprecedented demands for residential and commercial development on surrounding counties, including Johnston County. Many in the county welcome new job opportunities and business investment. Some have concern about the fast-paced changes in their community. Elected leaders grapple with decisions on the balance of land uses that will continue to provide local tax revenues to support public services to a fast-growing community. The decisions about how to develop land in Johnston County are complex and nuanced.

This study quantifies the contribution to local government revenues of various types of land uses and the demands on local government financial resources of those same land uses. This information can be used by the county to analyze the costs and benefits of different land uses and inform land use policies. This study uses an approach similar to one used by the American Farmland Trust, which is a recognized national model to assess the financial return of different land uses. We use the term "commercial" to include all commercial, industrial, and business activity that is not residential or agriculture. This study is a financial analysis and does not consider intangible and social benefits of different land uses and development types. For example, open space is important to quality of life even though it does not directly generate tax revenue.

The analysis was performed using the county's actual fiscal 2024-2025 revenues and expenses. Of the \$375 million budget, approximately 61% of revenue comes from residential revenue sources, 38% comes from commercial revenue sources, and 0.6% comes from agricultural land uses. Of the \$363 million in expenses, 90.6% was spent on residential activities, 8.9% on commercial, and 0.51% on agriculture. These allocations are described in the Analysis and Methodology section.

For every dollar in property tax and other revenues generated by residential land uses, the county spends \$1.43 on public services. For every \$1 generated by commercial property and other tax revenues, the county spends \$0.23 on public services. Agriculture's revenue/expense ratio is \$1 of revenue to \$0.81 in expenditures.

	Commercial	Agriculture	Residential
Revenues	\$142,511,583.24	\$2,278,399.78	\$230,755,568.60
Expenditures	\$32,401,742.31	\$1,843,526.43	\$329,282,958.98
Revenue/Expenditure Ratio	\$4.40 revenue to \$1 expenses = \$1 revenue to \$0.23 expenses	\$1.24 revenue to \$1 expenses = \$1 revenue to \$0.81 expenses	\$0.70 revenue to \$1 expenses = \$1 revenue to \$1.43 expenses

The data show that only investing in residential will not provide a financial return that will sustain the quality public services now provided by Johnston County. Commercial development and agriculture provide revenues that allow Johnston County to provide public services to residents below actual cost. Communities seek a balance between residential, commercial, and agriculture land uses for this very reason – **commercial development carries the financial burden of public services**. The information in this study will help inform public policy decisions to reach the balance desired by Johnston County.

Analysis and Methodology

The American Farmland Trust approach is considered a national best-practice model to analyze how much revenue different land uses generate for local governments and how much those land uses cost in public services. The approach analyzes a local government's budget and allocates revenues and expenditures to three broad land-use categories: residential, commercial/industrial, and agriculture. Revenues typically include property taxes and other locally generated revenues. Expenditures include major public services such as schools, public safety, social services, administration, and other general government functions. These revenues and costs are then assigned to land-use categories using assessed property values, service demand indicators, or proportional allocation methods based on local data.

Similar studies done across the country have found that residential development has a ratio, or financial return, of less than one. Commercial and agriculture have ratios greater than one. In the 1990s and early 2000s, NC State University performed several studies based on the American Farmland Trust study in North Carolina. All found that residential services are subsidized by revenue from commercial and agricultural land uses

In this study, we use the term “commercial” to mean all industrial, commercial, and business activities not classified as residential or agriculture. Residential includes all forms – single family and multi-family. Agriculture includes all activities that take place on land classified as agriculture. Each of the land uses includes a wide range of activities, and not all activities provide an equal benefit to the community. Commercial in this study includes manufacturing, a high wage/high multiplier activity, and retail, a lower wage/lower multiplier activity. Residential includes single family detached units as well as multi-family, which have different economic and social benefits. Johnston County leaders should consider not only the type of land use but also the different economic and social return opportunities within each land use when making policy decisions.

The fiscal year 2024-2025 actual revenues and expenses were used as the base for this analysis. Where revenues and expenditures could clearly be allocated to one specific use – residential, commercial or agriculture – 100% of that revenue or expense was allocated. An example is recreation revenues, which are paid by residents. When a revenue item applied to general operations, such as interest on investments, it was allocated to a default of 72.977% residential, 26.122% commercial, and 0.901% agriculture, which is the actual break out of tax revenue by land use category. Where a revenue or expense category could not be allocated to the default or to one specific land use, we interviewed department staff and asked them to calculate an estimate of their time and resources allocated to the land uses. An example is the sheriff's office, which provided a break out of the percentage of services to residential, commercial, and agriculture. Similarly, departments such as Inspections can track their services by land use. Some departments, such as Planning and Zoning, have a base of activity that benefits the entire county (allocated to the default), and other activities that could be allocated to a specific land use. Tables 2 and 3 provide details of revenue and expense allocations.

The analysis is limited to fiscal year 2024-2025 actual revenues and expenses. It does not consider proposed developments, land marketed for specific uses, or future development plans. This analysis also does not consider the intangible or social value of land uses and the interdependence of land uses. Commercial developments need workers, who need a place to live and want a place to recreate. Greenways and trails attract residents who spend money at businesses, who then hire workers. Through economic activities, land uses are connected.

The analysis is a simple ratio calculation after revenues and expenses were allocated to land use categories. A revenue-expenditure ratio greater than one indicates the land use contribution to public funds exceeds its demand for public funds. A revenue-expenditure ratio less than one indicates the land use demands more public funds than it contributes back to the government's coffers.

Findings

The analysis found that services to residential land uses in Johnston County are supplemented by revenues from commercial and agriculture land uses. Table 1 summarizes the revenues and expenditures by land use category and the calculated ratio. Revenues exceeded expenses for commercial by \$110.1 million. That \$110.1 million in net revenue from commercial land uses, along with \$434,873 in net agriculture revenue, makes up for the \$98.4 million shortfall from residential land uses.

Johnston County's fiscal year 2024-2025 actual revenues are \$375.6 million. Approximately 61.4% of revenue comes from residential property taxes and other revenue, 38% comes from commercial property taxes and other revenue, and 0.61% comes from agriculture. Johnston County's expenditures are 90.6% residential, 8.9% commercial, and 0.51% agriculture. A detailed breakdown of the allocations to residential, commercial, and agriculture can be found in Tables 2 and 3.

For every dollar in property tax and other revenues generated by residential land uses, the county spends \$1.43 on public services. For every \$1 generated by commercial property and other tax revenues, the county spends \$0.23 on public services. Agriculture's revenue/expense ratio is \$1 of revenue to \$0.81 in expenditures.

These findings are consistent with other studies performed using the American Farmland Trust model. Residents use more public services than businesses, and businesses generate, proportionately, more revenue. People use schools, public health and social services, and recreation facilities. Businesses use a smaller share of public safety, as an example. Agriculture also uses proportionately fewer public services.

Commercial development includes a wide range of industry and business sectors; however, all are not equal when it comes to generating tax revenue. The life sciences industry, for example, is more capital intensive than retail and pays higher wages. Likewise, not all residential is equal in terms of tax revenue. Multi-family and higher density residential provide a higher tax return per acre than single-family residential. Johnston County should consider not only the type of land use but also the different tax return opportunities within each land use when making policy decisions.

Table 1: Summary of Revenues, Expenses, and Ratios

	Commercial	Agriculture	Residential
Revenues	\$142,511,583.24	\$2,278,399.78	\$230,762,336.60
Expenditures	\$32,401,742.31	\$1,843,526.43	\$329,151,668.34
Revenue/Expenditure Ratio	\$4.40 revenue to \$1 expenses = \$1 revenue to \$0.23 expenses	\$1.24 revenue to \$1 expenses = \$1 revenue to \$0.81 expenses	\$0.70 revenue to \$1 expenses = \$1 revenue to \$1.43 expenses

Table 2: Johnston County Actual Revenues by Land Use Category for FY 2024-2025

The default breakdown of revenues is 72.977% residential, 26.122% commercial, and 0.901% agriculture. This was derived from the portion of ad valorem tax revenue generated by each land use.

General Fund	Actual FY24-25 Revenues	Commercial	Agriculture	Residential	Breakdown Comm.-Ag-Res.
4019-COVID-19					
4050-Disaster Mutual Aid	\$106,338.22	\$27,777.67	\$958.11	\$77,602.44	Default
4080-Hurricane Matthew-FEMA					
4100-Governing Body					
4150-Telephone System Operations	\$3,794.88	\$991.30	\$34.19	\$2,769.39	Default
4200-Administration					
4210-Internal Audit					
4300-Board of Elections	\$1,175.00	\$306.93	\$10.59	\$857.48	Default
4350-Human Resources					
4360-Public Information Office					
4400-Technology Services					
4500-Tax Department	\$1,622,705.82	\$423,883.21	\$14,620.58	\$1,184,202.03	Default
4600-Non-Departmental					
Ad Valorem	\$197,517,940.63	\$51,595,636.45	\$1,779,636.65	\$144,142,667.53	Default
Other Taxes	\$74,604,022.07	\$74,604,022.07			100-0-0
Miscellaneous Revenue	\$4,020,326.22	\$1,050,189.62	\$36,223.14	\$2,933,913.47	Default
Intergovernmental	\$77,320.81	\$77,320.81			100-0-0
Sales & Services	\$1,230,784.05	\$321,505.41	\$11,089.36	\$898,189.28	Default
Investment Earnings	\$10,831,779.42	\$2,829,477.42	\$97,594.33	\$7,904,707.67	Default
Other Revenue	\$322,386.83	\$84,213.89	\$2,904.71	\$235,268.24	Default
4650-Child Support	\$2,178,233.99			\$2,178,233.99	0-0-100
4700-Legal & Professional Services					
4800-Register of Deeds	\$7,137,367.21	\$1,864,423.06	\$64,307.68	\$5,208,636.47	Default
4850-Court Facilities	\$280,282.16	\$73,215.31	\$2,525.34	\$204,541.51	Default
5000-Public Buildings	\$178,539.00	\$46,637.96	\$1,608.64	\$130,292.41	Default
5100-Sheriff	\$2,796,608.93	\$615,253.96		\$2,181,354.97	22-0-78
5200-Jail	\$441,746.52	\$115,393.03	\$3,980.14	\$322,373.36	Default
5205-Communications					
5300-Emergency Management	\$350,885.91	\$91,658.42	\$3,161.48	\$256,066.01	Default
5350-Fire & Rescue	\$20.00	\$5.22	\$0.18	\$14.60	Default
5355-EMS	\$13,541,721.97	\$2,755,873.13	\$146,398.20	\$10,639,450.64	18/1/72+Default Traffic (9)
5400-Inspections	\$8,719,407.79	\$5,493,226.91	\$87,194.08	\$3,138,986.80	63-1-36
5500-Medical Examiner					
5600-Industrial Development					
5650-Geographical Information Service	\$965.00	\$252.08	\$8.69	\$704.23	Default
5700-Planning	\$1,016,554.85	\$307,247.06	\$1,832.20	\$707,475.60	25-0-55 + 20% Default
5760-Parks, Greenways and Open Space					
5800-Cooperative Extension	\$16,920.00		\$10,152.00	\$6,768.00	0-60-40
5850-Soil Conservation	\$22,564.00	\$2,256.40		\$20,307.60	10-0-90
5855-Special Appropriations	\$735,328.00			\$735,328.00	0-0-100
5900-Health Administration	\$88,161.88			\$88,161.88	0-0-100

5910-Environmental	\$936,379.00	\$120,792.89	\$9,363.79	\$806,222.32	12.9-1-86.1
5915-Epidemiology	\$791,804.58			\$791,804.58	0-0-100
5920-Primary Care	\$831,757.57			\$831,757.57	0-0-100
5925-Maternal Health	\$1,578,108.92			\$1,578,108.92	0-0-100
5935-Wellness Center	\$295.90			\$295.90	0-0-100
5945-Child Health	\$2,063,174.87			\$2,063,174.87	0-0-100
5955-WIC	\$1,075,330.00			\$1,075,330.00	0-0-100
5960-Family Planning	\$393,830.31			\$393,830.31	0-0-100
5970-Mental Health-Outpatient	\$986,578.27			\$986,578.27	0-0-100
5980-Animal Control	\$38,370.09	\$10,023.03	\$345.71	\$28,001.34	Default
6100-DSS Administration	\$18,341,331.82			\$18,341,331.82	0-0-100
6105-Transportation					
6110-Crisis					
6120-Aging	\$548,758.61			\$548,758.61	0-0-100
6125-DSS Building					
6130-Child Day Care	\$317.49			\$317.49	0-0-100
6135-Work First Program					
6140-Public Assistance	\$57,858.59			\$57,858.59	0-0-100
6145-Public Assistance S/F	\$1,983,670.27			\$1,983,670.27	0-0-100
6155-CAP-DA	\$180,482.69			\$180,482.69	0-0-100
6161-Therapeutic Foster Care					
6200-Veteran's Administration	\$2,272.72			\$2,272.72	0-0-100
6300-Education	\$2,456,061.50			\$2,456,061.50	0-0-100
6320-Livestock Arena	\$8,900.00		\$4,450.00	\$4,450.00	0-50-50
9100-Debt Service					
9105-School Debt Service	\$15,433,155.26			\$15,433,155.26	Default
Total	\$375,552,319.62	\$142,511,583.24	\$2,278,399.78	\$230,762,336.60	

Table 3: Johnston County Actual Expenditures by Land Use Category FY2024-2025

The default breakdown of revenues is 72.977% residential, 26.122% commercial, and 09.01% agriculture. This was derived from the portion of ad valorem tax revenue generated by each land use.

General Fund	Actual FY24-25 Expenses	Commercial	Agriculture	Residential	Breakdown Comm.-Ag-Res.
4019-COVID-19	\$900.64	\$235.27	\$8.11	\$657.26	Default
4050-Disaster Mutual Aid	\$178,948.70	\$46,744.98	\$1,612.33	\$130,591.39	Default
4080-Hurricane Matthew-FEMA					Default
4100-Governing Body	\$354,247.62	\$92,536.56	\$3,191.77	\$258,519.29	Default
4150-Telephone System Operations	\$1,701,618.29	\$444,496.73	\$15,331.58	\$1,241,789.98	Default
4200-Administration	\$2,396,460.97	\$626,003.53	\$21,592.11	\$1,748,865.32	Default
4210-Internal Audit	\$419,293.75	\$109,527.91	\$3,777.84	\$305,988.00	Default
4300-Board of Elections	\$1,539,345.29			\$1,539,345.29	Default
4350-Human Resources	\$1,740,883.43	\$454,753.57	\$15,685.36	\$1,270,444.50	Default
4360-Public Information Office	\$403,526.50	\$105,409.19	\$3,635.77	\$294,481.53	Default
4400-Technology Services	\$1,586,232.02	\$414,355.53	\$14,291.95	\$1,157,584.54	Default
4500-Tax Department	\$3,523,756.56	\$920,475.69	\$31,749.05	\$2,571,531.82	Default
4600-Non-Departmental	\$13,554,442.17	\$3,540,691.38	\$122,125.52	\$9,891,625.26	Default
4650-Child Support	\$2,081,325.98			\$2,081,325.98	Default
4700-Legal & Professional Services	\$1,377,509.72	\$359,833.09	\$12,411.36	\$1,005,265.27	Default
4800-Register of Deeds	\$7,295,798.85	\$1,905,808.58	\$65,735.15	\$5,324,255.13	Default
4850-Court Facilities	\$35,971.66	\$9,396.52	\$324.10	\$26,251.04	Default
5000-Public Buildings	\$4,074,351.04	\$1,064,301.98	\$36,709.90	\$2,973,339.16	Default
5100-Sheriff	\$18,942,368.20	\$4,167,321.00		\$14,775,047.20	22-0-78
5200-Jail	\$8,441,910.23	\$2,205,195.79	\$76,061.61	\$6,160,652.83	Default
5205-Communications	\$6,643,245.31	\$1,735,348.54	\$59,855.64	\$4,848,041.13	Default
5300-Emergency Management	\$1,315,719.04	\$343,692.13	\$11,854.63	\$960,172.28	Default
5350-Fire & Rescue	\$2,245,085.86	\$1,779,734.34	\$22,855.42	\$442,496.10	79-1-20
5355-EMS	\$35,309,946.07	\$6,873,660.09	\$385,768.22	\$28,050,517.76	18/1/72+Default Traffic (9)
5400-Inspections	\$5,033,841.41	\$1,582,136.36	\$50,338.41	\$3,401,366.64	31-1-68
5500-Medical Examiner	\$129,100.00			\$129,100.00	0-0-100
5600-Industrial Development	\$848,355.65	\$848,355.65			100-0-0
5650-Geographical Information Service	\$784,618.30	\$204,957.99	\$7,069.41	\$572,590.90	Default
5700-Planning	\$1,051,888.61	\$296,819.12	\$2,172.10	\$752,897.39	25-0-55 + 20% Default
5760-Parks, Greenways and Open Space	\$578,035.55			\$578,035.55	0-0-100
5800-Cooperative Extension	\$1,312,906.47		\$787,743.88	\$525,162.59	0-60-40
5850-Soil Conservation	\$575,211.28	\$57,521.13		\$517,690.15	10-0-90
5855-Special Appropriations	\$13,094,731.92			\$13,094,731.92	0-0-100
5900-Health Administration	\$1,696,394.11			\$1,696,394.11	0-0-100
5910-Environmental	\$2,603,140.97	\$982,867.94	\$8,590.37	\$1,611,682.67	37.8-0.3-61.9
5915-Epidemiology	\$1,347,445.15			\$1,347,445.15	0-0-100
5920-Primary Care	\$2,834,779.17			\$2,834,779.17	0-0-100
5925-Maternal Health	\$1,793,118.51			\$1,793,118.51	0-0-100
5935-Wellness Center	\$319,093.79			\$319,093.79	0-0-100
5945-Child Health	\$3,448,535.91			\$3,448,535.91	0-0-100
5955-WIC	\$1,345,330.17			\$1,345,330.17	0-0-100

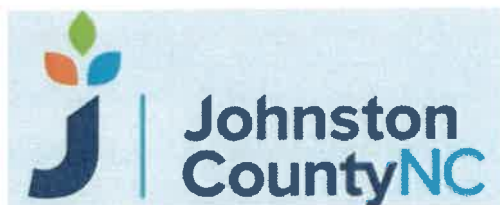
5960-Family Planning	\$943,478.97			\$943,478.97	0-0-100
5970-Mental Health-Outpatient	\$2,825,852.61			\$2,825,852.61	0-0-100
5980-Animal Control	\$1,207,363.28			\$1,207,363.28	0-0-100
6100-DSS Administration	\$31,292,501.12			\$31,292,501.12	0-0-100
6105-Transportation	\$225,045.31	\$58,786.34	\$2,027.66	\$164,231.32	Default
6110-Crisis	\$405,526.23			\$405,526.23	0-0-100
6120-Aging	\$1,672,269.00			\$1,672,269.00	0-0-100
6125-DSS Building	\$831,632.69			\$831,632.69	0-0-100
6130-Child Day Care					
6135-Work First Program	\$442,146.68			\$442,146.68	0-0-100
6140-Public Assistance	\$3,025,629.32			\$3,025,629.32	0-0-100
6145-Public Assistance S/F	\$1,919,441.94			\$1,919,441.94	0-0-100
6155-CAP-DA	\$295,013.73			\$295,013.73	0-0-100
6161-Therapeutic Foster Care					
6200-Veteran's Administration	\$353,478.98			\$353,478.98	0-0-100
6300-Education	\$123,571,459.98			\$123,571,459.98	0-0-100
6320-Livestock Arena	\$40,624.77		\$40,624.77		0-100-0
9100-Debt Service	\$4,481,951.60	\$1,170,775.40	\$40,382.38	\$3,270,793.82	Default
9105-School Debt Service	\$35,904,106.00			\$35,904,106.00	0-0-100
Total	\$363,396,937.08	\$32,401,742.31	\$1,843,526.43	\$329,151,668.34	

Acknowledgements

This study could not have been completed without the support of many Johnston County staff members. Staff within several departments contributed calculations that supported the allocation of services, time, and resources to land use categories.

- Jocelyn Andrews, Tax Administrator
- Steve Bizzell, Sheriff
- Chandra Farmer, Director of Utilities
- Todd Johnson, Executive Director, Heritage Center
- Rick Hester, County Manager
- Shane Hudson, Director of Inspections
- Chad McLamb, Finance Director/Deputy County Manager
- Braston Newton, Director of Planning and Zoning
- Dr. David Pearce, Superintendent, Johnston County Schools
- Todd Ramsey, Director of Environmental Health
- Jennifer Slusser, County Attorney
- Bryant Spivey, Cooperative Extension Director
- Gregory Walker, District Director Soil and Water Conservation

Study Sponsor and Consultant



Johnston County is one of the fastest-growing counties in North Carolina, benefiting from its proximity to the Research Triangle Region while maintaining a more affordable, small-town quality of life. The county has a diverse economy anchored by advanced manufacturing, agriculture, life sciences, logistics, and a rapidly expanding retail and service sector. Johnston County offers a mix of rural landscapes,

historic downtowns, and modern suburban development, along with strong schools, parks, and community amenities that support a high quality of life for residents and a favorable environment for business investment.

<https://www.johnstonnc.gov/>



Creative Economic Development Consulting provides strategic planning, product development, organizational development, and economic impact analysis services to communities, organizations, and companies.



Local Fiscal Impact Model

Summary

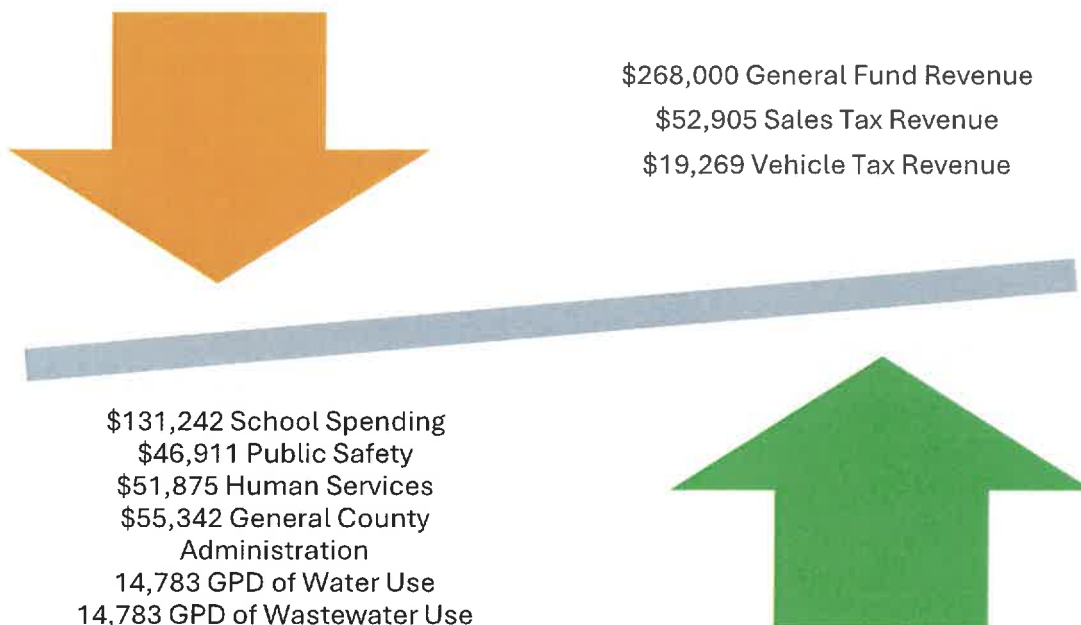
Johnston County, NC, is experiencing significant residential growth that creates both opportunities and demands on public services and infrastructure. A local fiscal impact model provides county leaders and staff with a data-driven tool to better understand the long-term revenues and costs associated with different types of residential development. The model will help evaluate how new housing impacts schools, public safety, human services, utilities, parks and recreation, and other county services related to property and sales tax revenues generated by that development. By using assumptions and data specific to Johnston County, the model will support more informed land use, infrastructure, capital investment, and growth management decisions while helping the county plan for sustainable growth and maintain quality public services for residents.

A joint project to this local fiscal impact model was the development of a Cost of Services Study. The information generated in that study process was used in the fiscal impact model. For example, in the Cost of Services Study, some departments allocated revenues and expenses to residential, commercial, and agricultural land uses. At a high level, the residential ratio of revenue to expenditures can be used to gauge the county's return on a development.

A high level analysis based on the Cost of Services Study shows, where the residential ratio is \$1 in revenue for every \$1.43 in expenditures, that a 100 home development at average home value of \$400,000 would generate \$268,000 in new property tax revenue and cost \$383,240 in new general fund expenditures.

Creative Economic Development Consulting developed a local fiscal impact model to support informed decision-making in public policy, land use, and investment decisions related to residential development. The model establishes a framework that enables Johnston County staff to evaluate the long-term fiscal impacts of potential residential development projects using assumptions and data specific to the county. The model is based on data such as population, households, and income as well as assumptions and estimates provided by county staff. The model is designed such that county staff can maintain and utilize the tool over time and support the evaluation of future growth and development opportunities.

Example Analysis: 100 Home Development where Homes are Valued at \$400,000 Each



Using the Fiscal Impact Model

Johnston County Commissioners

The Johnston County Board of Commissioners can use the local fiscal impact model as a decision-support tool to better understand the potential long-term financial, capacity, and resource impacts of proposed residential developments and growth patterns. The model's outputs can help inform discussions related to zoning requests, infrastructure investments, school capacity planning, public safety needs, utility expansion, and broader land use policy decisions by estimating the relationship between the revenues generated by development and the public service costs required to support it.

The model should not be used as the sole determinant in development decisions, but rather as one component of a broader policy and planning process that also considers housing needs, economic growth, quality of life, environmental impacts, and community priorities. For example, local governments need tax revenue generated by businesses and businesses need workers and workers need housing. Thus, too many restrictions on housing can create a strain on business growth as well as increase commuting which has environmental and quality of life impacts. By using locally derived assumptions that are regularly updated, the model can help Johnston County make informed and data-driven decisions regarding future residential growth.

Johnston County Staff

Johnston County administrative staff and department heads can use the local fiscal impact model as a planning and coordination tool to better understand how new development may affect services, infrastructure, staffing, and long-term budgets. Departments such as schools, public safety, utilities, parks and recreation, and planning can use the model to estimate potential service demands associated with different development scenarios and identify where future capital investments, operational funding, or staffing needs may arise.

The model was designed to be user-friendly. The purpose is for staff to have an easy to understand and use tool to evaluate potential developments. The model was developed as an Excel spreadsheet. Staff can update the data points, noted in green highlighted cells. When these updates are made, the new data is populated throughout the Excel workbook. The chart below was excerpted from the workbook.

Do	Don't
Update data in cells that are shaded green and this will automatically update data elsewhere in the workbook. There are two green cells in the Impact Model worksheet. These cells change the number of homes and average home value being modeled.	Do not change data in cells not shaded green as those cells are linked to data in other parts of the workbook.

Data sources used in the fiscal impact model are listed on the next page. Most are public data sources and are updated annually. We recommend staff review the data sets for updates in March and September each year because the county's actual budget expenditures for the prior year will be known around September.

Data Sources

The local fiscal impact model uses publicly available data sources such as the U.S. Census and Bureau of Labor Statistics and information from county departments. The percentage of expenditures devoted to residential activities for some departments was developed as part of the 2026 Cost of Services Study. In a couple of cases, data from a private source, ESRI, was used. In those limited cases, Creative EDC will make future data available to Johnston County staff to keep the model current.

Data Point	Source	Link
Average Household Size	U.S. Census, American Community Survey	https://data.census.gov/table/ACSST1Y2024.S1101?q=Housing&q=050XX00US37101
Average Household Spending on items subject to local retail sales tax	ESRI – Retail Goods and Services Expenditures	Contact Creative EDC
Average Household use of Water and Wastewater	Johnston County Public Utilities	https://johnstonnc.gov/utilities/content.cfm?pageid=162
Average School Age Children per Household	Calculated from Census U.S. data	
Income Quintiles	Estimated based on Bureau of Labor Statistics data	https://www.bls.gov/news.release/cesan.nr0.htm
Median Home Value	U.S. Census	https://data.census.gov/table?q=median+home+value&q=050XX00US37101
Median Household Income	U.S. Census	https://data.census.gov/table?q=median+household+income&q=050XX00US37101
Per Pupil Expenditure	Johnston County Schools	
Population	NC Office of State Budget and Management	https://www.osbm.nc.gov/facts-figures/population-demographics/state-demographer/county-population-estimates/certified-county-population-estimates
Property Tax Rate	Johnston County Tax Department	
School Capacity Worksheet	Johnston County Schools	
Total Households	U.S. Census, American Community Survey	https://data.census.gov/table/ACSST1Y2024.S1101?q=Housing&q=050XX00US37101
Total Housing Units	U.S. Census, American Community Survey	https://data.census.gov/table/ACSDT1Y2024.B25002?q=Housing+Units&q=050XX00US37101
Total School Age Children	U.S. Census, American Community Survey	https://data.census.gov/table?q=Age+and+Sex&q=050XX00US37101
Total Vehicle Tax Revenue	Johnston County Tax Department	
Vehicles per Household	ESI – ACS Housing Summary	Contact Creative EDC
Water and Wastewater Capacity Charts	Johnston County Public Utilities	

Acknowledgements

The development of the local fiscal impact model could not have been completed without the support of many Johnston County staff members who contributed information to the Cost of Services Study.

- Jocelyn Andrews, Tax Administrator
- Steve Bizzell, Sheriff
- Chandra Farmer, Director of Utilities
- Todd Johnson, Executive Director, Heritage Center
- Rick Hester, County Manager
- Shane Hudson, Director of Inspections
- Chad McLamb, Finance Director/Deputy County Manager
- Braston Newton, Director of Planning and Zoning
- Dr. David Pearce, Superintendent, Johnston County Schools
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downtowns, and modern suburban development, along with strong schools, parks, and community amenities that support a high quality of life for residents and a favorable environment for business investment.



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Johnston County

Public Health

MARILYN R. PEARSON, MD
Health Director

*Charles Williams, MD
Board Chair*

*William Smith, DVM
Board Vice Chair*

I. Introduction

In 1991 the North Carolina General Assembly established a network of local Child Fatality Prevention Teams (CFPTs) across the state to confidentially review medical examiner reports, death certificates and other records of deceased residents under age 18. The findings and recommendations of these local teams are reported in-depth to the State Child Fatality Task Force, and summarily to the local County Commissioners and Board of Health.

Each local team consists of representatives of public and nonpublic agencies in the community such as law enforcement, Guardian Ad Litem, health departments, among others, that provide services to children and their families.

The purpose of this report is to give a summary of the causes of death, the number of cases reviewed, recommendations for prevention, if any, that have been made to share local team activities and accomplishments.

II. Role of the Johnston County Commissioners and Board of Health

Receive annual reports which contain recommendations and advocate for system improvements and needed resources, if requested.

Appoint members of the local team as identified by the membership. There are fifteen core positions that must be appointed to fulfill the state criteria.

Each Local Team shall consist of the following persons:

- (1) The director of the county department of social services
- (2) A local law enforcement officer, appointed by the county board of commissioners;
- (3) An attorney from the district attorney's office, appointed by the district attorney;
- (4) The executive director of the local community action, agency, as defined by the Department of Health and Human Services;

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- (5) The superintendent of each local school administrative unit located in the county, or the superintendent's designee;
- (6) A member of the board of social services, appointed by the chair of that board;
- (7) A local mental health professional, appointed by the director of the area authority established under Chapter 122C of the General Statutes;
- (8) The local guardian ad litem coordinator, or the coordinator's designee;
- (9) The director of the local department of public health;
- (10) A local health care provider, appointed by the local board of health
- (11) An emergency medical services provider or firefighter, appointed by the board of county commissioners;
- (12) A district court judge, appointed by the chief district court judge in that district;
- (13) A county medical examiner, appointed by the Chief Medical Examiner;
- (14) A representative of a local child care facility or Head Start program, appointed by the director of the county department of social services;
- (15) A parent of a child who died before reaching the child's eighteenth birthday, to be appointed by the board of county commissioners.

The CFPT chairperson may appoint a maximum of five additional adhoc consultants from various specialties to assist with specific child death reviews.

III. Background: Why We Do What We Do

In Article 14 of North Carolina's General Statute (7B-1404 State Team and 7B-1406 local teams), the General Assembly finds it in the public policy to prevent the abuse, neglect and death of juveniles. Child fatality prevention is designated as a community responsibility. Multidisciplinary reviews of the abuse, neglect and deaths of children can lead to a greater understanding of the **causes and methods of preventing** these deaths.

IV. Present: What We Do

As directed by the G.S. 7B-1400, the CFPT reviews all deaths of Johnston County's children, aged birth to 18 years.

The Purpose of the Local Review Teams

- Identify deficiencies in the delivery of services to children and families by public agencies utilizing a community wide approach
- Provide recommendations and initiatives that could be implemented at the State or local level to prevent deaths from similar causes or circumstances in the future (including recommendations to change laws, rules and policies)
- Make and carry out recommendations for changes that will prevent future child deaths, and
- Promote understanding of the causes of child deaths

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The Goals of the Local Review Team

- Involve diverse agencies and disciplines: orient, inform, and involve professionals who serve children
- Collect data: Collect uniform, retrievable data on child deaths
- Share results, link child death patterns and trends with agencies and groups that can create and support strategies to prevent child deaths and identify system problems and make recommendations
- Act to prevent child deaths: launch state and local action to prevent child deaths
- Reduce the rate and number of child deaths

Such review findings are used to determine trends, target prevention strategies, identify family and community needs, and support community agencies in their services to children and families.

V. Review Information

The Johnston County local CFPT meets quarterly and reviews all child deaths that occurred in that quarter of the previous year (2024).

The review process includes a delay of approximately 1 year after the date of death before review in order to obtain the necessary and complete information. Furthermore, in certain circumstances, if there is an open investigation, information cannot be obtained until the case is closed.

A total of 24 child deaths were reviewed in 2025.

Causes:

- 0 drownings
- 6 motor vehicle accidents
- 7 premature/perinatal conditions
- 2 birth defects (congenital heart defects)
- 6 illnesses (leukemia, cancer, septicemia, diabetes, clotting factor)
- 1 unsafe sleep environments
- 1 choking
- 1 heat exposure (in car)

****New Legislation excludes mandatory review of premature births before 24 weeks unless extenuating circumstances***

Some of these deaths occur regularly, e.g. safe sleep environments and have been addressed extensively in past team meetings with ongoing efforts to address this concern within the community. As evidenced by the 66% drop in unsafe sleep deaths that occurred during this year as compared to last year, it can be assumed that our efforts are making a difference.

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Of the 6 motor vehicle accidental deaths, 4 occurred within the same vehicle.

VI. Johnston County CFPT Activities and Accomplishments

1. The **Annual CFPT Summary** was completed and sent to the State Coordinator by the requested date.
2. The **crisis referral form** remains available to families who have suffered a child loss. Listed are community resources to assist families with grief concerns in the aftermath of a child loss. The form has been distributed to law enforcement, medical examiners, emergency responders and DSS personnel who are involved in the initial investigation of a child fatality. The form is forwarded to the CFPT chairperson who is the facilitator to initiate referrals to community agencies and/or behavioral health providers to ensure that families receive assistance that they may need to cope with the loss. This assistance will hopefully enable them to better care for themselves and their remaining or future children, thereby preventing potential future accidents and/or deaths.
3. In the past, members from the Child Fatality Prevention Team have participated in **Intensive Reviews** of child deaths occurring in Johnston County facilitated by reviewers from the State CFPT agency, to evaluate the circumstances leading to the infant's death. These reviews are conducted on death cases that have had previous involvement with DSS. *Moving forward, these "intensive reviews" are now facilitated by our own Local Team and are being renamed as "escalated reviews".* We did not have any intensive reviews for this time period.
4. Members of the CFPT were present at several **festivals and events** presenting safety information (especially Safe Sleep) to our community.
5. As mentioned above a **total of 24 child deaths** were reviewed in 2025 compared to **24 the previous year**. Our numbers typically vary between 20-30 deaths per year. Data is often difficult to obtain from county-to-county and nationwide for comparison. The new system mandates the utilization of the NFR-CRS National Fatality Review-Case Reporting System. This reporting system is much more detailed and will allow us to compare data nationally. Consequently, it will require more work from all our team members to gather the information necessary to accurately complete the necessary reports within the portal system.
6. In conjunction with our local CMARC (Care Management for At Risk Children) safe sleep education has resulted in fewer sleep-related deaths over the past few years and safer sleep practices. Last year's report recorded 3 unsafe sleep environment

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deaths, this year's report recorded 1. Cultural and familial practices play a huge role in this area impacting parental choices.

7. All of our members have full time jobs and responsibilities. Finding extra time to work on projects is difficult but we are diligent. As mentioned above, we have attended festivals, facilitated referrals, dispensed educational materials and are currently working on social media campaigns to continue to address safe sleep, drowning prevention, including swimming and flooding. We are also working to promote gun safety/education and resources where families can obtain lock boxes or gun locks.

VII. Conclusion

Thank you to the members of the Johnston County Commissioners and the Johnston County Board of Health for the opportunity to share with you the successes and dedicated work of the local team as we continue to review child fatalities, make recommendations and take actions to prevent future child deaths.

Please take the opportunity to contact the JCPH Director, Dr. Marilyn Pearson at (marilyn.pearson@johnstonnc.gov, or Chairperson, Wendy Wilkins, RN, BSN at wendy.wilkins@johnstonnc.gov), respectively if there are any questions about this report.

Marilyn Pearson, MD

Marilyn Pearson, MD
Health Director

Wendy Wilkins, BSN

Wendy Wilkins, BSN
Chairperson

Prepared by Kathleen Lanc, MSN
CFPT Review Coordinator
May 28, 2026

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DAIMLER TRUCK

North America

To
Atlantic Coast Fire Trucks
5867 Balsam Ridge
Denver, NC 28037

To whom it may concern,

This letter is meant to confirm that the six (6) Freightliner chassis quoted in the attached Proposal for Johnston County, North Carolina will be equipped with RollTek safety systems. The chassis will also have the 2024 emissions L-9 Cummins engine, provided they are ordered by June 15, 2026. The Roll-Tek system does not void or impact any available Freightliner M2 new truck warranties. The warranty period begins when the truck is complete with the body mounted and the warranty registration is submitted by the selling dealer.

Sincerely,
Doug Scott
Customer Application Engineering
Daimler Truck North America
2477 Deerfield Dr.
Fort Mill, SC 29715



5867 Balsom Ridge Rd., Denver, NC 28037
Phone: 336-250-2181

March 31, 2026

To: **50-210 Fire Department**
Bethany Fire Department
Micro Fire Department

Antioch Fire Department
Four Oaks Fire Department
Princeton Fire Department

Dear Department and County Representatives,

Attached are the bid documents for the six tanker trucks. Throughout this process, several fair questions have been raised, particularly considering recent concerns. In response, I have provided complete and accurate answers, along with supporting documentation from Freightliner and Daimler Trucks confirming that the six trucks will include fully warrantied RollTek systems supplied by Freightliner. I have remained consistent, transparent, and committed to working in the county's best interest throughout this process.

RollTek specification clarification

- Freightliner has provided letters confirming that the trucks we are supplying will include RollTek in the Freightliner M2 106 Plus Cab.
- The RollTek system will be installed at the Freightliner factory, and all factory warranties will remain fully intact.
- Spartan will not install or modify any part of the RollTek system.

Engine pricing and specification

Pricing for the Cummins X-10 engine has not yet been released. Based on our discussions and efforts to track current pricing, we estimate the additional cost at approximately \$20,000 - \$30,000. I am also confident, based on the email confirmation from Peach State Truck Centers, that the trucks we are supplying will be equipped with the Cummins L9 engines quoted from the beginning of the bidding process.

Pricing updates have been made on these trucks since the bid was re-opened. These trucks continue to meet the spec minimum as they have from the beginning.

Freightliner M2 106 Plus with RollTek and Cummins L9 Engine

\$ 621,411

Sincerely,

Daniel G Chewning

Daniel Chewning

Regional Sales Representative

Atlantic Coast Fire Trucks LLC



5867 Balsom Ridge Rd., Denver, NC 28037

Phone: 336-250-2181

May 29, 2026

To: **50-210 Fire Department**
Bethany Fire Department
Micro Fire Department

Antioch Fire Department
Four Oaks Fire Department
Princeton Fire Department

Dear Department and County Representatives,

The cabs and chassis will be scheduled and built this year to ensure that the trucks will be equipped with the Cummins L-9 engines. Upon completion of the cabs and chassis, payment will be due for the cabs and chassis. The total amount that will be due upon completion will be **\$148,113 per unit.**

We will not know the exact offline date until the order is placed and the trucks are given the completion date, however, we estimate it will be in the mid to late fall timeline. If there are any questions please feel free to contact me any time.

Sincerely,

Daniel G Chewning

Daniel Chewning
Regional Sales Representative
Atlantic Coast Fire Trucks LLC



Johnston County NC
County Attorney's Office

June 2, 2026

Dana Cuddington
Via email
Dana.cuddington@johnstonnc.gov

RE: Agenda Request 6-15-26 Board of Commissioners Meeting

Dear Dana:

Johnston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids. The Health Department is requesting approval of the attached Resolution to Direct Expenditure of the Opioid Settlement Funds in Fiscal Year 2026-2027. The attached Resolution provides expenditures for prior strategies as well as projects or programs within two additional strategies included in Exhibit A. Although the two additional strategies were included in the list of strategies previously approved by the Johnston County Board of County Commissioners, projects and programs within these strategies are now proposed to be implemented and funded. Those two strategies include the Fourth Strategy (Employment Related Services) and the Ninth Strategy (Reentry Programs). Proposed funding for these additional strategies is \$100,000.00 per strategy.

Please let me know if you have additional questions.

Sincerely,

Marie Coats
Deputy County Attorney

Cc: Dr. Marilyn Pearson, Public Health Director

**A RESOLUTION BY THE COUNTY OF JOHNSTON
TO DIRECT THE EXPENDITURE OF OPIOID SETTLEMENT FUNDS**

WHEREAS Johnston County has joined national settlement agreements with companies engaged in the manufacturing, distribution, and dispensing of opioids.

WHEREAS the allocation, use, and reporting of funds stemming from these national settlement agreements and bankruptcy resolutions (“Opioid Settlement Funds”) are governed by the Memorandum of Agreement Between the State of North Carolina and Local Governments on Proceeds Relating to the Settlement of Opioid Litigation (“MOA”), the Supplemental Agreement for Additional Funds from Additional Settlements of Opioid Litigation (“SAAF”), and SAAF-2;

WHEREAS Johnston County has received Opioid Settlement Funds pursuant to these national settlement agreements and deposited the Opioid Settlement Funds in a separate special revenue fund as required by section D of the MOA;

WHEREAS section E.6 of the MOA states that, before spending opioid settlement funds, the local government’s governing body must adopt a resolution that:

- (i) indicates that it is an authorization for expenditure of opioid settlement funds; and,
- (ii) states the specific strategy or strategies the county or municipality intends to fund pursuant to Option A or Option B, using the item letter and/or number in Exhibit A or Exhibit B to identify each funded strategy; and,
- (iii) states the amount dedicated to each strategy for a specific period of time.

NOW, THEREFORE BE IT RESOLVED, in alignment with the NC MOA, SAAF, and SAAF-2, Johnston County authorizes the expenditure of opioid settlement funds as follows:

1. First strategy authorized
 - a. Name of strategy: **Collaborative Strategic Planning**
 - b. Strategy is included in: Exhibit A
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 1
 - d. Amount authorized for this strategy: \$203,460.00
 - e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
 - f. Description of the program, project, or activity: Johnston County Opioid Task Force is a collaborative made up of over 100 members and partners including community-based organizations and dedicated individuals, all committed to ensuring that services and resources for Opioid Use Disorder (OUD) are accessible throughout Johnston County. This work will be supported by a full time Opioid Grant Coordinator who will lead strategic planning efforts, facilitate collaboration among partners and manage activities related to the Opioid Settlement Funds (OSF), including required reporting.
 - g. Provider: Johnston County Public Health/ Johnston County Public Health Department

2. Second strategy authorized
 - a. Name of strategy: **Evidence-Based Addiction Treatment**
 - b. Strategy is included in: Exhibit A
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 2
 - d. Amount authorized for this strategy: \$99,500.00
 - e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
 - f. Description of the program, project, or activity: Johnston County Public Health will pay a contractor for detox, MOUD, and transportation to those services for Johnston County Residents as needed.
 - g. Provider: Johnston County Behavioral Health, Johnston County Public Health Department, Commwell Health, Johnston County EMS.
3. Third strategy authorized
 - a. Name of strategy: **Recovery Support Services**
 - b. Strategy is included in: Exhibit A
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 3
 - d. Amount authorized for this strategy: \$125,882.00
 - e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
 - f. Description of the program, project, or activity: Johnston County will offer scholarships to train and certify 3-5 individuals as Peer Support Specialists. Additionally, the County will hire one full-time Certified Peer Support Specialist to support the efforts of the Opioid Task Force and the Post Overdose Response Team (PORT)/EMS. A part-time Certified Peer Support Specialist will also be hired to provide peer support.
 - g. Provider: Johnston County Behavioral Health, Johnston County Emergency Medical Services (EMS), Commwell Health
4. Fourth strategy authorized (NEW)
 - a. Name of strategy: **Employment-related services**
 - b. Strategy is included in: Exhibit A
 - c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 5
 - d. Amount authorized for this strategy: \$100,000.00
 - e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
 - f. Description of the program, project, or activity: Johnston County will partner with THE VOICE therapeutic solutions to train and employ 30 peer support professionals. This initiative aligns with the settlement's employment-related services program scope by strengthening employment pathways for individuals with lived experience of opioid use disorder and justice involvement, with a focused investment in the Certified Peer Support Specialist (CPSS) workforce.
 - g. Provider: V.O.I.C.E. Therapeutic Solutions, PLLC, NC-H.O.P.E.

5. Fifth strategy authorized

- a. Name of strategy: **Early Intervention**
- b. Strategy is included in: Exhibit A
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 6
- d. Amount authorized for this strategy: \$200,000.00
- e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
- f. Description of the program, project, or activity: Johnston County Health Department will partner with the Alice Aycock Poe Center for Health Education to fund programs and training aimed at promoting early identification and intervention for children or adolescents at risk of substance use or mental health challenges. Training will be offered to parents, caregivers, teachers, school staff, peers, health/human service professions, and will include evidence-based curricula such as Mental Health First Aid and Youth Mental Health First Aid. In collaboration with Johnston County Schools, the County will also establish a dedicated Substance Use Intervention Coordinator position. This role will strengthen the school system's ability to respond to substance use concerns through:
 - *Identify and Support*: Recognizing students on campus engaged in substance use and connecting them with counseling services
 - *Family Engagement*: Provide resources and tools to educate families and create support systems for home use.
 - *School Staff Training*: Equip staff to recognize signs of substance use and implement appropriate interventions.
 - *Health Education Expansion*: Provide substance use prevention health education programming on and off school campuses.
 - *Community Involvement*: Collaborate with local organizations to provide intervention and prevention services, including organizing community events and participating in local coalitions and task forces.
- g. Provider: Johnston County Public Health Department, Alice Aycock Poe Center for Health Education, Johnston County Public Schools

6. Sixth strategy authorized

- a. Name of strategy: **Naloxone Distribution**
- b. Strategy is included in: Exhibit A
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 7
- d. Amount authorized for this strategy: \$152,250.00
- e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
- f. Description of the program, project, or activity: Johnston County Public Health Department distributes Naloxone (Narcan) to a range of community

partners including, EMS, fire departments, DSS, reentry programs, outpatient OUD treatment programs, public schools, police departments, churches, civic groups American Legion, recovery homes and other community-based organizations. This effort aims to expand access to this life-saving medication and reduce opioid overdose deaths across the county.

g. Provider: Johnston County Public Health Department

7. Seventh strategy authorized

- a. Name of strategy: **Naloxone Distribution**
- b. Strategy is included in: Exhibit A
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 7
- d. Amount authorized for this strategy: \$1,500.00
- e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
- f. Description of the program, project, or activity: Johnston County will offer **Community Narcan training** to Johnston County residents, visitors and the general public to increase awareness and equip individuals with the knowledge and skills to respond effectively to opioid overdoses.
- g. Provider: Johnston County Public Health Department, Private Contractor

8. Eighth strategy authorized

- a. Name of strategy: **Post Overdose Response Team (PORT)**
- b. Strategy is included in: Exhibit A
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 8
- d. Amount authorized for this strategy: \$597,500.00
- e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027
- f. Description of the program, project, or activity: Johnston County Public Health Department will partner with Johnston County EMS to provide 4 full-time Community Paramedic positions. These paramedics will play a critical role in the County's response to the opioid crisis by providing Naloxone, administering Suboxone and connecting individuals who have experienced an overdose to addiction treatment, recovery support services, healthcare or other essential resources that promote long-term recovery and well-being.
- g. Provider: Johnston County Emergency Medical Services (EMS)/PORT

9. Ninth strategy authorized(NEW)

- a. Name of strategy: **Reentry Programs**
- b. Strategy is included in: Exhibit A
- c. Item letter and/or number in Exhibit A or Exhibit B to the MOA: Strategy 12
- d. Amount authorized for this strategy: \$100,000.00
- e. Period of time during which expenditure may take place: Start date July 1, 2026 through End date June 30, 2027

f. Description of the program, project, or activity: Johnston County Public Health will contract with reentry providers in the county identified through an RFP process. These programs would connect persons to addiction treatment, recovery support, harm reduction services, primary healthcare, or other services and supports.

g. Provider: Hope Center Ministries, Shepherd's Care Medical Clinic

The total dollar amount of Opioid Settlement Funds appropriated across the above named and authorized strategies is \$1,580,092.00.

Adopted this the _____ day of _____, 2026.

Revised and amended this the _____ day of _____, 2026

Patrick Harris, Chair

Johnston County Board of Commissioners

ATTEST:

Dana Cuddington, Clerk to the Board





Johnston County

Human Resources

Board of Commissioners Personnel Policy Considerations

GENERAL

- Implementation: July 1, 2026

FLOATING HOLIDAY LEAVE

- Employees in a full-time position are eligible for 8 hours of leave per fiscal year*.
- Floating Holiday Leave provides eligible employees the option to observe a holiday or event that is not officially observed by the county, such as a nationally recognized or religious holiday, anniversary, birthday, etc.

BEREAVEMENT LEAVE

- Employees in a full-time position are eligible for 24 hours of Bereavement Leave per fiscal year*.
- Bereavement Leave provides eligible employees time away from work to grieve and recover following the loss of an immediate family member, as defined by the Personnel Policy.

FMLA SHARED LEAVE- POLICY REVISION

- Consideration of repealing the current policy, which reads:
 - If a husband and wife both work for the county and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, or to care for a parent (not parent-in-law) with a serious health condition, the husband and wife together may only take a total of 12 weeks leave under FMLA.

401(K) WAITING PERIOD- POLICY REVISION

- Tabled for future consideration

**Newly hired employees are eligible to use leave at the time of hire. Employees in a part-time permanent position will be eligible for leave prorated by the regular number of hours in the workweek.*

JOHNSTON COUNTY PERSONNEL POLICY

- DRAFT -

FLOATING HOLIDAY LEAVE (NEW)

Recommended Policy

Employees in a full-time position with the county are eligible for eight hours of Floating Holiday Leave per fiscal year. Employees in a part-time permanent position with the county will be eligible for leave prorated by the regular number of hours in the workweek. Newly hired employees are eligible to use leave at the time of hire.

Floating Holiday Leave provides eligible employees the option to observe a holiday or event that is not officially observed by the county, such as a nationally recognized or religious holiday, anniversary, birthday, etc.

Employees should request Floating Holiday Leave in writing at least two weeks prior to the time of the desired leave and the requested leave is subject to the approval of the department head. Employees shall not be required to exhaust compensatory, sick or vacation leave prior to use of Floating Holiday Leave, however available Floating Holiday Leave will be used prior to an employee entering into leave without pay status.

If the employee's established workday exceeds eight hours, then the employee shall be required to use available compensatory and/or vacation leave to supplement remaining scheduled work hours.

Floating Holiday Leave must be taken during normal working hours and on a single day of scheduled work, used within the fiscal year it is granted (fiscal year is defined as July 1st - June 30th) and cannot be retroactively applied. Leave does not carry over to the next calendar year, has no cash value, and cannot be converted into creditable service with the Retirement System. Employees shall not be eligible for payment of unused leave at time of separation

BEREAVEMENT LEAVE (NEW)

Current Policy

Johnston County Personnel Policy

Article VII. Holidays and Leaves of Absence

Section 12. Sick Leave

...Sick leave will be used when an employee must care for a member of his or her immediate family who is ill, but may not be used to care for healthy children when the regular care giver is sick. Sick leave will also be used for death in the employee's immediate family, but may not exceed three days for any one occurrence, except by special permission of the department or county manager...

Recommended Policy

Employees in a full-time position with the county are eligible for 24 hours of Bereavement Leave following the loss of an immediate family member, per fiscal year. Employees in a part-time permanent position with the county will be eligible for leave prorated by the regular number of hours in the workweek. Newly hired employees are eligible to use leave at the time of hire.

Bereavement Leave provides eligible employees time away from work to grieve and recover following the loss of an immediate family member. Leave must be used within 60 days of the date of death (or discovery of death). Leave does not have to be used over consecutive days and may be used as needed, subject to approval by the department head. Employees should provide as much advance notice as practical when requesting to use leave. The county may require written verification confirming the death of a family member and/or the relationship to the employee.

"Immediate family" shall be defined as spouse, parent, guardian, children, sister, brother, grandparents, grandchildren plus the various combinations of half, step, in-law, and adopted relationships that can be derived from those named.

Employees shall not be required to exhaust compensatory, sick or vacation leave prior to use of leave. Employees absent beyond the eligible approved hours for Bereavement Leave, may request to use Sick Leave, not to exceed three days for any one occurrence, except by special permission of the department head or county manager.

Bereavement Leave must be taken during normal working hours in a fiscal year (defined as July 1st - June 30th) and cannot be retroactively applied. Leave does not carry over to the next calendar year, has no cash value, and cannot be converted into creditable service with the Retirement System. Employees shall not be eligible for payment of unused leave at time of separation.

FMLA SHARED LEAVE (REVISION)

Current Policy

Johnston County Personnel Policy

Article VII. Holidays and Leaves of Absence, Section 17.

Family medical leave act and leave without pay: retention and continuation of benefits and medical certification.

... If a husband and wife both work for the county and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, or to care for a parent (not parent-in-law) with a serious health condition, the husband and wife together may only take a total of 12 weeks leave under FMLA.

Recommended Action- Personnel Policy Revision

~~... If a husband and wife both work for the county and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, or to care for a parent (not parent in law) with a serious health condition, the husband and wife together may only take a total of 12 weeks leave under FMLA.~~
(Repealed)

STATE OF NORTH CAROLINA

UTILITY SERVICE AGREEMENT

COUNTY OF JOHNSTON

THIS UTILITY SERVICE AGREEMENT (“Agreement”) is made and entered into as of the date identified in section V(A) below, by and between the COUNTY OF JOHNSTON, a political subdivision of the State of North Carolina, and the TOWN OF WILSON’S MILLS, a North Carolina municipal corporation.

WITNESSETH:

WHEREAS, Johnston County (herein “County”) is a body politic and corporate, organized pursuant to the laws of the State of North Carolina; and

WHEREAS, the Town of Wilson’s Mills (herein “Town”) is a municipal corporation, organized pursuant to the laws of the State of North Carolina; and

WHEREAS, the County, in coordination with and through its water districts, is the sole utility provider for both water and wastewater (sewer) services within the Town’s corporate limits and Extraterritorial Jurisdiction; and

WHEREAS, the Town does not presently own, maintain and operate any public water and wastewater infrastructure within the Town’s corporate limits, with the exception of the sewer utility infrastructure designated in that Interlocal Agreement entered into by the County and Town on March 6, 2017, for the Town’s Phase 1 Sewer System Improvements; and

WHEREAS, the Town has undertaken a utility study completed in February of 2025 to determine the feasibility of purchasing or taking over the water and wastewater utility infrastructure from the County currently located within the Town’s corporate limits; and

WHEREAS, the Town’s utility study determined it would not be economically viable for the Town to assume the control and responsibility of the County’s utility infrastructure within the Town’s corporate limits, including any future development that comes into the Town’s corporate limits by way of voluntary annexation; and

WHEREAS, due to an increasing number of annexation petitions for projects and developments coming into the Town’s corporate limits, the parties desire to enter into this Agreement in order to (i) define utility service areas the County is willing to serve for both current properties within Town corporate limits and future developments coming into the Town’s corporate limits via voluntary annexation, (ii) provide for limitations on water and sewer services the County is willing to provide to the Town in certain areas, as defined herein, and (iii) to establish specific procedures and criteria for the County providing utility services within the Town’s utility services areas, as defined herein; and

WHEREAS, North Carolina General Statutes § 160A-460 *et seq.* authorizes the County and the Town to enter into Interlocal Agreements with each other to execute an undertaking of any function of local government; and

WHEREAS, because the Town and the County recognize that coordination and cooperation on issues involving land use planning, annexation, and the provision of utilities is necessary to fulfill their shared goals of managing growth, providing reliable utility services to Town and County ratepayers, planning for long-range water and sewer capital improvements, and facilitating economic development, the parties desire to enter into this Agreement pursuant to N.C. Gen. Stat. § 160A-460, *et seq.*

NOW, THEREFORE, in consideration of the mutual covenants and agreements regarding defining water and sewer utility service boundaries and the procedures, criteria, management and planning for future utility services within the Town, the parties to this Agreement hereby mutually agree to the terms and conditions as follows:

I. DEFINITION OF TERMS

A. Definitions. The following definitions shall apply to this Agreement:

1. Annexation: official Town Council action to bring property that is in an area of unincorporated County into the corporate limits of the Town of Wilson's Mills.
2. Contiguous: property that abuts directly on the Primary Corporate Limits, or is separated by the width of a street, creek or river, or the right of way of a railroad.
3. Corporate Limits: the area within the corporate limits of the Town of Wilson's Mills, as identified on the official map maintained in the office of the Town Clerk and as amended.
4. Extraterritorial Jurisdiction: property located outside of the corporate limits of the Town of Wilson's Mills over which the Town has the legal authority to regulate land use and zoning that is currently established as of the Effective Date of this Agreement.
5. Planning Area: the area depicted in the Town of Wilson's Mills most recent comprehensive plan that is used for long-range planning efforts and future land use map designation to help ensure logical and orderly development.
6. Primary Corporate Limits: the boundaries of the Town of Wilson's Mills as defined in the Charter and as enlarged by annexation of contiguous property, or as diminished by exclusion of contiguous property by the General Assembly.

7. Satellite Annexation: a voluntary annexation of property into the corporate limits of the Town of Wilson's Mills that is not contiguous to the Primary Corporate Limits (also referred to as noncontiguous).

8. Utility Services: water and sewer service provided by Johnston County to property within the corporate limits of the Town of Wilson's Mills.

9. Voluntary Annexation: annexation of property by a voluntary request of the property owners to include the property into the corporate limits of the Town of Wilson's Mills.

II. UTILITY BOUNDARIES

A. Definitions for Town Utility Service Area Boundaries:

1. **Primary Utility Service Area**: An area (as shown on the Water and Sewer Service Boundary Map 1, which is attached as Appendix A) that includes the Town's existing Corporate Limits as of the date of execution of this Agreement, Primary Corporate Limits, and any future parcels or developments that could come into the Town's Primary Corporate Limits through contiguous annexation. The Primary Utility Service Area is hereafter referred to as the Town's "Primary Service Area."

2. **Town Long-Term Utility Interest Area**: The area shown on the Water and Sewer Service Boundary Map 2, which is attached as Appendix B, exclusive of the Primary Utility Service Area, beyond which: (i) the Town agrees not to approve any satellite annexation, and (ii) in the event the Town does annex property or receives a petition for voluntary annexation, the County shall have no obligation to follow the procedures set forth in Section III(B) below. The Town's Long-Term Utility Interest Areas is hereafter referred to as the Town's "Interest Area."

B. Adherence to Boundaries.

1. The boundaries for the Interest Area as shown on the map attached hereto as Appendix B define the maximum areas within which properties annexed (now or in the future) into the Town's Corporate Limits could receive water and/or sewer services from the County according to the procedures and criteria set forth in Section III(B) below. The Town shall not approve any voluntary annexation petitions that require Utility Services for any property located outside the designated Interest Area.

2. The boundaries for the Town's Primary Service Area as shown on the map attached hereto as Appendix A, define the areas which the County presently provides water and/or sewer services to the Town and agrees to continue to provide Utility Services to parcels within the Town's Primary Corporate Limits and as expanded by any future Town-approved contiguous voluntary annexation petitions. All contiguous annexation petitions approved by the Town after the Effective Date shall automatically amend the Primary Service Area as if fully set forth herein in this Agreement.

III. PROCEDURES AND CRITERIA FOR PROVIDING UTILITY SERVICES

A. Procedures for County Providing Utility Services within the Primary Service Area.

1. Upon request by the Town, the County agrees to provide Utility Services, subject to availability and on the same terms the County provides Utility Services to other retail customers, to properties within the Primary Service Area that exist as of the Effective Date of this Agreement and all parcels or developments that could come into the Town's Primary Corporate Limits by future contiguous annexation. This applies to properties that are within the Town's Extraterritorial Jurisdiction or unincorporated areas within the County's planning jurisdiction, so long as the future annexation petitions are contiguous to the Town's Primary Corporate Limits. For the purposes of this Agreement, the Town's Extraterritorial Jurisdiction is that defined area that exists as of the Effective Date of this Agreement, regardless of the Town's Extraterritorial Jurisdiction being extended or expanded in the future.

2. Upon receipt of a petition for contiguous annexation of property within the Primary Service Area, and as part of determining the sufficiency of such petition pursuant to N.C. Gen. Stat. § 160A-31(c) before setting the annexation for public hearing, the Town Planner, or other appropriate member of the Town's staff, shall provide notice of the petition and the proposed development to the County's Public Utilities Director, who shall evaluate the request for Utility Services on a first-come, first-served basis to determine, based on their professional judgment and in the same manner as would be determined for any other Utility Services retail customer of the County, that the County has adequate capacity to serve the property being proposed for Town annexation. This evaluation by the County is not a reservation of capacity by the County for the project or property.

B. Procedures for County Providing Utility Services within the Town's Interest Area.

For all satellite (non-contiguous) annexations located within the Town's Interest Areas, the following procedures and criteria shall apply, and the Town shall not approve any satellite

annexation petition that requests Utility Services without the County's commitment to serve and extend Utility Services as set forth herein, below.

1. Town Evaluation of Satellite Annexation Petition. When an owner or developer ("Applicant") submits a petition for satellite annexation to the Town ("Petition") for a particular parcel or development that also requests Utility Services to be provided and extended for that development, the Town Planner will evaluate whether the proposed use for the development aligns with the Town's Planning Area, as amended, and/or the County's Future Land Use Map, as applicable. Except for those projects specifically listed in Section III(C), the Town understands that the County will not provide water or sewer services to a property approved for satellite annexation by the Town which did not originally request Utility Services utilizing the procedures of this Section III(B) at the time of annexation. The Town may not duplicate Utility Services provided by the County's utility districts, except with the consent of the County.

2. Notice to County and Joint Meeting. After confirming that the project is the type of use that conforms with the Town's Planning Area and/or the County's Future Land Use Map (as applicable), the Town Planner shall then give notice of the Petition to the County's Public Utilities Director and will coordinate scheduling a joint meeting with County staff to discuss, review and evaluate the proposed development and whether the County will commit to providing Utility Services for the project. The joint meeting shall consist of the Town's Planning Director, the County Public Utility's Department personnel, and the Applicant.

3. Review Criteria. At the joint meeting, the Town Planning Director and County Public Utility Department staff shall first evaluate the proposed use for the development being considered for the Petition and the location.

- i. Residential. If the Petition and proposed project or development are submitted for a residential subdivision, Utility Services may be provided at the County's sole and exclusive discretion.
- ii. Commercial or Industrial. If the proposed project or development in the Petition is for either a commercial or an industrial use, the County Public Utility Department will review the request according to the following criteria:
 - a. Adequate Capacity: The County Public Utility Department will review the Application to verify the feasibility of serving the project or property and that there is available capacity based on capacity assurance analysis. All requests for Utility Services pursuant to this section III(B) shall be provided on a first-come, first-serve basis depending on the available capacity needed.

- b. Utility Infrastructure: The County Public Utility Department will review the existing utility infrastructure and whether any extensions, improvements, or upgrades to the existing system will be needed, and who is responsible for the costs and installation. If the County determines that extensions, improvements, and/or upgrades will be needed, the Applicant will be responsible for bearing all costs associated thereof.

4. County Review and Determination. After the joint meeting between the Town Planning Director, the County Public Utilities Department, and the Applicant, the County Public Utilities Department shall report the results of its review to the Johnston County Board of Commissioners, which shall make a formal determination on the request for Utility Services based on the Petition, the developments proposed use and location, the County's future land use map and comprehensive plan, the County's Capital Improvements Plan and any similar capital project planning tools, the criteria set forth above, and other considerations related to the operation, preservation, and needs of the County's utility system. The County's review and determination of the Utility Services request shall be subject only to the criteria outlined above and shall be made and applied with parity, treating the request the same as any other similarly situated unincorporated County property owner or customer who receives or requests water and/or sewer utility services directly from the County.

5. County Written Determination on Utility Services Request. The County's formal determination on the request for Utility Services will be considered at the Board of Commissioners next upcoming regularly scheduled meeting following the County Public Utilities Department's completion of its review and submission of a timely agenda request in accordance with the Johnston County Board of Commissioners Rules of Procedure, if possible, but no later than the following Board of Commissioners regularly scheduled meeting held thereafter. The County shall give a written determination to the Town and the Applicant within 10 days of the Board of Commissioners' decision to either: (i) approve the Utility Services request in the form of a "Will Serve" determination letter; or (ii) deny the Utility Services request with an explanation of the County's basis for the denial. Any written determination approving the Utility Services request by the County is not a reservation of capacity by the County for a project or property.

6. No Obligation for Town Council to Approve Petition. If the Applicant's request for Utility Services is approved by the County by a written "Will Serve" letter, nothing herein shall obligate or require the Town Council to approve the satellite annexation Petition at a subsequent public hearing on the Petition as that is a legislative decision made by majority vote of the Town Council.

- C. Previously Approved Projects and Satellite Annexations. As of the Effective Date of this Agreement, the County agrees to review and, assuming adequate capacity is available to do so, provide Utility Services for all current projects or parcels that are either inside the existing Primary Service Area or outside of the Primary Service Area but were previously annexed into the Town's Corporate Limits via satellite annexation. Said review shall be undertaken on the same terms as outlined in Section III(A) above for review of projects within the Primary Service Area. For the sake of clarity, the only projects to which this section applies, and their corresponding parcel numbers, are listed below as follows:
- i. Cobalt Townes (Parcel # 05I06199D);
 - ii. Lee Property (Parcel # 17J07022A);
 - iii. Midtown Village (Parcel # 17J07013, 17J07008, 17J070104);
 - iv. Clayton Glass (Parcel # 17K08033R, 17K08029A);
 - v. Johnston Farms Phase 3 (a.k.a. "Miller Ridge") (Parcel # 17K08026L, 17K08026);
 - vi. Wellons Property (Parcel # 17K08007A); and
 - vii. Jones Property (Parcel #05I06028)

IV. OTHER TOWN RESPONSIBILITIES

- A. Town Updates to UDO/Utility Policy. The Town will codify the procedures set forth above in Section III(A) and (B) in the Town's Unified Development Ordinance or create a standalone Policy setting forth the procedural process and criteria for future annexations petitions seeking Utility Services from the Town, including that the procedures outlined in those sections shall be treated as or, at a minimum, occurring simultaneously with the Town clerk's investigation into the sufficiency of an annexation petition pursuant to N.C. Gen. Stat. § 160A-31(c), such that determinations as to the availability of Utility Services are made prior to the Town's public hearing on the subject annexation petition.
- B. Town Amendment to Comprehensive Plan and Future Land Use Map. Within eighteen (18) months after the Effective Date of this Agreement, the Town will update and amend the Town's Planning Area that includes the Town's Comprehensive Land Use Plan and Future Land Use Map, to better align with both the County's Future Land Use map and to effectuate the Town's goals for future growth and development by encouraging more commercial and industrial development within the Town's Interest Area; particularly the areas west of the Town's Primary Corporate Limits.
- C. Town Design and Construction Standards. The Town will update the Town's Unified Development Ordinance and Technical Standards and Specifications Manual Standards to

align with the County's Water Distribution, Wastewater Collection, and Reclaimed Water Design and Construction Standards.

- D. Utility Master Planning and Capital Improvements Planning. A Utility Master Plan will be developed by the Town in coordination with the County based upon the Town's Comprehensive Land Use and Master Plan, and will be developed and maintained jointly by the parties. The Wilson's Mills Utility Master Plan shall be jointly reviewed and updated by the parties at a minimum of five-year intervals. The County at its discretion will incorporate projects necessary to implementing the Utility Master Plan into the Public Utilities Capital Improvement Plan. The County at its discretion may require developers to alter plans to align with the Wilson's Mills Utility Master Plan. The County at its discretion may enter into developer reimbursement agreements and joint ventures with developers on projects that align with the Utility Master Plan.

V. TERM AND RENEWAL OF AGREEMENT

- A. Effective Date of the Agreement. This Agreement shall become effective upon execution by the parties and signature by the duly authorized appointed or elected official of each party. For purposes of this Agreement, the "Effective Date" shall be the date the Agreement is executed by the last party to do so.
- B. Term of Agreement and Renewal. This Agreement shall remain in effect for ten (10) years from the Effective Date and shall be renewable automatically for additional ten (10) year term(s) unless a party provides written notice to the other party of its intent to not renew as provided in subsection C.
- C. Procedure to not renew the Agreement. Any party desiring to terminate this Agreement at the end of the initial term or any subsequent renewal term must give written notice to the other party twenty-four (24) months before the expiration of the term in which notice of nonrenewal is given.

VI. MISCELLANEOUS PROVISIONS

- A. Recitals Incorporated. The above recitals are hereby incorporated in and made a part of this Agreement as if set forth verbatim herein.
- B. Exhibits. All Exhibits or Appendixes referenced in this Agreement are incorporated herein by reference as integral parts of this Agreement.

- C. Defined Terms. Capitalized terms in this Agreement shall have the meanings ascribed to them at the point where first defined, irrespective of where their use occurs, with the same effect as if the definitions of such terms were set forth in full and at length every time such terms are used.
- D. Water Districts. The County and the Town recognize that the County provides water and wastewater service through its water districts, which are organized as distinct municipal corporations under Article 6 of Chapter 162A of the North Carolina General Statutes. The County water districts whose signatures appear below join in this Agreement for the purpose of fulfilling its purpose and the County and the Town agree that the use of the terms “party,” “parties,” or similar descriptions shall include the relevant water district or districts as may be necessary or appropriate to carry out the terms of this Agreement, and the County and Town agree that the water districts have standing to enforce the terms of this Agreement, should such enforcement become necessary.
- E. Nondiscrimination. The parties recognize and agree that, while determinations on annexations and the provision of Utility Services may be based on legitimate planning objectives of each party and that the provision of Utility Services by the County to parcels or properties within the Town’s planning or corporate limits requires cooperation, alignment, and careful planning of land uses within the Interest Area to preserve the integrity of the County’s utility system and maximize the productive use of its limited capacity which, in turn, serves the interest of all County utility ratepayers, no decision, recommendation, or action taken by either party pursuant to this Agreement shall be made or applied in a discriminatory manner.
- F. Amendment to Agreement. This Agreement, including the Boundary Maps attached hereto, may be modified or amended only by written amendments that are approved and signed on behalf of both parties in the same manner as the original adoption.
- G. No assignment without consent. Neither party shall assign this Agreement (or assign any right or delegate any obligation contained herein whether such assignment is of service, of payment, or otherwise) without the prior written consent of the other party hereto. Any such assignment without the prior written consent of the other party hereto shall be void.
- H. Governing law and venue. This Agreement shall be governed by applicable federal law and by the State of North Carolina laws without regard for its choice of law provisions. All actions relating to this Agreement shall be brought in the General Court of Justice of the State of North Carolina in Johnston County or the Federal District Court for the Eastern District of North Carolina.

- I. Dispute resolution. Should a dispute arise as to the terms of this Agreement, both parties agree that neither may initiate binding arbitration. The parties may agree to non-binding mediation of any dispute prior to bringing any suit or action.
- J. Governmental Immunity. To the extent applicable, each party does not waive its governmental immunity by entering into this Agreement and fully retains all immunities and defenses provided by law with regard to any action based on this Agreement.
- K. Non-Waiver. Failure by a party at any time to require the performance of any of the provisions of this Agreement shall in no way affect the party's right hereunder to enforce the same, nor shall any waiver by a party of any breach be held to be a waiver of any succeeding breach or a waiver of this Section.
- L. No Third-Party Beneficiaries. Nothing in this Agreement shall give any person other than the parties any rights to enforce any provision of this Agreement. There are no intended third-party beneficiaries of this Agreement.
- M. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter herein. There are no other representations, understandings, or agreements between the parties with respect to such subject matter. This Agreement supersedes all prior agreements, negotiations, representations, and proposals, written or oral.
- N. Headings. The headings in this Agreement are for convenience of reference only and shall not define or limit any of the terms or provisions hereof.
- O. Severability. The invalidity of one or more of the phrases, sentences, clauses, or sections contained in this Agreement shall not affect the validity of the remaining portion of the Agreement so long as the material purposes of this Agreement can be determined and effectuated. If a provision of this Agreement is held to be unenforceable, then both parties shall be relieved of all obligations arising under such provision, but only to the extent that such provision is unenforceable, and this Agreement shall be deemed amended by modifying such provision to the extent necessary to make it enforceable while preserving its intent.
- P. Notices.
 - 1. Delivery of Notices. Any notice, consent, or other communication required or contemplated by this Agreement shall be in writing and shall be delivered in person, by U.S. mail, by overnight courier, by electronic mail, or by facsimile to the intended recipient at the address set forth below.
 - 2. Effective Date of Notices. Any notice shall be effective upon the date of receipt by the intended recipient. Any notice sent by facsimile or electronic mail shall also be

simultaneously sent by mail deposited with the U.S. Postal Service or by overnight courier.

3. Notice Address. Communications that relate to any breach, default, termination, delay in performance, prevention of performance, modification, extension, amendment, or waiver of any provision of this Agreement shall be sent to:

i. For the County

Attention: County Manager
Johnston County
PO Box 1049
Smithfield, NC 27577

ii. For the Town

Attention: Town Administrator
Town of Wilson's Mills
PO Box 448
4083 Wilson's Mills Rd.
Wilson's Mills, NC 27593

- Q. Signatures. Together with any amendments or modifications, this Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall be considered the same Agreement.

[This space is intentionally left blank, signature page to follow:]

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized representatives pursuant to the resolutions of their respective governing bodies, have caused this Agreement to be executed as of the day and year set forth below.

ATTEST:

THE COUNTY OF JOHNSTON

Dana Cuddington, County Clerk

(SEAL)

By: _____
Patrick Harris, County Chairman

Date: _____

ATTEST:

TOWN OF WILSON'S MILLS

Emily Matthews, Town Clerk

(SEAL)

By: _____
Fleta Byrd, Town Mayor

Date: _____

Reviewed, Approved, and Consented to by:

Wilson's Mills Water District

Date: _____

Little Creek Water District

Date: _____

