

PITT COUNTY TECHNICAL REVIEW COMMITTEE  
**DRAFT MINUTES – May 13, 2009**  
GREENVILLE, NORTH CAROLINA

The Pitt County Technical Review Committee (TRC) met in regular session on May 13, 2009 at 9:00 a.m. in the Development Services Conference Room of the Development Services Building, 1717 West 5th Street, Greenville, North Carolina.

**1. CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Matthew Spicer, Planning Technician

The following TRC members were present:

Matthew Spicer, Pitt County Planning Department  
Kent Keeter, Pitt County Environmental Health  
P.J. Andrews, Pitt County Soil Conservation Service  
Gene Anderson, Pitt County Soil Conservation Service,  
James McCotter, Pitt County Emergency Services

Other persons present:

Ken Malpass, Malpass and Associates

**2. APPROVAL OF MINUTES OF APRIL 22, 2009 MEETING**

**UPON MOTION** by Kent Keeter and seconded by Gene Anderson, the Pitt County Technical Review Committee voted unanimously to approve the minutes of the April 22, 2009 meeting.

**3. O’Henry Acres**, located on NCSR 1947 (Whaley Road) northeast of its intersection with NCSR 1911 (Brown Hodges Road) in the Grifton Township.

**Site Data:** 10 Lots, 11.18 Acres

Mr. Spicer presented the Preliminary Plan for O’Henry Acres by noting the size and location of the development. He then reviewed the conditions and requirements pertinent to the site:

**[Environmental Health]**

1. Each lot will be evaluated in accordance with rules .1940 through .1948 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A.1900).
2. No fill material (Including construction spoils) is allowed on any area to be used for sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot (15A NCAC 18A .1957(b)).

3. The location of any proposed berms must be shown on all subsequent maps. The final dimensions of the completed berm must be shown so that environmental health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.
4. Locations of any stock pilings should be shown on the construction plan.
5. If underground electrical lines or natural gas lines cross the property at any point, they need to be flagged by ULOCCO before the site is evaluated.
6. Location of any existing or proposed drainage tile must be field located and shown on a surveyed map provided to the environmental health staff.
7. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).
8. Any riparian buffers or floodways must be noted on subsequent maps.

### **[Planning]**

9. Hydric soils are shown on soil survey. A wetland delineation must be completed.
10. This development is located within the Neuse River Basin. The Nitrogen limits are below 4.0 lbs/ac/yr, therefore no BMPs are required to meet the Neuse Stormwater Rule.
11. This development proposes to discharge the stormwater into a regulated “blue-line” stream. Therefore approval from the NCDWQ is required for the discharge of stormwater into a regulated stream prior to construction plan approval.
12. Revised stormwater calculations are required with the submittal of the construction plan. These calculations shall reflect the reduction of nutrient loadings that the proposed BMP achieves in order to obtain the permits from the NCDWQ to discharge the stormwater.
13. Correct the FEMA panel suffix. Should be K, not J.
14. Existing garage on Lot #2 must be a minimum of 10’ from the proposed lot line.

### **[General Comments]**

- Soils located on site include **AgB (Alaga), Os (Osier), Po (Portsmouth), and Tu (Tuckerman)** and possess the following characteristics:
  - Severe seasonal high water table
  - Soil unstable for trenching, four feet or more.
  - Approximate areas show on soil survey are considered hydric or have inclusions of hydric soils and could possibly be wetlands according to the US Army Corps of Engineers
  - Site is in the River Terrace watershed.
- The preliminary plat for O’Henry Acres is Grifton and Ayden-Grifton High Schools school districts under Pitt County’s current student assignment plan for 2009-2010.
- The following agencies have reviewed the preliminary plan for **O’Henry Acres** and have no comment to make:
  - NC Dept of Transportation
  - Pitt County Emergency Mgmt.

- Pitt County Engineering
- Eastern Pines Water Corp.

- The following agencies have not returned comment for the **O'Henry Acres** preliminary plan:

- Progress Energy

**Discussion:** Kent Keeter asked if the detention pond located behind Lots 7 and 8 would still be needed and built due to the Nitrogen loading limits being below the 4 lbs/ac/yr. Ken Malpass, the project engineer, stated that the BMP would still be built but would likely be smaller than shown on the plan, and be a dry detention pond.

**UPON MOTION** by P.J. Andrews and seconded by James McCotter, the Pitt County TRC voted unanimously to approve the Preliminary Plan for O'Henry Acres.

#### **4. Adjournment**