

MEMORANDUM

To: Technical Review Committee
Bryan Fagundus, Ark Consulting Group

FROM: Thomas Shrader, Planner III

RE: **TRC AGENDA FOR MARCH 12, 2025**

DATE: March 11, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **MARCH 12, 2025** in the **PLANNING CONFERENCE ROOM** of the **DEVELOPMENT SERVICES BUILDING**, 1717 West 5th Street, Greenville, North Carolina, and virtually on WebEx.

1. CALL TO ORDER

2. APPROVAL OF THE FEBRUARY 12, 2025 MINUTES

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

3. PROJECT SEEK: Located off US 264 E, South of its intersection with NC 30 in the Pactolus Township.

Site Data: 416.2 Acres, 1 Lot, 33.0 Disturbed Acres

4. ADJOURNMENT

CONSTRUCTION/SOIL EROSION AND SEDIMENTATION CONTROL PLANS

PROJECT SEEK: Located off US 264 E, South of its intersection with NC 30 in the Pactolus Township.

Site Data: 416.2 Acres, 1 Lot, 33.0 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Show wetland limits on the plan.
2. Velocity calculations for the two culverts are still needed.
3. A concrete washout detail is shown, but isn't shown on the plan.
4. The nutrient review fee is still needed.
5. No stormwater BMP's are required due to the nutrient loadings being below the maximum loading requirements for nitrogen and phosphorus and the attenuation calculations not showing more than a 10% increase in peak flow volumes from pre to post development.
6. The stormwater permit shall be valid for a period of two years from the date of issuance unless a valid building permit has been issued and maintained for the site or the stormwater permit has been revoked by Pitt County. If after two years the permitted activity has not begun nor a valid building permit secured, this permit shall expire.
7. All land purchases and transfers necessary to secure the property for development shall be completed prior to issuance of this permit.
8. The development of the tract shall proceed in conformity to all plans, design features, and restrictions submitted as part of the stormwater permit application and kept on file by the Pitt County Planning Department except that the Pitt County Stormwater Administrator may approve minor changes, consistent with the approved plan, as required by field conditions and in accordance with Section 15(G) of the Pitt County Stormwater Ordinance for Nutrient Control.
9. If any amendments are made to the approved plan, revised stormwater calculations must be submitted to the Pitt County Planning Department.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 37*)
(Soil Types: (AgB-Alaga), (AlB-Altavista), (Bb-Bibb), (ExA-Exum) (LaB-Lakeland), (OcB-Ocilla), (Pa-Pactolus), (Tu-Tuckerman), and (WaB-Wagram))
- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
- The adjacent drainage laterals should be cleaned out to their original bottom for improved drainage.
- There are no records of sub-surface drain tile but it is possible for some to be on site.
- Grindle Creek Watershed.

- The following agencies have reviewed the SESC Plan for **PROJECT SEEK** and **have no** comments:
 - Environmental Health
 - Emergency Management
 - Engineering
- The following agencies have reviewed the Construction/SESC Plan for **PROJECT SEEK** and **have not returned** comments: