

MEMORANDUM

To: Technical Review Committee
Marie Peedin, Inner Banks Engineering and Consulting
Bryan Fagundus, Ark Consulting Group
AJP Properties, LLC
CJ Forrest

FROM: Thomas Shrader, Planner III

RE: **TRC AGENDA FOR MAY 28, 2025**

DATE: May 21, 2025

The Technical Review Committee will hold its regular bi-monthly meeting at 9:00 a.m. on **MAY 28, 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 MAY 14, 2025 MINUTES

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

3. COASTAL CAROLINA WATERPROOFING & SPRAY FOAM: Located off NC 43 S, at its intersection with Leary Mills Road in the Chicod Township.

Site Data: 11.41 Acres, 1 Lot, 2.0 Disturbed Acres

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

Site Data: 416.2 Acres, 1 Lot, 41.5 Disturbed Acres (increased from 33.0)

5. FORREST INDIVIDUAL LOT: Located off NC 903 N, North of its intersection with Post Oak Road in the Carolina Township.

Site Data: 4.25 Acres, 1 Lot, 2.0 Disturbed Acres

PRELIMINARY PLAN

6. AJP PROPERTIES 9-12: Located on Second Street, Southwest of its intersection with Chicora Street.

Site Data: 9.035 acres, 4 Lots.

7. ADJOURNMENT

SOIL EROSION AND SEDIMENTATION CONTROL/STORMWATER PLANS

COASTAL CAROLINA WATERPROOFING & SPRAY FOAM: Located off NC 43 S, at its intersection with Leary Mills Road in the Chicod Township.

Site Data: 11.41 Acres, 1 Lot, 2.0 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Velocity calculations are needed for the driveway culvert.
2. Full SNAP data is required. Stormwater comments will likely remain the same, but the full submittal is needed to verify.
3. No stormwater BMP's are required due to the nutrient loadings being below the maximum loading requirements for nitrogen, and the attenuation calculations not showing more than a 10% increase in peak flow volumes from pre to post development.
4. 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of issuance unless a valid building permit has been issued and maintained for the site or the stormwater permit has been revoked by Pitt County.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.
5. 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.
6. If any amendments are made to the approved plan, revised stormwater calculations must be submitted to the Pitt County Planning Department.

[NCDOT]

7. A driveway permit will be required to tie into NC 43.
8. Later changes or "change in use" to the commercial property will need to be evaluated for roadway impacts at that point in time.
9. The NCDOT ROW on NC 43 in this area is 100'. The plan will need to be updated.
10. Any other work performed within the NCDOT ROW will require encroachment agreements.

[Pitt County Environmental Health]

11. When submitting applications, please include the following information:

- a. Any detailed soils work that has been performed on the property, including any proposed system layouts.
- b. A site plan for each lot showing the proposed home location with dimensions and distances from property lines, the driveway location and width, the waterline location, and the location of any proposed decks, outbuildings or other accoutrements.

12. Septic systems for each lot will be approved or denied based on the Laws and Rules for septic treatment and disposal (Article 11 Chapter 130A of NCGS, and NCAC 18A .1900 et seq., etc.)

13. Any existing subsurface drain tile on the property must be located and may need to be removed. Contact Pitt County Soil and Water Conservation for help determining if there is drain tile located on this property.

14. Each lot will be evaluated in accordance with rules .1940 of the Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal (15A NCAC 18A .1900).

15. No fill material (including construction spoils) is allowed on any area to be used for a sewage disposal system or 100% repair area. Any amount of fill found on these areas will be grounds for disapproval of the proposed lot.

16. 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 the Environmental Health staff can verify that no portion of any berms will interfere with the sewage system or 100% repair locations.

17. If underground electrical lines or natural gas lines cross the property at any point, they must be flagged by ULOCO before the site is evaluated by the Environmental Health staff.

18. The location of any existing or proposed drainage tile must be field located and shown of a surveyed map provided to Environmental Health staff.

19. A backhoe may be required for the site evaluations (15A NCAC 18A .1939(b)).

[General Comments]

[Pitt County Planning]

- All details should include a maintenance plan and schedule. See the NCDEQ website for new details.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 75*)
(Soil Types: (Bd - Bladen), (CrB2 - Craven), and (LoA - Lenoir)).
- 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.
- Creeping Swamp Watershed.
- The following agencies have reviewed the SESC/Stormwater Plan for **COASTAL CAROLINA WATERPROOFING & SPRAY FOAM** and **have no** comments:
 - Southeastern Drainage
 - Emergency Management
 - Engineering

- The following agencies have reviewed the SESC/Stormwater Plan for **COASTAL CAROLINA WATERPROOFING & SPRAY FOAM** and **have not returned** comments:

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

Site Data: 416.2 Acres, 1 Lot, 41.5 Disturbed Acres (increased from 33.0)

CONDITIONS AND REQUIREMENTS

[NCDOT]

1. A driveway permit will be required for the rezoned site to tie into US 264. Please provide plans for the property when submitting the driveway permit application. Further evaluation and possible requirements will be made at the time of the driveway permit application.
2. Any other work performed within the NCDOT ROW will require encroachment agreements.

[General Comments]

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 37*)
(Soil Types: ((Bb - Bibb), (A1B - Altavista), (AgB - Alaga), (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.
- This parcel is within the ½ mile VAD Buffer.
- 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 REVISED SESC/Stormwater Plan for **PROJECT SEEK** and **have no** comments:
 - Planning
 - Environmental Health
 - Emergency Management
 - Engineering
 - Southeastern Drainage

- The following agencies have reviewed the REVISED SESC/Stormwater Plan for **PROJECT SEEK** and **have not returned** comments:

FORREST INDIVIDUAL LOT: Located off NC 903 N, North of its intersection with Post Oak Road in the Carolina Township.

Site Data: 4.25 Acres, 1 Lot, 2.0 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Environmental Health]

1. Septic system has been privately permitted.

[NCDOT]

2. First residential driveways contact NCDOT county maintenance yards for assistance.
3. Second residential driveways require a Street and Driveway Access Permit from NCDOT District Office.
4. Commercial driveways require a Street and Driveway Access Permit with supporting site plans. Permit will be Issued by NCDOT District Office.
5. A “Spec” house is considered commercial.
6. All commercial development will be evaluated from roadway improvements.
7. Any other work performed within the NCDOT ROW will require encroachment agreements.

[General Comments]

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 13*)
(Soil Types: (Co - Coxville) and (ExA - Exum)).
- This parcel is within the ½ mile VAD Buffer.
- There are no records of sub-surface drain tile but it is possible for some to be onsite.
- Great Branch Watershed.

- The following agencies have reviewed the SESC Plan for **FORREST INDIVIDUAL LOT** and **have no** comments:
 - Planning
 - Emergency Management
 - Engineering
 - Southeastern Drainage
- The following agencies have reviewed the SESC Plan for **FORREST INDIVIDUAL LOT** and **have not returned** comments:

PRELIMINARY PLAN

AJP PROPERTIES 9-12: Located on Second Street, Southwest of its intersection with Chicora Street.

Site Data: 9.035 acres, 4 Lots.

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Show MBL on lot 12.
2. Confirm any utility easements required by the Town of Grimesland prior to final plat submittal.

[Town of Grimesland]

3. We currently do not have any pits available for these lots. AJP Properties will have to make arrangements to install two new sewer pits to have access to sewer for lots 9, 10, 11, and 12.
4. Ensure access can be achieved for Lot 12.

GENERAL COMMENTS

[Pitt County Emergency Management]

- Approved this plan.

[NC Department of Transportation]

- NCDOT has no comments for PP Review – AJP Properties LLC (Parent Parcel # 91066, Off System).

[Pitt County Schools]

- Schools are GR Whitfield and DH Conley High School.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No.52*)
(Soil Types: (Le - Leaf), (ExA - Exum), and (LoA - Lenoir)).
- 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.
- Chicod Creek Watershed.