

PITT COUNTY TECHNICAL REVIEW COMMITTEE
DRAFT MINUTES – January 29, 2025
GREENVILLE, NORTH CAROLINA

The Pitt County Technical Review Committee (TRC) met in regular session on January 29, 2025, at 9:00 a.m. in the Planning Conference Room of the Development Services Building, 1717 West 5th Street, Greenville, North Carolina, and on WebEx.

1. CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Jason Bryant

The following TRC members were present:

Eric Gooby, Pitt County Planning
Evan Stahl, Engineering
Jason Bryant, Pitt County Planning
Chris Earls, Pitt County Environmental Health
Jamie Vincent, Pitt County Soil and Water (WebEx)

Others present:

Richie Brown, Stroud Engineering

APPROVAL OF THE NOVEMBER 27, 2024 MINUTES

UPON MOTION by Mr. Gooby, seconded by Mr. Earls, the Pitt County Technical Review Committee voted unanimously via roll call vote to approve the minutes of the December 11, 2024 TRC Meeting.

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

MONTEVALLO SECTION 1, PHASE 3: Located off Montevallo Lane, West of its intersection with Seven Iron Drive in the Ayden Township.

Site Data: 10.5 Acres, 40 Lots, 10.5 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Concrete washout location is not shown.
2. Show any stockpile/borrow locations.
3. Legend is missing.
4. FES1 & P4 aren't within the Limits of Disturbance.

[NCDOT]

5. With no access to SR 1723 required in this phase of Montevallo, no driveway permit will be required. I've attached the original site layout; a driveway permit will be required before the second driveway entrance ties into SR 1723.
6. The original site review shows this site at 193 lots. The original requirements for the driveways were to have right turn lanes into the site. Once the site exceeds the 193 lots (as shown on the original layout), roadway improvements may be required for left turn lanes going into the development.
7. Any other work performed within the NCDOT ROW will require encroachment agreements.

[General Comments]

[Pitt County Planning]

- Silt fence and additional check dams may be required if a need is shown.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 68*)
(**Soil Types:** (Os - Osier) and (WaB - Wagram).
- Existing subsurface drainage is on site.
- 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 is a record of sub-surface drain tile. Please see the attached drain tile map.

- Swift Creek Watershed.
 - The following agencies have reviewed the SESC Plan for **MONTEVALLO SECTION 1, PHASE 3** and **have no** comments:
 - Southeastern Drainage
 - Emergency Management
 - Pitt County Environmental Health
 - The following agencies have reviewed the SESC Plan for **MONTEVALLO SECTION 1, PHASE 3** and **have not returned** comments:

Owner ALVIN WATKINS JR Operator

County/Parish PILL State N.C. Date 9/10/83

Approximate acres 106 Approximate scale 1" = 660'

Cooperating with PILL Soil and Water Conservation District

Plan identification 3098 Photo number

Assisted by Ricky Thompson USDA Soil Conservation Service

N ↑



Mr. Bryant went over the listed conditions and comments. Mr. Brown provided a set of plans to address the conditions and requirements set forth on this plan. The conditions will be reviewed by Pitt County staff which were to add a legend, show the concrete washout location, show the farm drain-tile, and FES1 & P4 within the limits. Hearing no further comments, a motion was made to conditionally approve the SESC plan for Montevallo Section 1, Phase 3 by Mr. Gooby, which was seconded by Mr. Earls, and passed unanimously via roll call vote.

Meeting adjourned at 9:05 a.m. on a motion from Mr. Earls, which was seconded by Mr. Vincent, and passed unanimously via roll call vote.