

PITT COUNTY TECHNICAL REVIEW COMMITTEE  
**DRAFT MINUTES – February 12, 2014**  
GREENVILLE, NORTH CAROLINA

The Pitt County Technical Review Committee (TRC) met in regular session on February 12, 2014 at 9:00 a.m. in the 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, Planner I

The following TRC members were present:

Bryan Jones, Pitt County Planning Department  
Matt Spicer, Pitt County Planning Department  
Mark Phelps, Pitt County Environmental Health  
Elizabeth Cooper, Pitt County Soil and Water

Others present:

**2. APPROVAL OF MINUTES OF JANUARY 22, 2014 MEETING.**

**UPON MOTION** by Bryan Jones, seconded by Mark Phelps Hill, the Pitt County Technical Review Committee voted unanimously to approve the minutes of the January 22, 2014 TRC Meeting.

*PRELIMINARY PLANS*

- 3. Porter Mills:** Located on NCSR 1757 (Jethro Mills Road) at its intersection with NC Highway 33 East in the Village of Simpson ETJ.

**Site Data:** 17 Lots, 15.8 Acres

Mr. Spicer presented the Preliminary Plan 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. A Soil Erosion and Sedimentation Control & Construction Plan is required.
10. Prior to final plat submittal, the developer must submit a financial guarantee to ensure on-going street maintenance until adoption of streets by NCDOT. Reference Sections 148 and 149 of the Pitt County Subdivision Ordinance for further details.
11. Planning Staff recommend a stub out in the vicinity of Lots 6-8 to for connection with future development.
12. Show sight triangles as right-of-way.

### **[NC DOT]**

13. The developer must obtain a driveway permit for this subdivision.
14. Lots 1 and 17 driveways access Porter Mills Road only.

### **[Greenville Utilities Commission]**

15. Add a 15' electric easement along the front of Lot 17 along Jethro Mills Road
16. Add a 10' electric easement along the front of Lots 9-17 along Porter Mills Road.

### **[General Comments]**

- Soils located on site include **ExA** and possess the following characteristics:
  - Shrink-swell potential is low to moderate.
  - Surface drains are needed to facilitate surface runoff. Drop pipes may be needed where surface water enters open ditch to prevent head cuts and siltation. (on lot lines)-*Excessive elevation could lead to loss of sediment*
  - Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.

- Site is in the Meeting House Branch Watershed.
- The following agencies have reviewed the Preliminary Plat for **PORTER MILLS** and have no comment to make:
  - Village of Simpson (Zoning)
  - Eastern Pines Water Corp.
  - Emergency Management

**UPON MOTION** by Mark Phelps and seconded by Elizabeth Cooper, the Pitt County Technical Review Committee voted unanimously to conditionally approve the preliminary plan for Porter Mills.

- 4. Oak Pointe, Phase 2, Section 2:** Located on NCSR 1127 (Frog Level Road) east of its intersection with NCSR 1206 (Bell-Arthur Road) in the Arthur Township.

**Site Data:** 21 Lots, 21.56 Acres

Mr. Spicer presented the Preliminary Plan 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]**

1. A Soil Erosion and Sedimentation Control & Construction Plan is required.
2. Prior to final plat submittal, the developer must submit a financial guarantee to ensure on-going street maintenance until adoption of streets by NCDOT. Reference Sections 148 and 149 of the Pitt County Subdivision Ordinance for further details.  
Note on subsequent submittals.
3. Planning Staff recommend a stub out in the vicinity of Lots 8-10 for connection with future development.
4. The feature along the eastern property line is shown on the Pitt County Soil Survey and is subject to the Neuse River Basin Riparian Buffer Rules. Show a 50' Riparian Buffer on subsequent map submittals or submit sufficient documentation exempting the feature from the rules.
5. No Stormwater BMPs are required due to nutrient loadings being below the maximum loading requirements for nitrogen and the attenuation calculations now showing more than a 10% increase in peak flow volumes from pre to post development. This site is located in the Neuse River Basin, therefore Phosphorus loadings do not apply.

### **[NC DOT]**

6. The developer must obtain a driveway permit for this subdivision.

### **[Greenville Utilities Commission]**

7. Add a 10' x 10' guying easement at the SW corner of Lot 4.
8. Add a 15' electric easement across the front of Lot 4, behind non-access easement,  
on Frog Level Road.
9. Add a 10' electric easement across the front to Lots 3, 15-21 on Oak Pointe Drive.
10. Add a 30' electric easement centered on overhead line on Lots 15 and 16.
11. Add a 10' x 10' guying easement on north side of power pole on Lot 15.

### **[General Comments]**

- Soils located on site include **ExA**, **ExB** and possess the following characteristics:
  - Severe seasonal high water table.
  - Shrink-swell potential is low to moderate.
  - Surface drains are needed to facilitate surface runoff. Drop pipes may be needed where surface water enters open ditch to prevent

head cuts and siltation. (on lot lines)-*Excessive elevation could lead to loss of sediment*

- Soils are prime farmland or have statewide importance for farming. Development will remove the site from agricultural production.
  - Site is in the Little Contentnea-Old Woman Branch Watershed.
- The following agencies have reviewed the Preliminary Plat for **OAK POINTE, SECTION 2, PHASE 2** and have no comment to make:
    - Bell-Arthur Water Corp.
    - Emergency Management

**UPON MOTION** by Mark Phelps and seconded by Elizabeth Cooper, the Pitt County Technical Review Committee voted unanimously to conditionally approve the preliminary plan for Oak Pointe, Section 2, Phase 2.

## **5. Adjournment**