

PITT COUNTY TECHNICAL REVIEW COMMITTEE
DRAFT MINUTES – APRIL 23, 2025
GREENVILLE, NORTH CAROLINA

The Pitt County Technical Review Committee (TRC) met in regular session on April 23, 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 9:01 a.m. by Thomas Shrader

The following TRC members were present:

Thomas Shrader, Pitt County Planning
Jim McArthur, Pitt County Emergency Management
Jason Bryant, Pitt County Planning
Chris Earls, Pitt County Environmental Health
Jamie Vincent, Pitt County Soil and Water (WebEx)
Ken Brann, Pitt County Engineering

Others present:

Dwight Vernelson, Rivers and Associates
Brian Edwards, Rivers and Associates

APPROVAL OF THE MARCH 12, 2025 MINUTES

UPON MOTION by Mr. Brann, seconded by Mr. Earls, the Pitt County Technical Review Committee voted unanimously via roll call vote to approve the minutes of the March 12, 2025 TRC Meeting.

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

MILLS ROAD WATERLINE EXTENSION: Located along Mills Road, from its intersection with Ivy Road to just east of Hudsons Crossroads Road within the Chicod Township.

Site Data: 2.20 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Show wetland limits on the plan.
2. Additional silt fence or check dams may be needed at the bore pits.
3. This project will not require a stormwater permit.
4. Show buffer/drainage lateral on plans.
5. This project should be exempt from any buffer requirements based on submitted plans.

[NCDOT]

6. An encroachment agreement will be required for utilities placed within the NCDOT ROW.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheets No. 57 & 58*)
(**Soil Types:** ((Co - Coxville), (ExB - Exum), (GoB - Goldsboro), (Le - Leaf), and (Ly – Lynchburg)
- 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.
- Cross Swamp Watershed.
- The following agencies have reviewed the SESC Plan for **MILLS ROAD WATERLINE EXTENSION** and **have no** comments:
 - Environmental Health
 - Emergency Management
 - Engineering
 - Southeastern Drainage
- The following agencies have reviewed the SESC Plan for **MILLS ROAD WATERLINE EXTENSION** and **have not returned** comments:

Mr. Shrader went over the listed conditions and comments. Hearing no further comments, a motion was made to conditionally approve the SESC plan for Mills Road Waterline Extension by Mr. Bryant, which was seconded by Mr. Brann, and passed unanimously via roll call vote.

OAK RIDGE PARK: Located off Tallow Wood Drive, North of its intersection with Second Street within the Town of Ayden.

Site Data: 9.5 Acres, 1 Lot, 9.5 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. Sewer tie-in isn't included within the Limits of Disturbance.
2. The total Limits of Disturbance shown is greater than what is listed within the narrative.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey - Sheet No. 63*)
(**Soil Types:** ((GoA, GoB - Goldsboro), (Ly – Lynchburg), and (Pg-Pantego))).
- Existing subsurface drainage is on site.
- 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 **OAK RIDGE PARK** and **have no** comments:
 - Environmental Health
 - Emergency Management
 - Engineering
 - NCDOT
 - Southeastern Drainage
- The following agencies have reviewed the SESC Plan for **OAK RIDGE PARK** and **have not returned** comments:

Mr. Shrader went over the listed conditions and comments. Mr. Vernelson stated that the revised digital plans and narrative have been corrected, and would be submitted. Hearing no further comments, a motion was made to conditionally approve the SESC plan for Oak Ridge Park by Mr. Brann, which was seconded by Mr. Earls, and passed unanimously via roll call vote.

CREEKWOOD (FORMALLY ARROWHEAD) REVISION: Located North of the Intersection of Arrowhead Road and NC 102 East within the Town of Ayden

Site Data: 197.08 Acres, 90 Lots, 38.5 Disturbed Acres

CONDITIONS AND REQUIREMENTS

[Pitt County Planning]

1. A floodplain development permit will be required.
2. A riparian buffer authorization and any other permits required for the crossing are required before the pre-construction meeting, or before construction begins in that section.
3. Show/label wetland limits on plans.

[NCDOT]

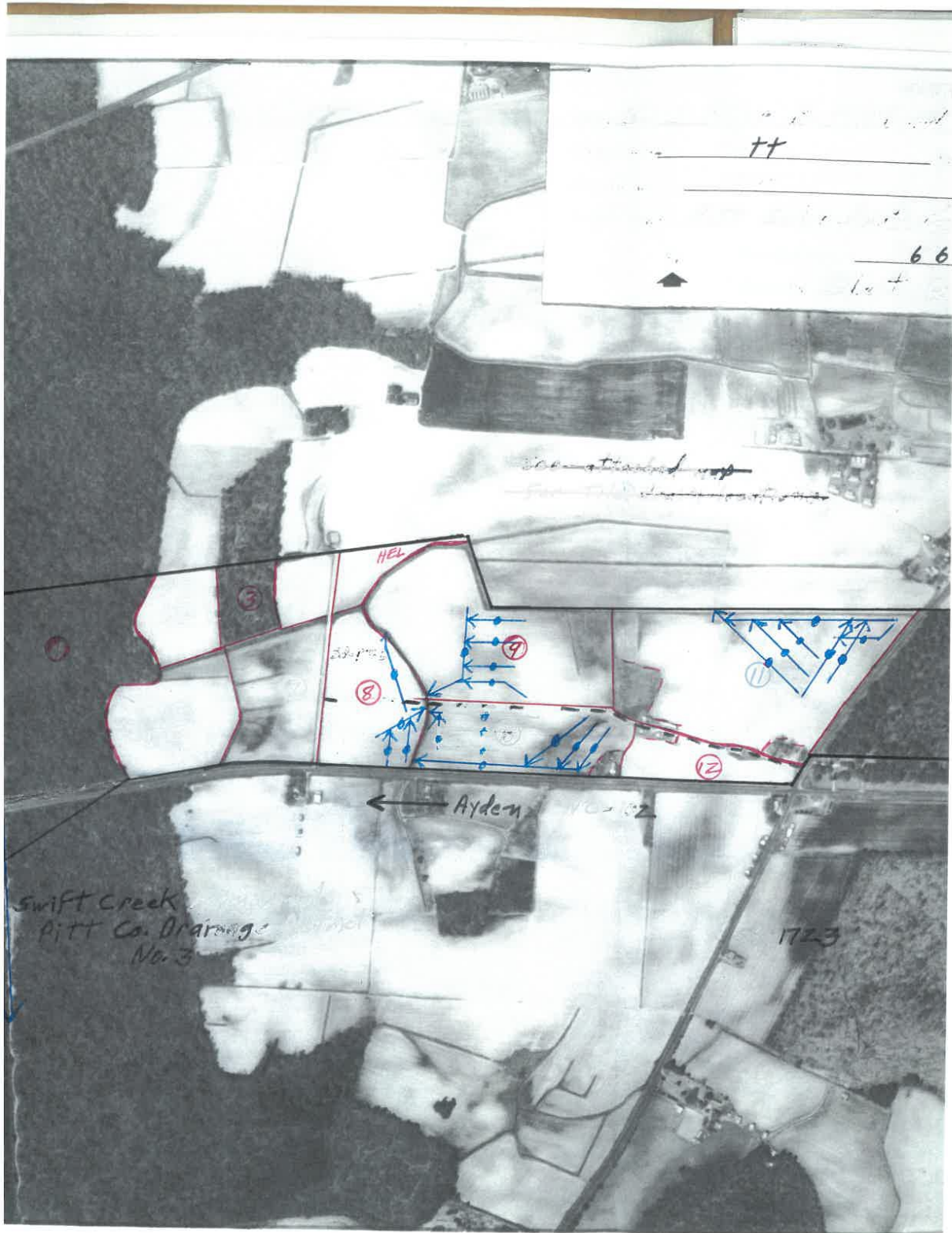
4. Please ensure that SESC plans are in accordance with all standards and regulations.
5. As stated in an earlier email, the state is amenable to either the current approved driveway configuration (driveway permit D021-074-24-00105) or the requirement of both right and left turn lanes on NC 102 allowing full movement to the driveway. If the option of both turn lanes are chosen, then a new driveway permit will be required.
6. Any other work performed within the NCDOT ROW will require encroachment agreements.

[Pitt County Soil and Water]

- Soils: (*Pitt County Soil Survey – Sheet No. 63& 68*)
(**Soil Types:** (AgB - Alaga), (Bb - Bibb), (Bd - Bladen), (Co-Coxville), (CrB, CrB2 - Craven), (OcB - Ocilla), (NrB - Norfolk), (Pa - Pactolus), (Pg-Pantego), (WaB - Wagram), and (Ra Rains).
- 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 attached map.
- Swift Creek Watershed.

- The following agencies have reviewed the SESC Plan for **CREEKWOOD (FORMALLY ARROWHEAD) REVISION** and **have no** comments:
 - Environmental Health
 - Emergency Management
 - Engineering
 - Southeastern Drainage

- The following agencies have reviewed the SESC Plan for **CREEKWOOD (FORMALLY ARROWHEAD) REVISION** and **have not returned** comments:



Mr. Shrader went over the listed conditions and comments. Hearing no further comments, a motion was made to conditionally approve the revised SESC plan for Creekwood by Mr. Brann, which was seconded by Mr. Vincent, and passed unanimously via roll call vote.

Meeting adjourned at 9:10 a.m. on a motion from Mr. Brann, which was seconded by Mr. Bryant, and passed unanimously via roll call vote.