

PITT COUNTY TECHNICAL REVIEW COMMITTEE
DRAFT MINUTES – MAY 28, 2025
GREENVILLE, NORTH CAROLINA

The Pitt County Technical Review Committee (TRC) met in regular session on May 28, 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 Thomas Shrader

The following TRC members were present:

Thomas Shrader, Pitt County Planning
Jay Morris, Pitt County Emergency Management
Jason Bryant, Pitt County Planning
Chris Earls, Pitt County Environmental Health
Eric Gooby, Pitt County Planning
Jonas Hill, Pitt County Planning
Jamie Vincent, Pitt County Soil and Water (WebEx)
Ken Brann, Pitt County Engineering

Others present:

Bryan Fagundus, Ark Consulting Group (WebEx)
Marie Peedin, IBX Engineering (WebEx)
Mitchell and Ruby Holloman
Jackie and Terry Hinton (WebEx)

APPROVAL OF THE MAY 14, 2025 MINUTES

UPON MOTION by Mr. Bryant, seconded by Mr. Gooby, the Pitt County Technical Review Committee voted unanimously via roll call vote to approve the minutes of the May 14, 2025 TRC Meeting.

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of issuance unless a valid building permit has been issued and maintained for the site or the stormwater permit has been revoked by Pitt County.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:

Mr. Shrader went over the listed conditions and comments. Hearing no further comments, a motion was made to conditionally approve the SESC/Stormwater plan for Coastal Carolina Waterproofing and Spray Foam by Mr. Brann, which was seconded by Mr. Earls, and passed unanimously via roll call vote.

SOIL EROSION AND SEDIMENTATION CONTROL PLANS

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), (AIB - Altavisita), (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:

Mr. Shrader went over the listed conditions and comments. Mr. Hill inquired if there was already a driveway permit for this project, with Mr. Shrader stating he believed so. Mr. Hill stated he would follow up with Mr. Fagundus. Hearing no further comments, a motion was made to conditionally approve the Revised SESC/Stormwater plan for Project Seek by Mr. Brann, which was seconded by Mr. Gooby, and passed unanimously via roll call vote.

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:

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

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 pat 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.

Mr. Shrader went over the listed conditions and comments. Mrs. Hinton, who resides at 535 Chicora Street, voiced her concerns about existing drainage issues within the area, and tat their home has been damaged twice within the last year. Mrs. Hinton also stated she is not against the development, but wanted to know the requirements for drainage and flooding issues that the developer must meet. Mr. Bryant stated that stormwater concerns and existing drainage issues need to be brought to the Town of Grimesland's attention, and discussed with them, as the County does not handle that aspect for the Town.

Mr. Hinton discussed the history of the area in depth, including the flooding and drainage issues. Mr. Hinton inquired as to if anything is being done to address these concerns, and if any of the existing drainage will be cleaned out. Mr. Bryant recommended coordinating with Pitt County Soil and Water and the Town of Grimesland to find options to address the existing issues, as some of the drainage features are located on private property.

Mr. Hill discussed various methods to solve the existing issues with the Hintons, including clearing existing channels. Mr. Hill also recommended meeting with the Town of Grimesland and Mr. Vincent, as Mr. Vincent may be able to provide more site-specific guidance. Mr. Hill Reiterated that no new infrastructure or roads are being installed for this subdivision, and reaffirmed that there will be at most a minimal increase in runoff for a site of this scale, as lawns typically retain water better than row crops. Mr. Hill also stated that stormwater requirements

become effective by new roads or infrastructure that adds impervious surface, which is not applicable for this subdivision. Mr. Hill asked Mr. Vincent to share his contact information with the Hintons, and Mr. Vincent provided the Hintons with his contact number.

Mr. Hinton discussed the new homes that have been built within the Town of Grimesland, stating that he doesn't understand how those homes don't require stormwater or drainage calculations as they take up the majority of the small lots, and that he wants someone to examine their drainage. Mrs. Hinton inquired as to how they plan to access the proposed lots. Mr. Bryant explained that most were road front lots, with a smaller portion of the parcel being used to access Lot 12. Mr. Hill reaffirmed that no new roads were being installed for access. Mr. Hill also clarified that additional subdivision of these lots triggered the major subdivision classification, as there were lots cut out earlier by the same owner.

Mr. Holloman asked for clarification on the access to the lots. Mr. Bryant explained the access plans again, and that due to no sewer capacity being available, no roads or further development is planned at this time for this parcel. Mr. Holloman stated that the ~14 dead tress near his property would prohibit access to the proposed lot 12. Mr. Hill and Mr. Bryant stated they would likely be cut down to provide access. Mr. Holloman also voiced his concerns about existing drainage, and Mr. Hill again recommended contacting the Town about these issues. Mr. Holloman also voiced concerns about the negative impacts the development may have on his property, and gave a detailed history of Boyd Street. Mr. Holloman inquired if there would be any species-related delays, and Mr. Hill stated that it was unlikely, while also detailing the limitations involved with spawning seasons.

Hearing no further comments, a motion was made to conditionally approve the Preliminary Plan for AJP Properties 9-12 by Mr. Morris, which was seconded by Mr. Gooby, and passed unanimously via roll call vote.

Meeting adjourned at 9:34 a.m. on a motion from Mr. Vincent, which was seconded by Mr. Gooby, and passed unanimously via roll call vote.