

Local Program Report to the SCC City of Greenville, May 7, 2026

On March 31, 2026, personnel from NCDEQ, DEMLR conducted a formal review of the City of Greenville Erosion and Sedimentation Control Program. Three sites were visited during this review. The City was last reviewed and presented to the Sedimentation Control Commission (SCC) in August, 2022. The City requires an erosion and sediment control plan for all activity disturbing 1 acre or more, or any disturbance taking place in a floodplain. The jurisdiction of the program includes the city limits and extraterritorial jurisdiction (ETJ). The City currently has 10 staff contributing 2 full-time equivalents. The City has the ability to use stop work orders (SWO) and inspection holds to promote compliance. These tools can be used alongside Notice of Violations (NOVs) and Civil Penalty Assessments (CPAs) to bring sites into compliance at various stages of construction. At the time of DEMLR’s review, the City reported 76 open projects.

Previous Year Program Activity:

March 2025 through February 2026:			
Plan Reviews or Re-reviews:	103	Building Permit/Inspection holds utilized:	0
Approvals:	39	NOVs issued:	1
Disapprovals:	64	SWO issued:	0
Inspections conducted:	200	CPAs issued:	0

DEMLR staff reviewed three project files and conducted site inspection on these projects. The following is a summary of the projects reviewed.

1. Home 2 Suites:

This project consists of 1.9 acres for commercial development located in the Lower Tar Subbasin of the Tar-Pamlico River Basin. The project file contained the approved plan, letter of approval, design calculations, a copy of the property deed, the Financial Responsibility/Ownership (FRO) form, and past inspection reports. The registered agent information was missing from the FRO form, and the listed landowner did not match the deed. The City received the complete application package on 9/11/2024 and issued a letter of disapproval on 10/11/2024. The plan underwent 4 review cycles prior to being approved on 10/30/2024. A review cycle begins when a complete application is received by the City and ends when notice of the formal review decision is sent to the applicant. Each review cycle was completed with the appropriate statutory timeframe. However, the letters of disapproval had not been sent with the ability to track receipt of the notice by the applicant. The approved plans only included proposed measures for a final conditions phase and did not show the proposed measures during an initial phase of development. Maintenance notes were also missing for some of the proposed measures. Construction at this site began in February 2025 and the City conducted 7 inspections prior to the review. No NOVs or CPAs had been issued to this project prior to the review.

On the day of the review, vertical construction was underway. The construction entrance

needed to be maintained, and some tracking was observed. Perimeter silt fence had been installed and appeared to be functioning, however some areas required maintenance or re-installation. Inlet protection measures had been installed throughout, and some contained sediment that needed to be cleaned out. There was a staging area being utilized outside of the LOD that was being used according to an informal agreement with the adjacent landowner. A revised plan was needed to add this area to the LOD and provide appropriate measures. A large stockpile was placed in an incorrect location compared to the approved plan and had the adjacent perimeter silt fence needed repairs. Drop inlet protection measures had been installed throughout the site but needed some additional stone. Sections of the silt fence throughout the site needed to be repaired. Overall, this site was out of compliance with maintenance and repair needs noted.

2. Allen Ridge Section 3:

This project consists of 28.5 acres disturbed for residential development located in the Lower Tar Subbasin of the Tar-Pamlico River Basin. The project file contained the approved plan, letter of approval, design calculations, a copy of the property deed, the FRO form, and previous inspection reports. The registered agent information was missing from the FRO form. The complete application was received by the City on 6/10/2019 and issued a letter of disapproval on 7/8/2019. The plan underwent 2 review cycles before being approved on 9/4/2019. Each review cycle was completed within the appropriate timeframe. The letter of disapproval had not been sent with the ability to track receipt by the applicant. The approved plans only included proposed measures for a final conditions phase and did not show the proposed measures during an initial phase of development. Construction on this project began in 2021 and the City had conducted 23 total inspections and 7 inspections in the year prior to the review. No NOVs or CPAs had been issued to this project prior to the review.

On the day of the inspection, work on this site had been paused for a significant period of time. Large portions of the site were left un-stabilized. Silt fence was damaged or missing in areas around the site perimeter, and a large stockpile did not have perimeter silt fence. There were piles of construction debris throughout the site, and some drop inlets throughout the site needed routine maintenance as well. A secondary access was being utilized adjacent to the construction entrance and tracking from this area was noted. An additional construction entrance was needed or access to the site through this area needed to be blocked off. The basin had been installed however; the basin had previously been installed to the permanent stormwater control measure design. Baffles had not been installed, and the skimmer device appeared to be clogged. Overall, this site was out of compliance.

3. West Star Industrial Park:

This project consists of 7.5 acres disturbed for industrial activity located in the Middle Neuse Subbasin of the Neuse River Basin. The project file contained the approved plan, letter of approval, calculations, a copy of the property deed, the FRO form, and previous inspection reports. The City received the complete application package on 8/1/2025 and issued the letter of approval on 8/19/2025. The financially responsible party and landowner were not the same entity, and a letter of landowner consent was not retained in the project file. The approved plans only included proposed measures for a final conditions phase and did not show the

proposed measures during an initial phase of development. The plan was also missing maintenance notes for some measures, baffles were not shown in the basin, and diversions were not clearly shown. Construction on this project began in September 2025 and the City had conducted 5 inspections prior to the review. No NOVs or CPAs had been issued to this project prior to the review.

On the day of the review, perimeter silt fence, drop inlets, and diversions were in need of repair. There was a diversion and check dam in a ditch outside of the LOD. Areas throughout the site were un-stabilized. The basin slopes had not been stabilized and rill erosion was noted. Baffles in the basin were either missing or submerged. There was no skimmer, instead the outlet was covered with silt fence and drained into a diversion with check dams that led offsite. Minor offsite sediment was observed through these failed measures. The sewer/water line tie in areas were included as part of the LOD, but no measures were installed in the field or shown on the approved plan. At a minimum, silt fence and outlets needed to be installed. A revised plan is needed to address the basin design, outlet protection measures needing to be included, and additional measures surrounding the diversion extending to the back of the site and the utilities tie in areas. A culvert had been installed in the roadway ditch at the front of the site. Sediment was moving beyond the LOD in this area. Overall, this site was out of compliance, and a revised plan was needed.

Positive Findings:

During the review DEMLR Staff noted positive aspects of the City of Greenville Local Erosion and Sedimentation Control Program including:

- The City requires preconstruction meetings for all projects.
- The City has the ability to issue stop work orders; inspection holds as additional tools to bring sites into compliance.
- The City conducts an inspection of the installation of the initial phase erosion and sediment control measures and must approve of those measures prior to allowing for mass grading to commence.

Issues Noted and Required Actions:

During the review DEMLR Staff found that the City of Greenville Erosion and Sedimentation Control Program had deficiencies including:

- The Registered Agent information was not always provided on the FRO form.
- Items were missing from approved plans, such as showing baffles in basins, staged construction sequences, and maintenance notes. The City did convey that some reviewed plans were approved by an engineer that was no longer employed with the City.
- When plans are found to be inadequate, plan disapproval letters are not sent with the ability to track receipt by the applicant.
- Certain sections of the ordinance are devoid or no longer adhere to the most recent statutes and administrative code.
- From the project files, it appears that the City is conducting inspections approximately every 2-3 months for active sites. However, the total activity reports indicate a lower

frequency of site inspections. Conditions onsite indicated that some issues noted on site had been present for an extended period of time.

- Landowner consent was not obtained prior to the approval of a plan for the project reviewed where the landowner and responsible party differed.

The City shall implement the following changes to correct the deficiencies found during the review and noted above:

- Staff should ensure that the registered agent information is provided anytime the FRP is a company or corporation. If an FRP is an out-of-state company, the registered agent must be in NC.
- Staff should ensure that the erosion and sediment control plans include all information, details, maintenance notes and sequencing to provide for adequate erosion and sediment control measures during each phase of construction as well as proper transition plans for moving from one phase to the next.
- The City should send formal disapproval letters with the ability to track receipt of the notice by the applicant. The applicant has the right to appeal the disapproval if a request for an appeal hearing is made within 15 days of receiving the notice of disapproval.
- The local ordinance should be updated pursuant the Model Ordinance approved by the SCC in November of 2021.
- The City must demonstrate the ability to monitor and enforce the provisions of the local ordinance and the SPCA. Staff indicated that when looking at inspections, they estimated they are closer to the frequency of every two months for active projects. The City stated that inspectors are conducting other developmental inspections in addition to the erosion and sediment control inspections and are onsite frequently commenting on erosion and sediment control items. The City will need to adjust processes to ensure that formal inspection reports are being generated when an inspection is being conducted and may need to prioritize additional time contributed to the program from existing staff to ensure that the program is adequately monitoring sites for compliance.
- Staff should ensure that when the landowner is different from the financially responsible party, written consent is given by the landowner granting the FRP permission to submit the ESC plan application and conduct the land disturbing activity.

Recommendations for Improvement:

DEMLR staff has also compiled a list of recommendations that would help to improve the program:

- It is recommended that the City improves its monitoring of NPDES violations and note possible violations and refer to the NCDEQ Washington Regional Office when necessary.
- It is recommended that the City add the date that an application was received on formal letters to ensure statutory timeframes are adhered to.

Conclusion:

During the review, DEMLR staff noted the City's locally delegated erosion and sedimentation control program had a few deficiencies. The City must ensure that registered agent information is provided on the FRO form and that landowner consent is obtained when necessary. The City also needs to ensure that disapprovals are mailed to applicants with the ability to track receipt. Staff needs to ensure that submitted plans contain appropriate measures on the plans, maintenance notes for all measures, and site-specific construction phases. City staff demonstrated some knowledge in erosion and sediment control practices, design, and procedures. Staff appeared to note most items onsite seen by state staff. However, the City should work to increase their inspection frequency to adequately monitor open projects for compliance. Staff should document when they are noting erosion control issues but may be conducting inspections primarily for other developmental inspection purposes. The City should evaluate the current workload and duty priorities to ensure that sites are adequately being monitored for compliance and implementation of the approved plan.

DEMLR staff recommends to "Continue Delegation with Review" for a period of 2 quarters with a follow up report to be presented during the 2026 Q4 Sedimentation Control Commission meeting.

During this continued review period, the City would need to work to address the deficiencies listed above and demonstrate an ability to conduct periodic and frequent inspections on open projects and effectively implement the local program's delegated authority.

This report has been prepared based on the formal review of the City of Greenville local program conducted on March 31, 2026, and will be presented to the SCC during its 2026 Q2 meeting on May 7, 2026.