



MEETING MINUTES – KICKOFF and MPAC #1

Subject: TTA Master Plan

Date: September 27, 2017, 3:30PM

Location: TTA Conference Room

Participants:	Ken Ibold, RS&H	Carter Keller, TTA Board
	Tarryn Little, RS&H	Don Kovasckitz, Sanford/Lee County
	Andrew Smyth, RS&H	Greg Sheets, Tenant
	Bob Heuts, TTA	Jonathan Shockey, Pope Army Airfield
	Kirk Bradley, SAGA	Jan Squillace, Wings of Carolina
	Tom Dossenbach, TTA Board	Steve Stroud, Tenant
	Buddy Keller, Tenant	

The meeting began with introductions of the project team to the committee. Project team members present include Ken Ibold, Tarryn Little and Andrew Smyth. Tarryn will serve as Project Manager supported by Ken and his team. Tarryn is local and is based in the Raleigh office. Ken and his team are located in Jacksonville, FL.

Following introductions, Ken Ibold began his presentation providing information on the master planning process for TTA. The presentation and meeting minutes will be available on the Airport's website after the meeting. The presentation started with the purpose and importance of a master plan. This was followed by an overview of the steps of the process. The presentation concluded with a tentative schedule of the project duration through next fall. He emphasized that although RS&H will attempt to meet this schedule, the project depends on FAA approval of the Forecast/Critical Aircraft and the ALP set. Typical approval times of two months for the Forecast have been incorporated in the timeline. Some work can be conducted during the approval process. Ken also explained that this is an inclusive effort and dependent on stakeholder involvement for positive result.

Greg Sheets, a tenant at TTA, asked a question about the public notification process. In particular, when and how does it take place and is it required. Ken and others answered that this is a planning process and the general public will be welcomed and included in various

phases of the master planning process. However, because there is no land use change or building permit being issued, there is no formal and legislative requirement for public notice.

Bob Heuts expressed his apprehension about residential land uses intruding on the airport. There were comments from the group about a possible overlay zoning district. Another member mentioned that this was researched before and efforts were made to the county commission. However, there was not enough political support to proceed. A group member commented that the commissioners were unwilling and hesitant about reducing any economic development opportunities. A committee participant also mentioned that during that time, the economic and political climate were different. And since then, the area is much more stable. It is apparent that TTA's biggest concern at the moment is compatible land uses on adjacent properties.

Steve Stroud, a tenant and land developer had two comments. The first echoed the previous comment about incompatible land uses. Steve, though, expressed how critical this overlay district could (and will) become if there is no current action. He noted many airports have run into trouble with adjacent incompatible development due to the inability of local planners to restrict near-airport development.

The second comment involved land acquisition or lawful control over the development of the surrounding area not owned by the county (i.e., Lee County). He warned that the surrounding area is growing steadily and will eventually reach the Airport regardless of current jurisdictional boundaries. The main reason he and others cite is the future municipal sewer connection. The sewer connection will allow many uses for the area and drastically increase the economic viability for many companies. A committee member commented that the original ordinances would limit the uses to commercial properties only, which should limit concerns about encroaching residential development. However, another member stated, to change that to residential or other uses would just take political maneuvering and time.

In all, the group strongly advised the Airport to consider purchasing surrounding properties. Steve Stroud suggested that the Airport move quickly, as community expansion is occurring rapidly. This rapid rate of expansion is also quicker than the full master planning process. Greg Sheets suggested that a conservation, avigation and/or development easements be applied to the surrounding areas. The group discussed this option but referred this to be included in the master plan. The committee also suggest meeting with the Sanford-Lee County task force to occur as soon as possible and prior to the next MPAC meeting. This

meeting would be to discuss incorporating an airport overlay district or change the zoning for adjacent airport properties to protect the Airport's current and future assets.

The meeting concluded following the previous questions from the group. Presentation materials will be sent along with meeting minutes as well as be available online. Further meeting dates are currently scheduled based on the project timeline but are tentative. Tarryn will send out meeting invites soon. Also, meeting materials including presentations and other documents will be sent ahead of meetings, preferably a week prior. Bob Heuts adjourned the meeting after thanking the group for their participation.

The MPAC members include:

- » Carter Kelly, Sanford Lee County Regional Airport Authority
- » Tom Dossenbach, Sanford Lee County Regional Airport Authority
- » Ken Haenlein, Tenant
- » Greg Sheets, Tenant
- » Kirk Bradley, SAGA
- » Matt Walsh, Tenant
- » Jan Squillace, Wings of Carolina
- » David Montgomery, Sanford/Lee County
- » Jonathan Shockey, Pope Army Airfield
- » Steve Stroud, Tenant
- » Don Kovasckitz, Sanford/Lee County
- » Buddy Keller, Tenant