



## MEETING MINUTES – MPAC #1 Study Design

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Subject: TTA Master Plan

Date: Wednesday, December 13, 2017, 3:30PM

Location: Wings of Carolina Training Room

Participants:

Ken Ibold, RS&H	Buddy Keller, Tenant
Tarryn Little, RS&H	Carter Keller, Tenant
Andrew Smyth, RS&H	Don Kovasckitz, Sanford Lee County
Tom Slater, RS&H	David Montgomery, Sanford Lee County
Kirk Bradley, Tenant	Greg Sheets, Tenant
Tom Dossenbach, TTA Board	Jonathan Shockey, Pope Army Airfield
Marshall Downey, Sanford/Lee County	Jan Squillace, Wings of Carolina
Dustin Haigler, Deep River Fire Dept.	Jacob Welltow, Deep River Fire Dept.
Bob Heuts, TTA	

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The meeting began with Bob Heuts kicking off the meeting and brief introductions of those present. Project team members from RS&H at the meeting included Tarryn Little and Tom Slater based in Raleigh and Ken Ibold and Andrew Smyth out of Jacksonville.

Following introductions Mr. Ibold began the presentation, which highlighted the goals and objectives of the Master Plan Update. The goals and objectives were created based upon the Master Plan Advisory Committee (MPAC) discussions at the previous meeting in September and continued conversations with the Airport. Ken stressed that these goals and objectives should be a direct reflection of the Airport's goals and objectives for the Master Plan Update. He also mentioned that these objectives will be used further in the Master Plan Update process during evaluation of the alternatives.

The goals were organized into eight themes: Land Management and Sustainability, Communication, Fiscal Sustainability, Efficiency, Opportunities for Growth, Intergovernmental Communication, Environmental Awareness, and Safety and Security. Land Management is the focus area and of most concern to MPAC members. This issue was again the topic of conversation and discussion.

David Montgomery, City Planner, and Marshall Downey, Planning Director described the proposed land uses for the Airport and its immediate neighbors, generated as part of the County's upcoming revisions to its Land Use Plan. Plan SanLee is the City of Sanford and Lee County's joint land use plan that is currently in the final stages of development. Although a final version is expected to be adopted in the immediate future, Plan SanLee was intended to have addendums and revisions that include findings and recommendations from the Raleigh Executive Airport Master Plan Update.

Mr. Montgomery explained that Plan SanLee incorporates "place types" instead of land use. Place types add the character of the area in addition to a land use to the regulatory framework. The proposed place type for the Airport's land parcels and a large tract to the east is Industrial. Industrial areas are defined as centers for employment with access to transportation and infrastructure. Many committee members voiced the opinion that this place type was appropriate but does not go far enough as to protect the Airport's interests in the future. Discussion followed about the appropriate level of intervention.

Ideally, committee members would like to see no residential development surrounding the Airport until a suitable plan and strategy can be provided. Current regulations allow for developers to rezone and adjust land uses as desired with due process. The committee predicts that residential developers will proceed to do this surrounding the Airport, which could lead to development that is not compatible with airport operations. There was confusion among members regarding rezoning and Plan SanLee which was clarified by Mr. Downey.

Plan SanLee only affects the future land uses but does not affect existing zoning. This means that property owners are still allowed to develop according to the current property zoning. This difference is where incompatible land uses for the near and long term affect the Airport.

Mr. Downey reiterated that SanLee Plan was intended to have addendums and revisions because the schedule for the Raleigh Executive Master Plan Update is slightly behind Plan SanLee. Any recommendations for the draft Plan SanLee would need occur as soon as possible. In addition, committee members will meet with representatives from local developers and investors to discuss large projects that can potentially act as trigger points for Airport development.

After these discussions, Mr. Ibold continued the presentation of the remaining seven goals and objectives. This was followed by describing the evaluation process including how alternatives are scored was explained. The website was then displayed. The website will go online after approval and is where minutes, presentations and other important items will be



located for public viewing. The website also has a section where the public can make comments.

Finally, Mr. Ibold discussed the project's schedule, deliverables, and meetings. Mr. Heuts concluded the meeting by thanking the committee.