

# PGV Special Board Meeting



**North 24 Development  
Site Concept Review  
Neighborhood Meeting**  
Airport Terminal Conference Room  
November 14, 2024



# PGV Special Board Meeting

## Agenda

- Introduction
- Location
- Purpose and Need
- Design Considerations
- Concepts
- Environmental Assessment Process
- Schedule



# PGV Special Board Meeting

## Introduction

- Pitt-Greenville Airport Authority
- Consultant Team
  - McFarland Johnson – Prime
    - Jeff Wood
    - David Rosa
  - HMMH – Noise and Air Quality
    - Dayna Bowen
  - ARK Consulting Group – Engineering
    - Bryan Fagundus
  - Ward and Smith – Legal Counsel
    - Drake Brinkley



# PGV Special Board Meeting

## About PGV

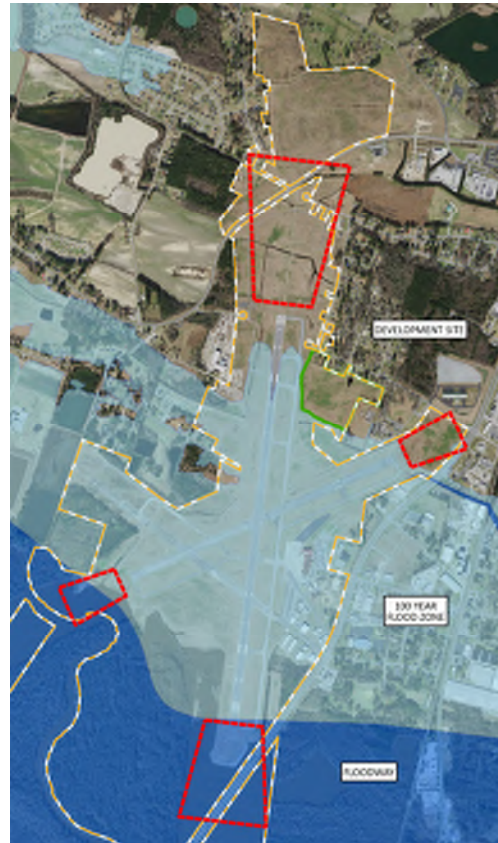
- PGV is an Economic Engine for the Community<sup>1</sup>
  - 1,225 jobs
  - \$14,203,000 State and Local Taxes
    - Tenant (airlines, rental car companies, airport security) spending
  - \$266,900,000 Total Economic Output
    - Airport capital projects and operations (construction, facility maintenance, services)
- Provides Convenient Local Access to American Airline's Vast Network Through its Growing Charlotte Hub
- Thriving General Aviation Facilities are an Important Economic Development Asset Providing a Diversity of Aeronautical Activities

<sup>1</sup> NCDOT North Carolina The State of Aviation, January 2023, <https://www.ncdot.gov/divisions/aviation/Documents/state-of-aviation.pdf>



# PGV Special Board Meeting

## Location and Site Selection



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## Site Photos



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## Project Purpose and Need

- Responds to Market Needs for Hangars, Maintenance, Repair, and Overhaul (MRO), and Electric Aircraft
- Regional Economic Development
- Create Good Paying Jobs North of the River
- Increase Airport Revenue for Long Term Financial Self Sufficiency
- Meet FAA Design and Safety Standards
- Comply with Relevant Environmental Regulatory Requirements as Good Stewards



300 eCTOL model aircraft. Image: BETA Technologies

# PGV Special Board Meeting

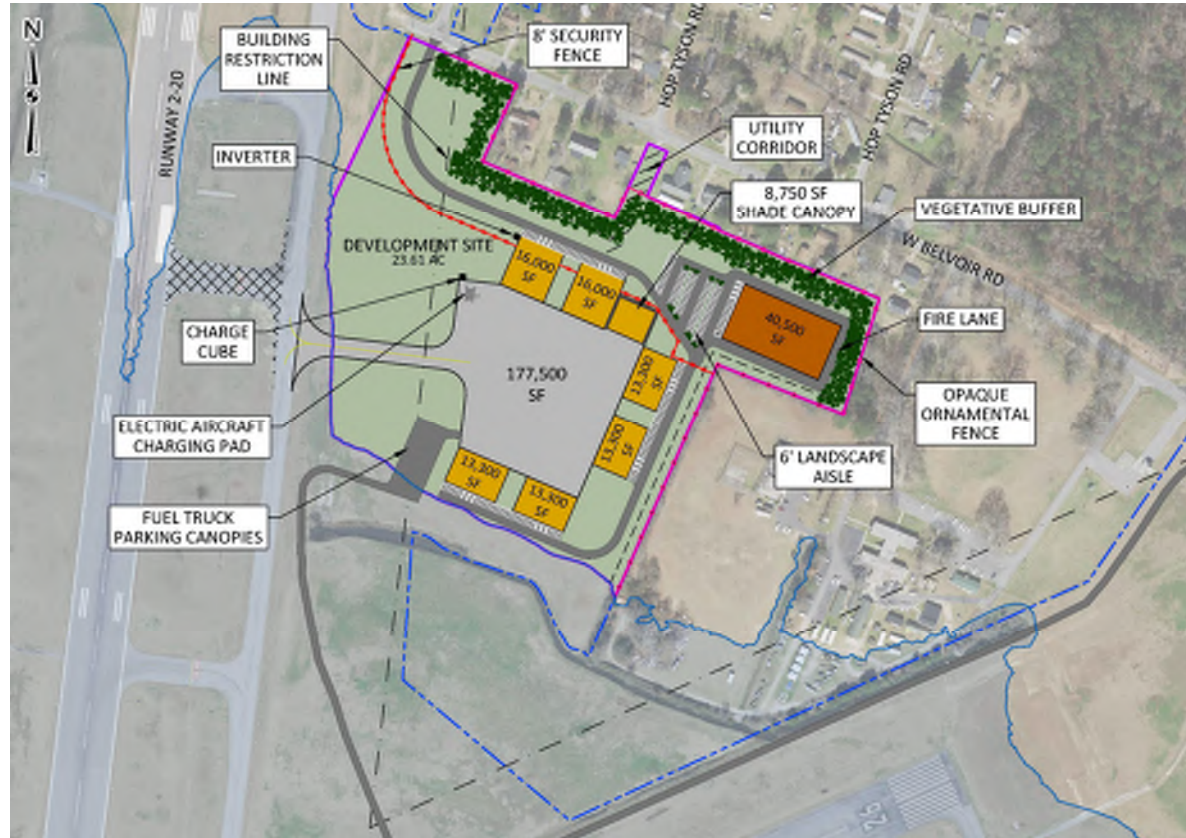
## Design Considerations

- Collaboration with Neighbors
- Environmental Stewardship
- Provide Economic Development Opportunities to Greenville, Pitt County, and all of Eastern NC
- Common Themes for Both Concepts
  - Opaque ornamental fencing
  - Vegetative buffer with trees and evergreen bushes
  - Airplane activity concentrated in development core
  - Direct stormwater away from neighborhood
  - Outside 100-year floodplain
  - Electric aircraft charging
  - Diverse revenue opportunities



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## Concept 1



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## Concept 1



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## Concept 1



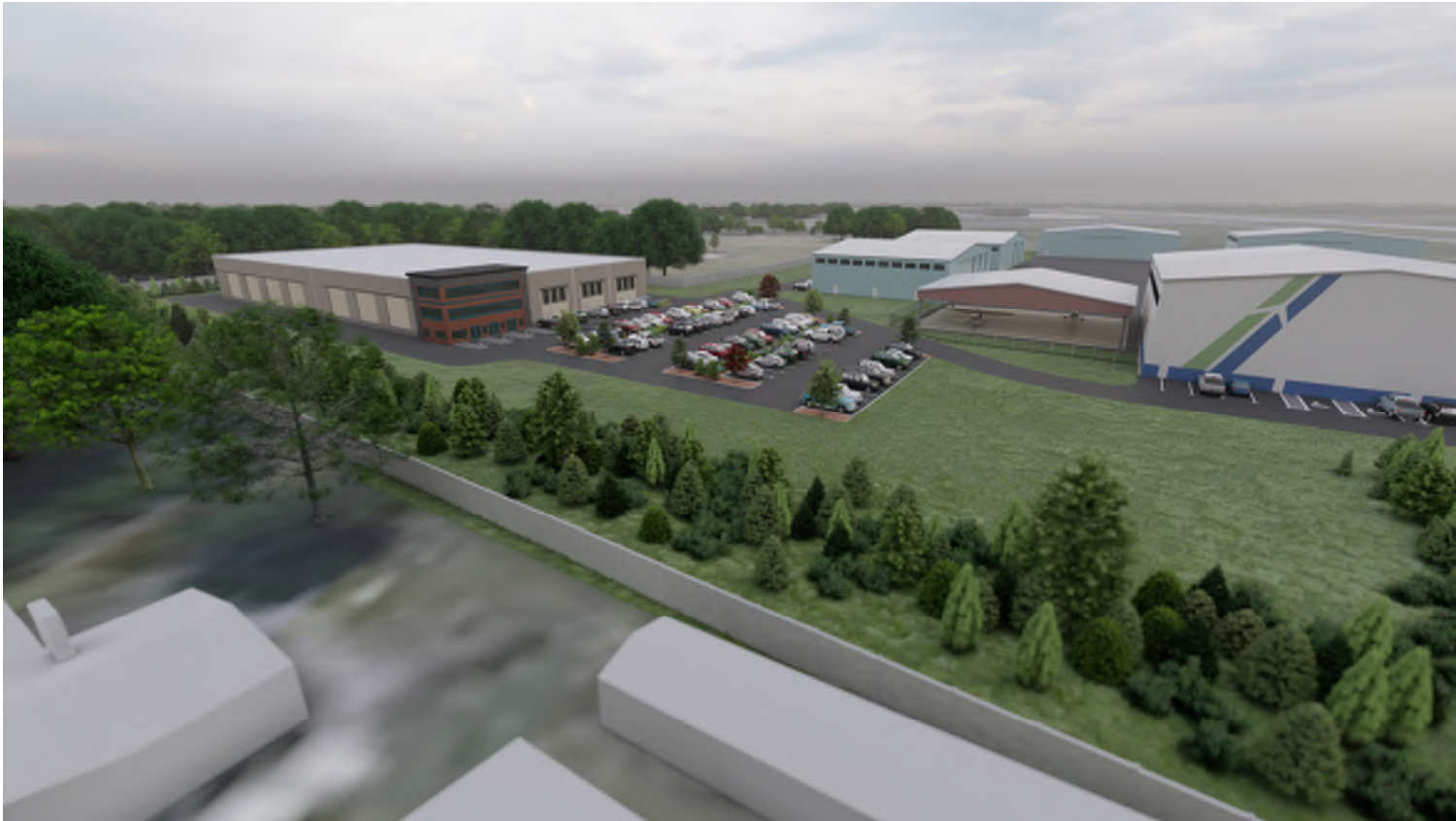
# PGV Special Board Meeting

## Concept 1



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## Concept 1



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## Concept 2



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## Concept 2



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## Concept 2





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## Concept 2



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## Concept 2



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## Summary

- Concept 1

- Multiple General Aviation Hangars
  - Two 16,000 SF Hangars
  - Four 13,300 SF Hangars
- Aircraft Parking with Sunshade
- 40,500 SF Commercial/Light Industrial Space Available

- Concept 2

- 90,000 SF Maintenance, Repair, and Overhaul (MRO) Facility
- Two 16,000 SF General Aviation Hangars
- 35,250 SF Commercial/Light Industrial Space Available

- Both Concepts Borne by Expressed Interest in Site Development

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## Environmental Assessment

- Required for Federal Funding
- Evaluates Environmental Consequences of Proposed Action
- Used for Projects Where Environmental Impacts Are Not Expected to be Significant or Can Be Mitigated to Less Than Significant
- Prepared in Accordance with National Environmental Policy Act (NEPA) Requirements:
  - Council on Environmental Quality Regulations
  - FAA Orders (1050.1F and 5050.4B)

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## Environmental Assessment

- ***Air Quality***
- Biological Resources (fish, wildlife, and plants)
- Climate
- Coastal Resources
- DOT Section 4(f)
- Farmlands
- Hazardous Materials, Solid Waste, and Pollution Prevention
- Historical, Architectural, Archeological and Cultural Resources
- Natural Resources and Energy Supply
- ***Noise and Noise Compatible Land Use***
- Socio-economics
- ***Environmental Justice***
- ***Traffic***
- Children's Health and Safety Risks
- Light Emissions
- Visual Resources/Visual Character
- Wetlands
- ***Floodplains***
- ***Surface Waters***
- Groundwater
- Wild and Scenic Rivers
- Permits
- Mitigation

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## Environmental Assessment Process

- Develop Purpose and Need (Why)
- Identify Resources (Existing Conditions)
- Develop Alternative(s) (How)
  - No Action alternative is carried forward to end of process
- Evaluate environmental, social, and economic consequences (Impacts)
- Prepare Draft EA for Public Review
- Public Comment (30 Calendar Days)
  - Notification to public via legal notices, PGV website, social media, etc.
- Notification will describe how to comment
- Final EA
  - All comments are included in the public record
  - Substantive comments catalogued and addressed
- FAA Review
  - Issues Finding of No Significant Impact (FONSI), or
  - Requires Environmental Impact Statement (EIS)

# PGV Special Board Meeting

## Schedule

- Zoning Process Meetings
  - January 21, 2025 – Planning and Zoning Commission
  - February 13, 2025 – City Council
- Development Process Construction
  - November 2024 – Finalize Preferred Concept
  - December 2024 – Submit “Pen and Ink” ALP change to FAA for Review
  - January 2025 – FAA approves “Pen and Ink”/Initiate NEPA Process
  - April 2025 – Submit Pre-Draft EA to FAA
  - June 2025 – 30-day Public Comment Period Begins
  - October 2025 – FAA Decision

# PGV Special Board Meeting

# Thank You!

## Contact Information

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