

**MINUTES**  
**TELLICO PLAINS REGIONAL PLANNING COMMISSION MEETING**  
**Monday, December 14, 2015**

**Members Present**

Mitch Millsaps, Chair  
Patrick Hawkins, Mayor  
Larry Harris, Alderman  
Chad Johnson

**Members Absent**

Mike Atkins, Secretary

**Others Present**

Ruth Viergutz Hawk, Staff  
Greg Altum, Press  
Greg Newman  
Margaret Debernardi  
James H. Debernardi  
Tim Murtaugh

**CALL TO ORDER AND APPROVAL OF MINUTES**

Chairman Millsaps called the meeting to order at 6:00 p.m. Commissioner Harris moved to approve the November 2, 2015, minutes as submitted. Commissioner Johnson seconded the motion and the motion passed 3-0, Mayor Hawkins having not yet arrived.

**SUBDIVISION PLAT AND HOTEL DEVELOPMENT SITE PLAN, PARCELS 046.10, 046.13, AND 046.14, TAX MAP 146, LOCATED ON THE NORTH SIDE OF BEAR LANE, WEST OF HIGHWAY 68, APPROXIMATELY 4 ACRES, TO DISSOLVE AND MOVE INTERIOR PROPERTY LINES TO ACCOMMODATE HOTEL (James Debernardi, Applicant)**

Mr. Debernardi distributed a subdivision plat and presented the project. Staff distributed copies of the draft site plan and an aerial photo of the general area. A general discussion followed.

The following is a brief summary of the discussion:

- The Town maintains Bear Lane to the school property;
- A 2" water line currently serves the site, but a 6" line is needed;
- The best option for water service with a 6" line would be directly from the water tank located on top of the hill behind the development;
- The developer plans to build a retaining wall behind the hotel;
- The hotel will be a Microtel Hotel (Wyndham product) with three-stories and 59 rooms;
- The developer's intent is to construct the building with a rustic façade so as to fit in with the mountain character of Tellico Plains;
- Microtel representatives will be touring the site on Wednesday, December 16;
- The developer's long term goal is to also construct a conference center behind or adjacent to the hotel and to further subdivide the property;
- The presented subdivision plat is a two-lot subdivision which can be reviewed by staff and signed off by the planning commission secretary; and
- The developer is primarily looking for a nod of approval from the planning commission so that this agreement can be relayed to the Microtel representatives.

Commissioner Harris moved for staff to review the plat and to have the planning commission secretary sign off on the plat once it complies with the *Subdivision Regulations* and that the hotel is a good project for Tellico Plains. Mayor Hawkins seconded the motion and the motion passed 4-0.

**FUTURE TRAINING OPPORTUNITIES**

Staff reported that John Lamb, Blount County Planning Director, will present “Population at the Speed of Life – Health Considerations in Growth, Planning, and the Built Environment” on Thursday, January 14, 2015, at 6:00 p.m. at the Vonore Community Center.

**REPORT ON MINOR SUBDIVISION PLAT REVIEW/APPROVAL**

None

**OTHER BUSINESS**

None

**ADJOURN**

The meeting adjourned at 6:45 p.m. Staff conducted a 1 hour training session on Private Property Rights.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date