

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
APRIL 21, 2026
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Ken Webster
Gus Floodquist
Logan Coykendall
Kevin Tierney
Randy Watson

MEMBERS ABSENT

Brent Whaley

OTHERS PRESENT

Keith Brooks
Kelly Johnson
Mahavir Patel

Staff Representative: Dalton York, Planning Director
Jodi Bible, Deputy City Planner

Chairman Ken Webster called the meeting to order at 10:00 a.m. Mr. Brad Justice made a motion to approve the previous minutes of the March 3, 2026, meeting. Mr. Gus Floodquist provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Aesthetic review and consideration for "KB Square Gas Station," located at 1006 East Parkway, requested by Bhavin Patel.

Staff presented the aesthetic request for "KB Square Gas Station," located at 1006 East Parkway. The request is for a new gas station proposed for East Parkway. The aesthetic request entails masonry veneer at the base of the proposed gas station, colored Coronado stone country castle cream; synthetic stucco finish, color SW-neutral white; rough sawn timber beams, SW-clear coat poly; natural cedar siding, color SW-clear coat poly; raised seam metal roof; SW-black; natural cedar siding, color SW-clear coat poly; hardi trim boards- SW black. Staff did mention that the outstanding approvals needed for the development are landscaping and signage. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Randy Watson made a motion to recommend the proposed aesthetic review to the Planning Commission for their review and consideration. Mr. Kevin Tierney provided a second with all members voting, "aye."

Aesthetic review and consideration for “EOS Link Charging Stations,” located at 967 Parkway, requested EOS Link, LLC.

Staff presented the aesthetic request for “EOS Link Charging Stations,” located at 967 Parkway. The request is very similar to the River Road request presented at the March 3, 2026, meeting. The request is a combination of signage and aesthetic, although the proposed signage is mostly incidental signage per Section 411, being the Sign Regulations. The request is for the signage proposed for the electric car charging stations and the painting noting the parking spaces. The site plan notes three parking spaces for the proposed charging station- one (1) handicap parking space and two (2) regular parking spaces. Staff said that only one parking space of the proposed car charging stations will be viewable from Hampton Inn’s right-of-way and that parking stall will not have a screen facing the right-of-way. Applicable Regulations: Section 411, being the Sign Regulations and Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Gus Floodquist made a motion to recommend the proposed aesthetic review to the Planning Commission for their review and consideration. Mr. Kevin Tierney provided a second with all members voting, “aye.” Mr. Logan Coykendall abstained from the vote.

Review and consideration for proposed sign face replacement for “Alamo Steakhouse,” located at 705 East Parkway, requested by Southern Signs, Inc.

Staff presented the request for a proposed sign face replacement for “Alamo Steakhouse,” located at 705 East Parkway. The request is to replace the sign face on the free-standing sign structure located beside East Parkway. Sign face measures 60’, and is double-sided with illumination, anything white will illuminate along with the marquee lights around the sign. The sign colors are black and white. The sign size is grandfathered. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Gus Floodquist made a motion to recommend the proposed sign face replacement to the Planning Commission for their review and consideration. Mr. Kevin Tierney provided a second with all members voting, “aye.”

Review and consideration for proposed signage for “Mountain Heritage Inn,” located 575 River Road, requested by Amelia Bales.

Staff presented the request for proposed signage for “Mountain Heritage Inn,” located at 575 River Road. The proposed sign is for a wall sign that will be located right off the Inn’s office. The proposed signage measures out to be 40’ made of high-density urethane. The preexisting signage monument sign measures out to be 48’ per an approval from 1980. The proposed wall sign will be dark green with beige writing. No lighting details were provided, but Staff does not believe the applicant intends to have lighting on the wall sign. The Inn does have the maximum allotment of 150’ due to their linear footage. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed signage to the Planning Commission. Mr. Randy Watson provided a second with all members voting, "aye."

Aesthetic review and consideration for "Mountain Heritage Inn," located at 575 River Road, requested by Amelia Bales.

Staff presented the aesthetic request for "Mountain Heritage Inn," located at 575 river Road. The request is for the exterior renovations proposed at the Inn. The same dark green and beige, previously mentioned in the sign request, will be utilized on the exterior throughout the Inn. Unfortunately, the specific colors codes were not provided to Staff. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the aesthetic review as presented to the Planning Commission for their review and consideration. Mr. Gus Floodquist provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Cobbler and Cream," located at 461 Parkway, Suite 3, requested by Tyler Gilreath.

Staff presented the request for proposed signage for "Cobbler and Cream," located at 461 Parkway, Suite 3. The request is for a new dessert eatery that will be going in place of the "Savannah Bee." The request is for three business signs- 1 wall sign measuring out to 16', illuminated, flat sign that will slide into the existing sign cabinet at the location. The proposed graphics, specifically, the spoon, on the front door are within the allowable 50% window coverage allotted by Section 14, Chapter 5 of the Gatlinburg Zoning Ordinance being the Lighting and Merchandise Regulations. The "Cobbler and Cream," signage measures out to 4'2", well within the 30% of signage allotment mentioned under Section 14. All decals displayed on the far-left window are considered incidental signage and do not warrant approval from the Board under Section 411.3.1.2. The Board did express that they would like to see a muted red or maybe a variation of orange used as opposed to the vibrant red provided by the applicant. Applicable Regulations: Section 411, being the Sign Regulations and Ordinance 2609.

Following a brief discussion, Mr. Kevin Tierney made a motion to recommend the proposed signage as proposed to the Planning Commission for their review and consideration, asking that the applicant reconsider the variation of red presented. Mr. Brad Justice provided a second with all members voting, "aye."

Aesthetic review and consideration for "Smokies Edge," located at 323 Ownby Street, requested by Compass Ventures.

Staff presented the aesthetic review for "Smokies Edge," located at 323 Ownby Street. The request is for the exterior of the second building to be constructed at the site. The new apartment complex once intended for J-1 Housing will be sold to be utilized, however the owner's see fit, could be long-term or short-term based on the zoning classification. Green and white are the colors provided, unfortunately no color codes were provided. The final approval needed for the

development is signage approval. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Gus Floodquist made a motion to recommend the aesthetic review as presented to the Planning Commission for their review and consideration. Mr. Randy Watson provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10, requested by Signworks, LLC.

Staff presented the request for proposed signage for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10. The request is for one wall sign measuring out to 80 square feet. LED channel letters and dimensional logo and ornate objects encompass the sign face. Ornate objects measure out to be 2' a piece, equating to 6' in total for all three birds, bringing their total to 88 square feet, maximizing their signage allotment. The dimensions of the greenery were not provided for staff. Applicable regulations: Section 411, being the Sign Regulations and Section 412, being Super Graphics and Other Ornate/Foreign Objects.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed signage to the Planning Commission for their review and consideration. Mr. Randy Watson provided a second with all members voting, "aye."

Aesthetic review and consideration for "Parrot Mountain Mini Golf," located at 631 Parkway Suite, 9 and 10, requested by Signworks, LLC.

Staff presented the aesthetic review for "Parrot Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10. The request is for the exterior color change on the building. SW-6924 Direct Green and SW-6892 Carnival are proposed to be utilized on the exterior façade of the mini golf amusement. The Board expressed concerns regarding the exterior color choice stating the need for a more muted green color, Courtyard SW-6440, for example, and requested a not as vibrant orange as presented. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Logan Coykendall made a motion to table the request as presented citing the need to see the color samples in hand as opposed to digitally. Mr. Brad Justice provided a second with all members voting, "aye."

Review and consideration for proposed landscaping plan for "The Scoundrel," located at 305 Airport Road, requested by Robert Campbell and Associates.

Staff presented the proposed landscaping plan for "The Scoundrel," located at 305 Airport Road. Landscaping plan will include trees, shrubs, flora, ground cover and vines. Trees proposed to be planted- dogwood, magnolia, American hophornbeam. Shrubs proposed- European ginger, butterfly milkweed, cast iron plant, lady in red fern, Appalachian sedge, Cherokee sedge, red twig dogwood, coneflower, beetleweed, Corsican hellebore, bears foot hellebore, periwinkle, stonecrop, and others. Ground cover proposed- partridge berry, evergreen candytuft, superstar

green and gold. Vines proposed-Virgina creeper. Applicable Regulations: Section 407, being Site Plan Regulations for Multi-Family, Commercial, and Industrial Uses.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed landscaping plan to the Planning Commission for their review and consideration. Mr. Gus Floodquist provided a second with all members voting, "aye."

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:32 a.m. following a motion made by Mr. Kevin Tierney and a second provided by Mr. Gus Floodquist.