

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
JANUARY 23, 2025
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Brad Justice
Logan Coykendall
Randy Watson
Ken Webster

MEMBERS ABSENT

Jared Durrett
Kevin Tierney

OTHERS PRESENT

Staff Representative: Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary

Chairman Ken Webster called the meeting to order at 1:42 p.m. Mr. Brad Justice made a motion to approve the previous minutes of the January 9, 2025, meeting. Mr. Logan Coykendall 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 "Greystone Lodge on the River," located at 559 Parkway, requested by Jackie Leatherwood.

Staff presented the request for an aesthetic review for "Greystone Lodge on the River," located at 559 Parkway. The aesthetic review is for a patio addition that will be located on the right-hand side of the registration office. The plan displays removing the existing storefront with a new storefront entry system. The new patio will have two firepits with seating and seven additional tables with seating. The patio and seating will be slightly screened with the modification to the existing planter with a new planter that will be the length of the patio helping provide privacy for the patrons on the patio from the foot traffic on Greystone and the Parkway. The flooring will be colored sandstone. Applicable regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Brad Justice made a motion to approve the aesthetic request as presented. Mr. Logan Coykendall provided a second with all members voting, "aye."

Aesthetic review and consideration for "Ripley's Haunted Adventure," located at 908 Parkway, requested by Dustyn Ivey.

Staff presented the request for an aesthetic review for "Ripley's Haunted Adventure," located at 908 Parkway. The aesthetic review is exclusively for the paint colors being proposed for the exterior of the commercial business, as it was noted on the application provided to Staff. During the discussion, Staff noted that the ornate objects (coffins), effects (fog machines), and lighting would need to be reviewed separately. The proposed colors for the building are the same purple and yellow as the applicant presented for the neighboring building, Ripley's Motion Blaster. The pantone color codes were not

provided by the applicant, but they did provide a physical sample to show the Board. The Board was split on the color choice for the commercial development. Half of the Board felt that the requestor disregarded the Architectural Guidelines, and the other half sympathized with the development being an attraction.

Following a brief discussion, Mr. Randy Watson made a motion to approve the request as presented. Mr. Brad Justice provided a second. Mr. Logan Coykendall opposed the request along with Chairman Ken Webster. Due to a tie vote, the motion is lost since it is not a majority. The applicant will need to resubmit it for approval.

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 1:57 p.m. following a motion made by Mr. Brad Justice and a second provided by Mr. Randy Watson.