

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
DECEMBER 16, 2025
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Kevin Tierney
Jared Durrett
Gus Floodquist
Logan Coykendall
Brad Justice
Randy Watson

MEMBERS ABSENT

Ken Webster

OTHERS PRESENT

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

Mr. Randy Watson called the meeting to order at 10:04 a.m. Mr. Logan Coykendall made a motion to approve the previous minutes of the November 4, 2025, meeting. Mr. Gus Floodquist provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

Review and consideration for proposed signage for "Mobility Scooter Rentals," located at 379 East Parkway, requested by Laurentiu Cirstea.

Staff informed the Board that the applicant had not provided any updates to the submission.

Following that statement, Mr. Brad Justice made a motion for the item to remain on the table. Mr. Jared Durrett provided a second with all members voting, "aye."

New Business

Review and consideration for proposed signage for "The Escape Game," located at 105 Reagan Drive, requested by The Escape Game.

Staff informed the Board that following our department review Staff concluded that the submission in its current state was not compliant with Section 411, being the Sign Regulations. Staff removed the item for consideration.

Review and consideration for proposed signage for "Timber Ridge at Mills Park," located at 130 Mills Park Road, requested by Charles Ottolini.

Staff presented the request for proposed signage for "Timber Ridge at Mills Park," located at 130 Mills Park Road. The request is for a monument sign to be placed at the western entrance of the planned unit development. The monument sign measures 89 square feet. The proposed placement is between 25'-30' off the roadway. The proposed materials listed are concrete block structure on the footer, stone,

stucco, and hardi plank. The letters and logo are urethane painted 3/8" acrylic and solar lighting will be utilized. The colors used are SW6062, rugged brown on lettering and SW 6418 rural green accent on the logo. During the discussion, the Board inquired about the placement of the monument sign and its proximity to residential neighborhood that adjoins the development. Staff explained that the proposed location is on the western entrance which does adjoin the residential neighborhood beside it. Staff did mention that most of the patrons utilizing the development would enter via Highway 321, the opposite direction of the proposed monument sign. The Board members stated that moving monument sign to the eastern entrance makes the most sense due to access to the development being served via Highway 321. The Board also inquired about the specific coloring of the stone to be utilized at the base of the proposed monument signs. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Logan Coykendall made a motion to table the request requesting the monument sign be placed at the eastern entrance of the development and a description of the stone base be provided to the Board. Mr. Brad Justice provided a second with all members voting, "aye."

Aesthetic review and consideration for "Country Inn and Suites," located at 421 Reagan Drive, requested by TJ Patel.

Staff presented the request for aesthetic review and consideration for "Country Inn and Suites," located at 421 Reagan Drive. The aesthetic review is for the rebranding of "Country Inn and Suites," to "Garner Hotel." The signage was reviewed and approved by Environmental Design Review Board on November 4, 2025, and further affirmed by Planning Commission on November 20, 2025. The submittal includes detailing the exterior paint changes proposed. The new paint colors are gray shingle, white flour, rock bottom and reclining green (all SW codes provided by applicant). Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

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

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:15 a.m. following a motion made by Mr. Gus Floodquist and a second provided by Mr. Kevin Tierney.