

MINUTES OF THE  
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD  
FEBRUARY 22, 2024  
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Jared Durrett  
Ken Webster  
Kevin Tierney  
Maggie Bowers  
Logan Coykendall

MEMBERS ABSENT

Brad Justice  
Randy Watson

OTHERS PRESENT

Gabby Taylor  
Pat Boles

Staff Representative: Jeff Ownby, Building and Planning Director  
Dalton York, Assistant City Planner  
Jodi Bible, Executive Secretary

Chairman Ken Webster called the meeting to order at 1:30 p.m. Mrs. Maggie Bowers made a motion to approve the previous minutes from the February 8, 2024, meeting. Mr. Jared Durrett provided a second with all members voting, "aye."

**Staff Report**

Staff welcomed Logan Coykendall to the Environmental Design Review Board, and thanked the Board members reappointed, Mr. Kevin Tierney and Mr. Brad Justice, for their time and willingness to continue to serve on this board.

**Petitions and Communications from the Public**

**Old Business**

**New Business**

**Review and consideration of one (1) proposed wall sign for "The Tin Roof," located at 648 Parkway, requested by Tammy Yaksic.**

Staff presented the request for one (1) proposed wall sign for "The Tin Roof," located at 648 Parkway. The wall sign measures out to forty-eight (48) square feet and will be placed above the store entrance. The sign is laser cut high density foam that will include the store name and small image. The colors being used throughout the sign are beige, brick red, and gray for the background and lettering. Other colors being used: muted yellow, evergreen green, green, and blue will be used on the graphic presented, which is a sunrise over a mountain top. With the sign being laser cut, this will provide some dimension to the sign. Staff advised the Board based on these applicable regulations: Article IV, Section 411 being Sign Regulations and Gatlinburg's Architectural Guidelines.

Following a brief discussion, Mr. Jared Durrett made a motion to approve the proposed wall sign as presented. Mr. Kevin Tierney provided a second with all members voting, "aye."

**Review and consideration of seven (7) replacement free-standing signs for “Chalet Village Owners Club,” located at 1319 South Baden Drive, requested by Ken Webster.** Staff presented the request for seven (7) replacement free-standing signs for “Chalet Village Owners Club,” located at 1319 South Baden Drive. Technically, the Board reviewed six of the seven signs since one of the signs is located outside the City of Gatlinburg. The placement and dimensions of the sign, as regulated in Section 411.3.5 and Section 411.12 of the Zoning Ordinance. The intent is to replace only the base of the main sign located on Ski Mountain Road; all others will utilize the existing sign structures. The sign designs vary based on location, but all signage is cohesive in design and marketing language.

Prior to the vote, Chairman Ken Webster abstained from the vote. Following a brief discussion, Mr. Kevin Tierney made a motion to approve the request as presented. Ms. Maggie Bowers provided a second with all members voting, “aye.”

**Review and consideration of one (1) freestanding sign for “Pizza Rio,” located at 373 Parkway, requested by Sign Co., Inc.**

Staff presented the request for one (1) freestanding sign for “Pizza Rio,” located at 373 Parkway. The sign proposed is 12’ (twelve) square feet and is an aluminum sign cabinet with plastic panned face. The sign will be internally illuminated LED with a digitally printed graphic. Mr. Pat Boles, Sign Co., Inc, was present to answer questions and discuss the design. Staff also pointed out that the placement and dimensions of the sign are regulated in Section 411.3.5 and Section 411.3.6 of the Zoning Ordinance, are protected under the non-conforming clause mentioned in Section 411.12 of the Zoning Ordinance. The proposed sign is no larger than the signage previously utilized by the former tenant, “American Side Show Antiques.”

Following a brief discussion, Ms. Maggie Bowers made a motion to approve the proposed freestanding sign as presented. Mr. Jared Durrett provided a second with all members voting, “aye.”

### **Unscheduled Items**

Ms. Gabby Taylor with the Sign Shop was present and presented a draft sign for “The Baht,” located at 122 Sprue Lane. The owner of the Thai restaurant wanted to update the sign that had received previous approval from the Environmental Design Review Board. The sign presented measures out to be 24’ (twenty-four) square feet. The sign has the name of the restaurant, The Baht, with a black background with white and red writing. Upon reviewing, the Board explained that the sign is not in keeping with the Architectural Guidelines and asked the requestor to revisit the design prior to resubmitting.

### **Adjournment**

There being no further business, the meeting was adjourned at 2:00 p.m. following a motion made by Mr. Kevin Tierney and a second provided by Mr. Jared Durrett.