

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
JANUARY 6, 2026
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Ken Webster
Gus Floodquist
Logan Coykendall
Brad Justice
Randy Watson

MEMBERS ABSENT

Kevin Tierney
Jared Durrett

OTHERS PRESENT

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

Chairman Ken Webster called the meeting to order at 10:01 a.m. Mr. Gus Floodquist made a motion to approve the previous minutes of the December 16, 2025, meeting. Mr. Brad Justice 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 presented the request for proposed signage for "Mobility Scooter Rentals," located at 379 East Parkway. The request is for a secondary business located at the same address as Gatlinburg Adventure Rentals. The proposed signage is 32 square feet and will have a uplighting. The sign is flat and the same colors previously approved for Gatlinburg Adventure Rental is also being used in the "Mobility Scooter Rental," sign. The request adheres to Section 411, being the Sign Regulations.

Following that statement, Mr. Gus Floodquist made a motion to recommend the proposed signage to 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 "Timber Ridge at Mills Park," located at 130 Mills Park Road, requested by Charles Ottolini.

Staff noted that the applicant had not provided any updated information since the original submission.

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

New Business

Review and consideration of proposed signage for “The Potter’s Bench,” located at 170 Glades Road, Suite 19, requested by Roger Bench.

Staff presented the request for proposed signage for “The Potter’s Bench,” located at 170 Glades Road, Suite 19. The proposed signage is for a new pottery studio that will be in the Arts and Crafts Village in the Glades. The proposed signage is slightly visible from the right-of-way hence the request to review. The proposed signage is 32 square feet. The sign will be flat with no lighting. The colors utilized in the proposed signage are black and white except for the color used in the pottery cup displayed on the sign. The request adheres to Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Gus Floodquist made a motion to recommend the proposed signage to the Planning Commission for their review and consideration. Mr. Brad Justice provided a second with all members voting, “aye.”

Review and consideration of proposed signage for “Smoky Mountain Bullet Banjos,” located at 170 Glades Road, Suite 13, requested by Steven and Amanda McKay.

Staff presented the request for proposed signage for “Smoky Mountain Bullet Banjos,” located at 170 Glades Road, Suite 13. The proposed signage is for a new retail space that is in the Arts and Crafts Village in the Glades. The proposed signage is 28 square feet. The sign is aluminum backed with vinyl graphics, no dimension or lighting. The colors used are black and white creating the image of a black bear playing a banjo in nature. The request adheres to 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 for their review and consideration. Mr. Brad Justice provided a second with all members voting, “aye.”

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

Staff presented the request for proposed signage for “The Escape Game,” located at 105 Reagan Drive. The request is for signage swap for the business. The request is to remove previously approved super graphics and replace them with signage for a new sub-business, Mountain Treasures Adventure Mining, located within the Escape Game. The request shows the areas where the super graphics will be removed (24 square feet to be removed), and where the new signage will be displayed (24 square feet). The addition will be new super graphics on the front entry door with a small decal of the business name listed along with the small wall sign displayed in the window facing Reagan Drive. The request adheres to Section 411, being the Sign Regulations and adheres to previously approved signage allotment for the business.

Following a brief discussion, Mr. Randy Watson made a motion to recommend the proposed signage 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 10:15 a.m. following a motion made by Mr. Gus Floodquist and a second provided by Mr. Brad Justice.