

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
SEPTEMBER 12, 2024
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Brad Justice
Kevin Tierney
Logan Coykendall
Randy Watson
Ken Webster
Maggie Bowers

MEMBERS ABSENT

Jared Durrett

OTHERS PRESENT

Brian Davin
Joe Lelonek
Khan
Ryan DeSear

Staff Representative: Gary Carver, Planning Director
 Dalton York, Assistant City Planner

Chairman Ken Webster called the meeting to order at 1:30 p.m. Mr. Brad Justice made a motion to approve the previous minutes of the August 22, 2024, meeting. Mr. Logan Coykendall provided a second with all members voting, “aye.”

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration for a proposed ornate object for “Gatlinburg Sky Park,” located at 765 Parkway, requested by Randy Watson.

Staff presented the request for a proposed ornate object for “Gatlinburg Sky Park,” located at 765 Parkway. The ornate object is a chairlift that will be located outside of the ticket booth on the Maple Lane side of the attraction. Gatlinburg Sky Park had a similar ornate object located in the same spot prior to the 2016 Gatlinburg Wildfires. The chairlift is yellow and has a small plaque with “SkyPark” on it.

Following a brief discussion, Mr. Brad Justice made motion to approve the request as presented. Ms. Maggie Bowers provided a second with all members voting, “aye.” Mr. Randy Watson abstained from the vote.

Review and consideration for a proposed entry gate and signage for “Gatlinburg Sky Park,” located at 765 Parkway, requested by Randy Watson.

Staff presented the request for a proposed entry gate and signage for “Gatlinburg Sky Park,” located at 765 Parkway. The proposed entry gate is about 8’x5’ and will serve as an entry point for patrons to purchase their tickets prior to getting on the sky lift. There is also a very small “entrance” sign that will be placed on top of the entry gate to signal appropriate pedestrian flow. The entry gate will be yellow, signifier for patrons to enter the amusement attraction.

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

Aesthetic review and consideration for “Ripley’s Moving Theatre,” located at 904 Parkway, requested by Dustyn Ivey.

Staff presented the aesthetic review for “Ripley’s Moving Theatre,” located at 904 Parkway. The initial proposal was tabled at the August 22, 2024, meeting with the suggestion to revisit the colors being proposed and the design elements used on the exterior. The building façade has four different layers on the front entrance of the attraction. The first (top) layer of the building is proposed to be painted yellow and purple, into a swirl design. The second layer is proposed to be painted a solid orange color; the third layer is proposed to be painted green and yellow and finishing off the bottom layer (near ticketing) with purple and yellow. The new proposal exhibits minor changes such as the lower level (near ticketing) moving to a single color (purple), the swirl design initially proposed to a chevron and eliminated the swirl design on the ground level.

Following a brief discussion, Mr. Kevin Tierney made a motion to approve the request. Mr. Randy Watson provided a second with all members voting, “aye.” Mr. Logan Coykendall opposed the request. Ms. Maggie Bowers abstained from the vote.

Aesthetic review and consideration for “Mountain Brook Townhomes,” located at 306 Circle Drive, requested Gatlinburg Apartments, LLC.

Staff presented the aesthetic review for “Mountain Brook Townhomes,” located at 306 Circle Drive. The exterior review consists of exterior coloring and materials. Architectural shingles colored weathered wood are being used. Accent colors for faux shutters are brown vinyl and the handrail is to be painted butternut stain. The exterior siding will be hardy board and will reflect the same color palette used on Mountain Brook Apartments. Other colors proposed to be used on the exterior are-antler velvet (base color) and creamy hardy trim. The applicant also provided exterior renderings and a landscape plan for the Board to review.

Following a brief discussion, Mr. Logan Coykendall made a motion to approve the request as presented. Ms. Maggie Bowers provided a second withal members voting, “aye.”

Review and consideration for proposed signage for “Activate Breakout,” located at 631 Parkway, requested by Fast Signs, Inc.

Item was removed from review and consideration per Staff’s recommendation.

Unscheduled Items

Mr. Khan, owner of The Toy Chest and Tennessee Sock Company, was present to discuss their previous submittals. The Board reviewed two different submittals for the two retail spaces on August 8, 2024, and August 22, 2024. The first review, Staff determined that the proposed sign was not in compliance with Section 411 due to size. The second review, the applicant did not consider the Board’s suggestions on color change, and due to lack of representation, the Board unanimously voted to table the item. Unfortunately, a new submittal was not provided to Staff prior to the deadline for the September 12, 2024, meeting.

Adjournment

There being no further business, the meeting was adjourned at 2:20 p.m. following a motion made by Ms. Maggie Bowers and a second provided by Mr. Randy Watson.