

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

MEMBERS PRESENT

Kevin Tierney
Ken Webster
Brad Justice
Logan Coykendall

MEMBERS ABSENT

Jared Durrett
Randy Watson
Gus Floodquist

OTHERS PRESENT

Anzio Martinez
Kelly Janis

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

Chairman Ken Webster called the meeting to order at 10:00 a.m. Mr. Brad Justice made a motion to approve the previous minutes of the September 2, 2025, meeting. Mr. Logan Coykendall provided a second with all members voting, "aye."

Staff Report

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Petitions and Communications from the Public

Old Business

Review and consideration for proposed signage for "Mountain Breakfast," located at 544 East Parkway, requested by The Sign Shop.

Staff presented the request for proposed signage for "Mountain Breakfast," located at 544 East Parkway. The request is for a new breakfast restaurant that will be occupying the old UTV rental. The applicant is requesting to utilize the existing sign structure. The structure is a free-standing sign located right at the setback line. The request is to keep the same color scheme removing "Adventure Rentals," and "Rocky Top," and adding the name of the restaurant "Mountain Breakfast," to sign face. The sign measures out to be 48 square feet. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Kevin Tierney made a motion to recommend the sign as presented to the Planning Commission for their review and consideration. Mr. Brad Justice provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Quick Fix," located at 762 Parkway, requested by Michael Dunlow.

The applicant did not provide further details regarding the information request at the September 2, 2025, meeting.

Following a brief discussion, Mr. Brad Justice made a motion to keep the item tabled until further details could be provided. Mr. Kevin Tierney provided a second with all members voting, "aye."

New Business

Review and consideration for proposed signage for “Food City,” located at 1219 East Parkway, requested by Junior Watson.

Staff presented the request for proposed signage for “Food City,” located at 1219 East Parkway. The proposal encompasses a request to replace the free-standing sign located by East Parkway. The proposed free-standing sign replacement measures out to be 70.63 square feet. The free-standing sign will include an electronic reader board that is to remain static per Section 411.5.7. The request initially included a rate and price sign located beneath the reader board, but Staff informed the applicant that it would have to be removed to be compliant with Section 411.5.5. The applicant provided Staff a complaint sign submittal prior to the meeting date. Sign specifications provided to staff goes as follows: one double-sided I.D. cabinet with routed faces backed with plex; one decorative 3” tubing topper; one double sided full color emc; one double sided Starbucks logo; two pole covers with decorative accents; one faux rock base with routed address numbers. Applicable Regulations-Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Brad Justice made a motion to recommend the sign request as presented to the Planning Commission for their review and consideration. Mr. Kevin Tierney provided a second with all members voting, “aye.”

Aesthetic review and consideration for “Over Easy Al’s,” located at 1019 Parkway, requested by Kirby Smith.

Staff presented the request for an aesthetic review for “Over Easy Al’s,” located at 1019 Parkway. The request is for exterior paint that will be utilized around the windows and on the front entrance woodwork. The color proposed to be used is “vivid yellow.” The Board discussed how the other variations of wood and stonework help minimize the visual impact of the color. Applicable regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Kevin Tierney 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 10:25 a.m. following a motion made by Mr. Brad Justice and a second provided by Mr. Kevin Tierney.