

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
JUNE 17, 2025
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Kevin Tierney
Randy Watson
Ken Webster
Logan Coykendall

MEMBERS ABSENT

Jared Durrett
Brad Justice
Gus Floodquist

OTHERS PRESENT

Steve Brauch

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. Kevin Tierney made a motion to approve the previous minutes of the May 20, 2025, 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 “Old Mountain Wine Company,” located at 1133 Parkway, requested by Brady Maples.

Staff presented the request for a proposed ornate object to be placed within a front patio for “Old Mountain Wine Company,” located at 1133 Parkway. The request is for 4.5 feet by 2 feet, black bear with green overalls carrying a small logo box. The proposed location is outside of the front setback, so compliant with regulations pertaining to ornate objects. The Board and Staff did mention that if the ornate object does move in the future the item would need to come back for review and consideration to verify location compliance. The request adheres to applicable regulations, specifically Ornate Objects, Section 412.3 of the Zoning Ordinance.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the ornate object to the Planning Commission for their review and consideration. Mr. Randy Watson provided a second with all members voting, “aye.”

Review and consideration for one (1) monument sign for “Franklin Ridge at the Glades,” located at 811 Franklin Road, requested by Dustin Cole.

Staff presented the request for one (1) monument sign for “Franklin Ridge at the Glades,” located at 811 Franklin Road. The proposed monument sign measures out to be 144 square feet, but Staff did note that the sign will need to be minimized by 6.5’ to be compliant. The maximum allotment for this location due to its proximity to the setback is 110 square feet, due to the applicant utilizing natural materials this will grant the requestor an additional 25% in surface display area bringing their sign

allotment to 137.5' for the proposed monument sign. Sign materials being used include-beuchal stone that is castle rock; stucco with finish with knock down texture paint with SW-windsor grieger; custom lettering will be painted SW-wickerwork. The proposed sign does have landscaping included in the submittal. Applicable regulations: Section 411, being the Sign Regulations, specifically, Section 411.3.6.1, Permanent Signage.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed monument sign to the Planning Commission for their review and consideration contingent upon the requestor minimizing the monument sign by the required 6.5' to be compliant. Mr. Kevin Tierney provided a second with all members voting, "aye."

Aesthetic review and consideration for "Franklin Ridge at the Glades," located at 811 Franklin Road, requested by Dustin Cole.

Staff presented the request for aesthetic review and consideration for "Franklin Ridge at the Glades," located at 811 Franklin Road. The material list for the proposed multi-family development goes as follows: masonry stone veneer that is beuchal stone colored midnight castle rock; hardi board and patten that is colored SW-canvas tan; hardi vertical lap siding colored SW-accolade; hard trim board colored SW-cobble brown; rough sawn timber beams colored SW-chestnut; and architectural shingles that are weathered wood. All exterior aesthetics are in keeping with the City's 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. Randy Watson provided a second with all members voting, "aye."

Review and consideration for one (1) proposed wall sign for "Bubbles and Shakes," located at 762 Parkway, requested by BrainChild Creative.

Staff presented the request for one (1) proposed wall sign for "Bubbles and Shakes," located at 762 Parkway. The submittal included two variations of the sign request. Option number 2 was automatically ruled out due to the window covering not being compliant with Ordinance 2609, Lighting and Merchandise Regulations. Staff presented option number 1 as the submitted request. The proposed wall sign is 48 square feet, back lit channel letters, with some dimension (18" depth) and placed upon 3D half round fiberglass bubbles. The square footage provided does include the fiberglass bubbles. Staff did mention that the application of the bubbles would need to be reviewed by our Building Department to verify compliance and fire safety, and as long as the bubbles remain stationary that concept would be compliant. The proposed sign size is compliant under Section 411, being the Sign Regulations, but the Staff cannot say that fiberglass bubbles are compliant until there is a thorough building review.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed wall sign to the Planning Commission for their review and consideration subject to the Building Department's review of application. Mr. Kevin Tierney provided a second with all members voting, "aye."

Adjournment

There being no further business, the meeting was adjourned at 10:20 a.m. following a motion made by Mr. Kevin Tierney and a second provided by Mr. Logan Coykendall.