

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
MARCH 3, 2026
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Ken Webster
Gus Floodquist
Logan Coykendall
Brent Whaley
Randy Watson

MEMBERS ABSENT

Kevin Tierney
Brad Justice

OTHERS PRESENT

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. Logan Coykendall made a motion to approve the previous minutes of the February 17, 2026, meeting. Mr. Gus Floodquist provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Aesthetic review and consideration for "Mountain Heritage Inn," located at 575 River Road, requested by Amy Bales.

Staff presented the aesthetic review for "Mountain Heritage Inn," located at 575 River Road. The request is for some exterior changes to the preexisting sign. The request is to remove the rock and lantern display located on the left-hand side of the sign structure. The applicant is requesting to remove the rock from the display case and add it to the sign structure for the Inn.

Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Randy Watson made a motion to recommend the aesthetic review to the Planning Commission for their review and consideration. Mr. Gus Floodquist provided a second with all members voting, "aye."

Aesthetic review and consideration for "Riley's Dental Office," located at 1332 East Parkway, requested by Garrets Building Company.

Staff presented the aesthetic review for "Riley's Dental Office," located at 1332 East Parkway. The request is for the new dental office going in on East Parkway beside "Santa's Claus-et." The proposed colors are Laurel Woods, for the siding, (SW 7749), Black Bean, for trim, (SW 6006),

and Black Onyx for the shingles of the dental office. Specifications regarding the type of roof (metal, shingles, etc.) were not explicitly provided to staff. The Board did request that any other changes to the exterior must be brought before the Board prior to moving forward with exterior changes. The request adheres to the Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the aesthetic review to the Planning Commission for their review and consideration. Mr. Brent Whaley provided a second with all members voting, "aye."

Review and consideration for proposed signage for "EOS Link Charging Stations," located at 635 River Road, requested by EOS Link, LLC.

Staff presented a coupled request for proposed signage and aesthetic review for, "EOS Link Charging Stations," located at 635 River Road. The request for a new electric car charging station to be placed in the parking lot of Hilton Garden Inn. The signage included in this request is considered "informational" signage per the Zoning Ordinance. The aesthetic review is for the paint used to signify charging parking spaces. The request adheres to Section 411, being the Sign Regulations and Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Randy Watson made a motion to recommend the request to the Planning Commission for their review and consideration. Mr. Gus Floodquist provided a second with all members voting, "aye." Mr. Logan Coykendall abstaining from the vote.

Aesthetic review and consideration for "Five Guys," located at 815 Parkway, requested by McKay Family Partners LP.

Staff presented the request for an aesthetic review for "Five Guys," located at 815 Parkway. The aesthetic request for the front patio remodel is currently underway. The request comes before the Board following a zoning review via our permitting system. Staff noted the change from the stone columns and black iron fencing to the wooden fencing proposed in this request. The color of the wood used is brownstone solid. Staff did want to note that the applicant provided an earlier rendering with signage, but Staff informed the applicant that the signage could not be reviewed and/or approved due it being over the four permanent business sign allotment set forth in Section 411.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the aesthetic review to the Planning Commission for their review and consideration. Mr. Gus Floodquist provided a second with all members voting, "aye."

Unscheduled Items

Review and consideration of proposed signage for "Mountain Adventure Treasure Mining," located at 105 Reagan Drive, requested by The Escape Game.

Staff presented the request for proposed signage for "Mountain Adventure Treasure Mining," located at 105 Reagan Drive. The request comes following a change in the originally approve signage for "Mountain Adventure Treasure Mining." The business received approval on January

6, 2026, Environmental Design Review Board meeting for their proposed signage for the new business tenant included in the Escape Game. The request reviewed today comes due to the applicant requesting to add a few more colors into the previously approved graphic. The newly proposed signage does include some verbiage, otherwise not approved via the January 6th meeting. Following the presentation, the Board determined that they would not act on the item due to lacking information regarding the size of the wording utilized on the graphic and ensuring that the graphic would still be compliant regarding square footage allotment.

Also under unscheduled items, Chairman Ken Webster inquired about the regulations pertaining cell towers and their aesthetics. Chairman Ken Webster discussed the mono-pine cellular towers that have recently been placed throughout town and inquired if there are any regulations that required cell towers to fit in their surroundings more much like the mono-pine towers.

Adjournment

There being no further business, the meeting was adjourned at 10:25 a.m. following a motion made by Mr. Gus Floodquist and a second provided by Mr. Randy Watson.

