

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
NOVEMBER 18, 2025
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Kevin Tierney
Randy Watson
Gus Floodquist
Logan Coykendall

MEMBERS ABSENT

Jared Durrett
Brad Justice
Ken Webster

OTHERS PRESENT

Lynn Cassidy

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

Mr. Randy Watson called the meeting to order at 10:04 a.m. Mr. Logan Coykendall made a motion to approve the previous minutes of the November 4, 2025, meeting. Mr. Gus Floodquist provided a second with all members voting, "aye."

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration of proposed signage for "Best Western," located at 242 Bishop Lane, requested by T and T Signs, Inc.

Staff presented the request for proposed signage for "Best Western," located at 242 Bishop Lane. The request is for a rebranding of the "Howard Johnson," located on Bishop Lane. The request is for two signs and the removal of four others. The first is a monument sign located at the corner of Cherokee Orchard and Bishop Lane. The monument sign measures out to be 24 square feet with LED illumination. The colors being utilized in both signs are gray lake, nobel white, and the hotel logo being digital print. Sign materials include vinyl, aluminum, and LED modules. The second sign will be placed in a new location for the hotel-facing the main entrance off Bishop Lane. The proposed wall sign is an illuminated LED, flex face, and a wall sign measuring 54 square feet. Total square footage in this request is 78 square feet within their allowable 80 square feet. Applicable Regulations: 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. Kevin Tierney provided a second with all members voting, "aye."

Review and consideration of proposed signage for "Novelty Nest," located at 738 Parkway, Suite 2, requested by Tennessee Sign Company.

Staff presented the request for proposed signage for "Novelty Nest," located at 738 Parkway, Suite 2. The request is for a new retail space that will be taking the place of "Legends of Old Time Photo," by

Mayfield's. The new sign is a wall sign that will measure out to 9 square feet and is digitally printed with ACM panel. Exact coloring of the sign was not provided to Staff by the applicant, other than sign mockup stating the face colors will be digitally printed. Applicable Regulations: 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. Logan Coykendall provided a second with all members voting, "aye."

Review and consideration of 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 that will be located inside of "Gatlinburg Adventure Rentals." The proposed free-standing sign measures 32 square feet. Specific details relating to the materials, colors, and lighting were not provided to Staff by the applicant. Staff did confirm that the applicant obtained a new business license for the scooter rentals, making their request compliant with Section 411. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Logan Coykendall made a motion to table the item, requesting the applicant consider minimizing the graphics displayed on the sign. Mr. Kevin Tierney provided a second with all members voting, "aye."

Aesthetic review and consideration for "Miller's Rondettes," located at 575 River Road requested by Amelia Bales.

Staff presented the aesthetic request for "Miller's Rondettes," located at 575 River Road. The request is for an exterior paint color change for the yurt styled cabins located at "Mountain Heritage Inn." The color change is to go from the barnwood red currently utilized to a beige color that will match the other portions of the Inn. The applicant also plans to install a new rock work around the foundation of the "rondettes". Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

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

Review and consideration of proposed replacement signage for "Luigi's Pizza," located at 1017 Parkway, requested by RJM Holdings.

Staff presented the request for proposed replacement signage for "Luigi's Pizza," located at 1017 Parkway. The request is for sign-face replacements for the free-standing sign located on the Parkway and for the wall sign located at the back of the pizzeria, that is seasonally visible from the right-of-way. The new sign inserts will be white with black lettering displaying "Luigi's Pizza," and their phone number. The free-standing sign will have four incidentals displayed beneath it measuring out to 8 square feet in total, adhering to Section 411.3.1.2. The wall sign located on the back of the pizzeria will be the same in design and will be 36 square feet. Applicable Regulations: Section 411, being the Sign Regulations.

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

Review and consideration of proposed new signage for “Luigi’s Pizza,” located at 1017 Parkway, requested by RJM Holdings.

Staff presented the request for proposed new signage for “Luigi’s Pizza,” located at 1017 Parkway. The request is for a new mural to be placed on the side of building as patrons enter. The mural is white letters on the black building and will display the name of the business. The request is viewed as signage due to the contents of the request and measures out to 28 square feet. The addition of the mural brings their accumulate signage square footage to 64 square feet within their allowable 70 square feet. Applicable Regulations: 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. Gus Floodquist provided a second with all members voting, “aye.”

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:37 a.m. following a motion made by Mr. Kevin Tierney and a second provided by Mr. Gus Floodquist.