

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
MAY 19, 2026
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Brad Justice
Gus Floodquist
Logan Coykendall
Kevin Tierney
Randy Watson

MEMBERS ABSENT

Brent Whaley
Ken Webster

OTHERS PRESENT

Stephanie Lang
Pam Campbell

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

Mr. Randy Watson called the meeting to order at 10:00 a.m. Mr. Brad Justice made a motion to approve the previous minutes of the May 5, 2026, meeting. Mr. Gus Floodquist provided a second with all members voting, “aye.”

Staff Report

Petitions and Communications from the Public

Old Business

Aesthetic review and consideration for “Parrot Mountain Mini Golf,” located at 631 Parkway Suite, 9 and 10, requested by Signworks, LLC.

No new information or renderings were provided to Staff; therefore, the Board elected to keep the request tabled.

Aesthetic review and consideration for “Sips and Sweets,” located at 454 Parkway, requested by Samantha Berry.

The request was initially tabled at the May 5, 2026, meeting due to the applicant’s inability to provide the requested information. Shortly before the meeting, (5.19.2026), the requested color code was provided to Staff. The proposed color to be utilized on the exterior is SW-6855, Dragon Fruit. The Board also suggested that a different color, one that is better aligned with the preferred aesthetic, would be better suited to enhance visibility of the sign. The Board mentioned that the storefront already has an exceptional exterior aesthetic and that if properly utilized it could serve the same marketing aspect as utilized by the previous tenant.

Following the discussion, The Board decided to keep the request tabled until a new color or exterior plan could be provided.

New Business

Aesthetic review and consideration for “Country Town and Suites,” located at 535 East Parkway, requested by Dharmesh Patel.

Staff presented the request for an aesthetic review for “Country Town and Suites,” located at 535 East Parkway. The request was originally presented to the Board in October 2024. The Board reviewed option 1 during that meeting and requested a more neutral palette to be more in keeping with the City’s Architectural Guidelines. The applicant provided four options for the Board to review. The breakdown of those options are listed below:

- Option 1: Minimal white (SW1011); Skyline Steel (SW 1015); Coral Bells (SW 6593); Cajun Red (SW 8); Pink Flamingo (SW80); Porpoise (SW 7047)
- Option 2: Repose Gray (SW 7015); Intellectual Gray (SW 7045); Porpoise (SW 7047); Urbane Bronze (SW 7048)
- Option 3: Network Gray (SW 7073); Olympus White (SW 6253); Sea Serpent (SW 7615); Web Gray (SW 7075); Tricorn Black (SW 62658)
- Option 4: Light French Gray (SW 0055); Eider White (SW 7014); Mountain Stream (SW 7612); Gauntlet Gray (SW 7019)

Following the presentation by Staff, Mr. Logan Coykendall made a motion to recommend that option 2 to 3 be presented to the Planning Commission for their review and consideration. Mr. Brad Justice provided a second with all members voting, “aye.”

Aesthetic review and consideration for “Village Candles” located at 1400 East Parkway, requested by Stephanie Lang.

Staff presented the aesthetic review for the new roof to be located at the Village Candle complex. The proposed shingle roof will be removed and replaced with a metal roof. The proposed color is Slate Gray (SW-4026), and will look very similar to the “Wood Whittlers’,” roof that is located adjacent to the complex. Applicable Regulations: Architectural Guidelines for the Commercial Corridor and Section 715 of the Gatlinburg Zoning Ordinance.

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.”

Review and consideration for proposed signage for “Gatlinburg Winery,” located at 702 Parkway, requested by Pam Campbell.

Staff presented the request for proposed replacement signage for “Gatlinburg Winery,” located at 702 Parkway. The replacement is for the wall sign is 48’ LED light box with new digital graphics, which measure 15 square feet. The bottom portion of the proposed sign replacement is a new LED channel letters on raceway which also measures out to 15 square feet, equating to 30 square feet in total. The sign will have a white acrylic face with black returns raceway to match the exterior color. Staff did want to note that the initial request is over the signage allotment for the location,

and a representative of Gatlinburg Winery said they would remove the 2' decal located in the front entrance door to have the request compliant with 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."

Aesthetic review and consideration for "Nick Bales Construction," located at 1780 East Parkway, requested by Nick Bales.

Staff presented the aesthetic review for a proposed new roof located at 1780 East Parkway. The applicant is seeking to replace the existing metal roof with a brown metal roof. Although no specific color codes were provided, the provided rendering adheres to the Architectural Guidelines for the Commercial Corridor and Section 715 of the Gatlinburg Zoning Ordinance.

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

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:29 a.m. following a motion made by Mr. Gus Floodquist and a second provided by Mr. Brad Justice.