

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
NOVEMBER 4, 2025
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Kevin Tierney
Ken Webster
Gus Floodquist
Logan Coykendall
Randy Watson

MEMBERS ABSENT

Jared Durrett
Brad Justice

OTHERS PRESENT

Mark Adams
Jim Downs
Oliver Morton
Jeremy Menees
Carissa Culpepper

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 October 7, 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

Aesthetic review and consideration for “Ober Adventure, LLC,” located at 1339 Ski Mountain Road, requested by Jim Downs.

Staff presented the aesthetic review for “Ober Adventure LLC,” located at 1339 Ski Mountain Road. This request is for aesthetic changes for 1339 Ski Mountain Road, specifically, the adventure park. The request entails replacing and updating two buildings and adding an additional two buildings while refreshing the existing layout of Mount Harrison. The request includes exterior rendering of the proposed buildings with dark wood finish with matching roof, larger windows, and a stone base. The overall proposed modifications establish cohesion amongst the buildings located at the mountain top adventure park. The aesthetic review adheres to the 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.”

Review and consideration for “Garner Hotel,” located at 421 Reagan Drive, requested by Morristown Signs, Inc.

Staff presented the request for proposed signage for “Garner Hotel,” located at 421 Reagan Drive. The request is for the new hotel that will move into the old Comfort Inn and Suites. The request is for two signs—one free standing and a wall sign. The free-standing sign is a sign face replacement. The sign-face replacement measures out to 50’. The sign cabinet will be painted satin black with a seafoam green line down the middles of the cabinet per Garner Hotel sign standards. The second wall sign received a

variance for the sign height placement in January 2015. The second wall sign measures out to be 30' bringing their total signage to 80', which is their maximum signage allotment per Section 411. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Logan Coykendall made a motion to recommend the proposed pennant flags 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 "Tesla Superchargers," located at 1219 East Parkway, requested by Tesla.

Staff presented the aesthetic request for "Tesla Supercharger," located at 1219 East Parkway. The request is for the new supercharger stations that will be installed in the Food City Parking lot near the bar where the employee parking is currently located. The request includes supercharger renderings and non-visible (from right-of-way) signage. The aesthetic review adheres to the 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."

Review and consideration for an ornate object for "Anakeesta," located at 576 Parkway, requested by Anakeesta, LLC.

Staff presented the request for a proposed ornate object for "Anakeesta," located at 576 Parkway. The proposed ornate object is for their annual Christmas Festival, Enchanted Christmas. The proposed ornate object will be placed in the plaza near the ticket booth. The tree will need to remain static, not flash, blink, or change. This is the same ornate object that has been placed in the plaza in the past. The proposed ornate object is close to 30 feet tall. Applicable Regulations: Section 412: Ornate Objects & Other Foreign Objects.

Following a brief discussion, Mr. Randy Watson made a motion to recommend the proposed ornate object 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 seasonal signage for "Anakeesta," located at 576 Parkway, requested by Anakeesta, LLC.

Staff presented the request for a proposed seasonal signage for "Anakeesta," located at 576 Parkway. The submission is for their winter event signage, Enchanted Christmas Festival. The request encompasses two sign proposals-one being a 20 square foot banner that will be placed above the gondola loading station. The special event banner is currently permitted by Staff per Section 411.3.1.2. The second sign in the proposal is for their free-standing sign located 30' off the setback. The free-sign measures 32 square feet. Applicable Regulations: Section 411, being the Sign Regulations

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

Review and consideration for “Gatlinburg Sports Cards,” located at 467 Parkway #1, requested by Oliver Morton.

Staff presented the request for proposed signage for “Gatlinburg Sports Cards,” located at 467 Parkway, #1. The request is for a small location located within “Speedworkx.” The applicant wants to utilize some extra space in the exotic car museum. The proposed signs are for two small vinyl signs that will be placed in the windows of the retail space. The proposed signs measure out to be 6 square feet each, totaling 12 square feet. The vinyl signs will have the same graphics which entails a white sign with black lettering with a baseball being used for the “O” in sports and a basketball used in “cards,” with a black bear wearing an American flag helmet. 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. Randy Watson provided a second with all members voting, “aye.”

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:18 a.m. following a motion made by Mr. Randy Watson and a second provided by Mr. Kevin Tierney.