

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
MAY 5, 2026
TUESDAY, 10:00 A.M., CITY HALL

MEMBERS PRESENT

Ken Webster
Gus Floodquist
Logan Coykendall
Kevin Tierney
Randy Watson

MEMBERS ABSENT

Brent Whaley
Brad Justice

OTHERS PRESENT

Baker Jones
Gabby Taylor
Michael Ross

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 April 21, 2026, meeting. Mr. Randy Watson 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.

Staff presented the aesthetic review for "Parrott Mountain Mini Golf," located at 631 Parkway, Suite 9 and 10. The request was tabled at the April 21, 2026, meeting following the Board's request for physical paint samples of the proposed exterior paint color. The proposed colors are SW-6924 Direct Green and SW-6892 Carnival. The two colors will be applied to the entire exterior. Following the presentation by Staff, the Board discussed variation of the proposed color scheme. Members explored ways the applicant could achieve their intended design while remaining consistent with the recommended color palette. During the discussion, the Board suggested changing the orange color (Carnival) to brown and changing the green (Direct Green) to a dark green to create the illusion of a tree. The Board at a minimum would like to see a more muted color palette from the colors presented. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Logan Coykendall made a motion to table the request giving the applicant some time to make any changes to the proposed colors. Mr. Kevin Tierney provided a second with all members voting, "aye."

New Business

Review and consideration for proposed signage for “Raíz and Fuego,” located at 1235 East Parkway, requested by Margen Banegas.

Staff presented the request for proposed signage for “Raíz and Fuego,” located at 1235 East Parkway. The request is for a wall sign and a mall directory sign. Wall sign will be back lit and will be place in the existing cabinet at the location. The wall sign measures 21 square feet. The mall directory sign is also a preexisting sign structure. The mall sign measures 9 square feet. The graphics utilized on the sign are fire, sombrero, and roots. The colors used are yellow, green, variations of red and brown. 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.”

Review and consideration for proposed signage for “Le Crème Cheesecakes,” located at 170 Glades Road, Suite 32, requested by Brandy and Chris Anders.

Staff presented the request for proposed signage for “Le Crème Cheesecakes,” located at 170 Glades Road, Suite 32. The request is for one wall sign the measures out to 24 square feet. The sign material is metal with no dimension or lighting provided. The colors utilized on the sign are black, white, and burnt orange. Applicable Regulations: Section 411, being the Sign Regulations.

Following a brief discussion, Mr. Kevin Tierney 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.”

Review and consideration for proposed signage for “Gatlinburg Trading Co.,” located at 608 Parkway, requested by Sign Co.

Staff presented the request for proposed signage for “Gatlinburg Trading Co.,” located at 608 Parkway. The request is for one projecting sign that is located 10’6” above the entry of the retail space. The proposed sign measures out to six square feet and will be internally illuminated with LEDs. 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.”

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

Staff presented the request for an aesthetic review for, “Sips and Sweets,” located at 454 Parkway. The request is for the newest addition to the storefront. The request is for the pink border around the windows exactly like the previous location. Staff is unclear if the applicant plans to utilize the blue on the exterior as they did previously that information was not provided to Staff. This request

does come following an observation by the Codes Enforcement Officer. The applicant did not provide the color code for the paint being used. Applicable Regulations: Architectural Guidelines for the Commercial Corridor.

Following a brief discussion, Mr. Randy Watson made a motion to table the request due to lack of information and color codes. Mr. Logan Coykendall provided a second with all members voting, "aye."

Review and consideration for proposed signage for "Reggae Jam," located at 450 Brookside Village Way, requested by The Sign Shop.

Staff presented the request for proposed signage for "Reggae Jam," located at 405 Brookside Village Way. The request is for a wall sign that will be located above the restaurant entry and will face East Parkway. The proposed signage measures out to 32 square feet with no dimension and lighting and is made of ACM composite material. An inaccurate rendering of the proposed signage was submitted to Staff initially, but Ms. Gabby Taylor was present to discuss the request in detail. Providing an accurate rendering to the Board, both renderings are compliant under Section 411. During the discussion, the Board and Ms. Taylor were able to make some compromises on the proposed signage, which included cutting the white boarder off the proposed signage and utilizing only the graphic and eliminating the dead space. 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."

Unscheduled Items

Adjournment

There being no further business, the meeting was adjourned at 10:23 a.m. following a motion made by Mr. Logan Coykendall and a second provided by Mr. Gus Floodquist.