

MINUTES OF THE  
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD  
May 27, 2010  
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Steve Reilly  
Ron Smith  
Steve McKinney  
JoAn Trentham  
Dan Booth

MEMBERS ABSENT

B.J. Byars  
Ken Webster

OTHERS PRESENT

Bill Hays  
Tammara Clark  
Carol Muszik  
Jeff Harris  
Mohammed Ibrahim  
Ahmed Alnassiry  
Abul Alnassiry  
Andy MacKinnon  
Bob McManus  
Darby Campbell  
Michael Wasserman  
Gary Fritz  
Aaron Pinkston  
Steve Whaley  
Rashid Algarawi  
Randall Peach

Staff Representatives: David Ball, City Planner  
Ashley Miller, Assistant City Planner  
Diane Townsend, Executive Secretary

Board member Steve McKinney called the meeting to order at 1:30 p.m. The minutes of the May 17, 2010, meeting, were unanimously approved after a motion by Mr. Ron Smith and a second by Mr. Steve Reilly.

Staff Report

Petitions and Communications from the Public

Old Business

a) **Review and consideration for proposed signage (1 Wall Sign) for “Lineberger’s Seafood Company,” located at 903 Parkway, Suite 111, requested by Zane Grissom.**

Staff presented the request for one wall sign. Staff stated that the request was deferred at the last meeting. Staff stated that the revisions show the sign to be white with red trim channel letters. After further discussion, Mr. Steve Reilly made the motion to approve as presented. The motion passed unanimously after a second by Mrs. JoAn Trentham.

New Business

**a) Review and consideration for proposed signage (2 Wall Signs) for “Smoky Mountain Outfitters,” located at 206 Long Branch Road, requested by Daniel Jennette.**

Staff presented the request for two wall signs. Staff stated that the proposed signs were previously approved at the business’ Winery Square location. Staff added that the signs are aluminum with applied vinyl letters and background. After further discussion, Mr. Steve Reilly made the motion to approve as presented. The motion passed unanimously after a second by Mrs. JoAn Trentham.

**b) Review and consideration for proposed signage (2 Window Signs) for “Cupid’s Outlet,” located at 702 Parkway, Suite 2, requested by Bill Hays.**

Staff presented the request for two window signs. Staff stated that the signs are vinyl and will be applied to the window. Staff noted that the signs have a red and white background with red letters. After further discussion, Mr. Dan Booth made the motion to approve as presented. The motion passed unanimously after a second by Mr. Ron Smith.

**c) Review and consideration for proposed signage (1 Freestanding Sign and 1 Changeable Copy Sign) for “Barks and Recreation,” located at 1420 East Parkway, requested by Tammara Clark.**

Staff presented the request for one freestanding signs and one changeable copy marquee sign. Staff stated that both signs will utilize the existing freestanding sign structure on the property. Staff explained that the business sign will be located at the top of the structure and will have a white background with blue and green letters. Staff noted that the bottom portion of the sign structure will be the changeable copy sign. The Board asked about landscaping the planter around the sign. Ms. Tammara Clark was present and stated that the planter is currently full of green ivy. After further discussion, Mr. Steve Reilly made a motion to approve with a recommendation to change the ivy to some perennials for color. The motion passed unanimously after a second by Mr. Dan Booth.

**d) Aesthetic review and consideration for a proposed fence for “Barks and Recreation,” located at 1420 East Parkway, requested by Tammara Clark.**

Staff presented the request for a proposed fence. Ms. Tammara Clark stated that three sides of the fence will be wooden and the back portion along the creek will be chain-link. The Board questioned if the fence will be painted. Ms. Clark stated that the fence will have a natural stain. The Board questioned the type of wood to be used for the fence. Ms. Clark stated that the fence will be pressure treated pine. After further discussion, Mr. Steve Reilly made the motion to approve as presented. The motion passed unanimously after a second by Mrs. JoAn Trentham.

e) **Review and consideration for proposed signage (1 Wall Sign) for “Ziplines Family Adventure,” located at 1133 Parkway, requested by Carol Muszik.**

Staff presented the request for one wall sign. Staff stated that the location is across the street from *N.O.C.*, in the former *Smoky Mountain Crafts and Arts* building. Mrs. Carol Muszik was present and submitted a revised rendering of the sign that showed the background to be hunter green. After further discussion, Mr. Dan Booth made the motion to approve as presented. The motion passed unanimously after a second by Mr. Steve McKinney.

f) **Aesthetic review and consideration for proposed exterior renovations for “Havanna Dreams Café,” located at 449 Parkway, requested by Luis Pupo.**

Staff presented the request for a new metal roof. Staff stated that the request is to change the roof color to red. The Board asked if there are plans to change the color of the building. The contractor, Mr. Jeff Harris, was present and stated that the building is located on the slower end of the Parkway and the Pupo's want the building to stand out. The Board expressed concern about the red roof conflicting with the color scheme of the building. The Board and Mr. Harris discussed the Pupo's being out of town and when they will return. The Board discussed tabling the item and staff explained to Mr. Harris the Pupo's options. Staff reminded the Board to keep in mind the Architectural Design Guidelines. The Board discussed with Mr. Harris the color palette options for the roof. The Board and Mr. Harris discussed the green, brown and grey colors as options. Further discussion Mr. Steve Reilly made a motion to deny the red roof color and recommend the applicant use a Brown, Ivy Green, or Charcoal Gray color. Mr. Harris stated that the Pupo's did not want to use the Charcoal Gray. Mr. Reilly's motion died due to a lack of a second. The Board then discussed the Ivy Green and Brown colors and compared the color palette with the pictures of the building. After more discussion, Mr. Steve Reilly made another motion disapprove the red metal roof and recommend that the applicant use the Brown colored roof. The motion passed unanimously after a second by Mr. Dan Booth.

g) **Aesthetic review and consideration for proposed exterior renovations for “Gatlinburg Place,” located at 734 Parkway, requested by Mohammed Ibrahim.**

Staff presented the request for exterior renovations. Staff stated that the applicant is requesting to install six windows on the second floor and renovate the façade on the first floor of the building. After further discussion, Mr. Ron Smith made the motion to approve as presented. The motion passed unanimously after a second by Mr. Dan Booth.

h) **Review and consideration for proposed signage (1 Wall Sign) for “Great Wall Shop,” located at 703 Parkway, Suite 15, requested by Ahmed Alnassiry.**

Staff presented the request for one wall sign. Staff stated that the proposed sign will be placed on the storefront. Staff added that the sign will have a green background with black letters trimmed in white. The Board asked about the sign materials. Mr. Ahmed Alnassiry was present and stated alumnacore. After further discussion, Mr. Dan Booth made the motion to approve as presented. The motion passed unanimously after a second by Mr. Ron Smith.

**i) Review and consideration for proposed signage (3 Wall Signs and 1 Projecting Sign) for “Dick’s Last Resort,” located at 903 Parkway, requested by Ted Moats.**

Mr. Andy MacKinnon was present and stated that he is the property owner of the location request. Mr. MacKinnon further stated “Dick’s Last Resort” is not going to be the tenant at 903 Parkway and asked the Board not to review the item. After further discussion, Mr. Steve Reilly made a motion to defer the request. The motion passed unanimously after a second by Mr. Ron Smith.

**j) Aesthetic review and consideration for proposed exterior renovations for “Dick’s Last Resort,” located at 903 Parkway, requested by Ted Moats.**

Mr. Andy MacKinnon was present and stated that he is the property owner of the location request. Mr. MacKinnon further stated “Dick’s Last Resort” is not going to be the tenant at 903 Parkway and asked the Board not to review the item. After further discussion, Mr. Steve Reilly made a motion to defer the request. The motion passed unanimously after a second by Mr. Ron Smith.

**k) Review and consideration for proposed signage (2 Wall Signs) for “Flying Saucer Pizza Bistro,” located at 117 Historic Nature Trail, requested by Randall Peach.**

Staff presented the request for two wall signs. Staff stated that the request is for sign face replacements on the existing sign structures for the former business “Crusty Joe’s Pizza.” After further discussion, Mr. Steve Reilly made the motion to approve as presented. The motion passed unanimously after a second by Mrs. JoAn Trentham.

**l) Review and consideration for proposed signage (2 Wall Signs) for “Unique Shop on the Top,” located at 702 parkway, requested by Rashid Al-Garawi.**

Staff presented the request for two wall signs. Staff handed out a sample of the sign material to the Board. Staff stated that the signs will have a tan background with black letters trimmed in white. The Board asked if the signs would be stacked on top of each other as shown on the rendering. Staff explained that the location of the signs. After further discussion, Mr. Steve Reilly made the motion to approve as presented. The motion passed unanimously after a second by Mr. Ron Smith.

**Unscheduled Items**

Mr. Andy MacKinnon presented the Board with a signage proposal for the “Mellow Mushroom,” at 903 Parkway. Mr. MacKinnon stated that tenant is not proposing to change the building façade and the request is just for the signage. Staff passed out renderings of the proposed signage. The Board asked about the materials. Mr. MacKinnon stated that the sign will have channel letters with neon illumination. The Board asked if the neon was exposed. A gentleman with “Mellow Mushroom” stated that the neon will be covered by an acrylic face. Staff asked

the Board for feedback on the signage. Staff noted that the signage will be placed on the next agenda for official action.

Staff presented the Board with the landscape plan for "Gateway Ziplines," which was requested at the previous meeting.

The Board asked about the G-P sign being constructed on Highway 321 at Proffitt Road. The Board asked to see the renderings for the sign. Staff stated that they will speak with the Building Official about getting a copy of the sign.

#### Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 2:27 p.m., after a motion by Steve McKinney and a second by Mr. Dan Booth.

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