

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
October 22, 2015
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Dan Booth
Chris Johnson
Ken Webster
Michael Anderson
Steve Reilly

MEMBERS ABSENT

Tim Heinrich

OTHERS PRESENT

Steve Isaacs
Brandon Barrett
Penny Cavins
Anthony Saffles

Staff Representative: David Ball, City Planner

Chairman Ken Webster called the meeting to order at 1:30 p.m. The minutes of the October 8, 2015 meeting were unanimously approved after a motion by Mr. Steve Reilly, and a second by Ms. Chris Johnson.

Staff Report

Petitions and Communications from the Public

Old Business

New Business

a) Review and consideration for proposed signage for “Fastop Market #25” located at 1339 East Parkway, requested by Steve Isaacs.

Staff presented the request to replace an existing “Shell” canopy and signage with a new canopy of the same size and illuminated signage. Mr. Steve Isaacs was present and stated that the canopy signage was being reworked to incorporate the corporate colors and logos. Mr. Isaacs stated that the size of the signage should be similar to the previous square footages. Staff stated that a zoning review of the information would have to occur to verify that sizes are not being increased. After a brief discussion, a motion was made by Mr. Steve Reilly to approve as presented. The motion was seconded by Mr. Dan Booth, and passed unanimously.

b) Review and consideration for proposed signage for “Zaxby’s” located in the Mountain Mall at 611 Parkway Suite #B6, requested by Lang Signs, Inc.

Staff presented the request for one illuminated wall sign for over the entrance for Zaxby’s, and one illuminated wall sign of the white logo chicken with a red background.

The Board expressed concern with the exposed neon lettering. Mr. Barrett stated that the sign could be revised to channel lettering and conceal the neon. Following further discussion, Mr. Steve Reilly made the motion to disapprove with the recommendation that channel lettering be used in lieu of exposed neon. Ms. Chris Johnson seconded the motion that passed unanimously.

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c) Review and consideration for proposed signage for “Hampton Inn” located at 967 Parkway, requested by Stacy Lee.

Staff presented the request for a proposed new sign face of one freestanding illuminated sign. Staff stated that the primary difference between the existing Hampton Inn Sign and the proposed sign is the addition of “by Hilton” to the Hampton Inn sign. After a motion by Mr. Michael Anderson, and a second by Mr. Steve Reilly, the motion passed unanimously.

d) Review and consideration for proposed signage for “Big Bear Pizza and Subs” located at 815 East Parkway in the Village East Mall, requested by Penny Cavins.

Staff presented the request to replace the sign face of the existing freestanding pole sign. Ms. Penny Cavins was present and stated that the sign faces had been damaged in a previous wind storm and that the new sign panels would be placed in the vacant sign cabinet. The Board discussed the sign colors and noted that the sign faces appeared to have already been manufactured. Ms. Cavins confirmed that the sign faces have been made and delivered to the site but not yet placed in the sign cabinet. The Board discussed with Ms. Cavins, for future reference, the approval processes of the City prior to purchase and placement of signage. After lengthy discussion regarding the sign colors, a motion was made by Ms. Chris Johnson to approve as presented. The motion passed after a second by Mr. Michael Anderson, with all members voting “aye”, except for Mr. Steve Reilly, who voted in opposition to the request.

e) Review and consideration for proposed signage for “Quality Inn” located at 401 Hemlock Street, requested by Neon Service Co.

Staff presented the request and stated that the request consist of replacement of existing sign faces to change the corporate name from “Red Roof Inn” to “Quality Inn.” Staff stated that the existing freestanding sign structure located adjacent Parkway would be modified to remove the roof and would only consist of the vertical supports for the new sign face and components. Staff noted a concern about the new sign square footages in comparison to the existing sizes. Mr. Anthony Saffles stated that there is a sign projecting from the freestanding sign structure that will be removed to result in a net reduction of square footage for the sign located at Parkway. Staff also noted that the request also involves replacing the freestanding sign that is located back on the property immediately adjacent Hemlock Street. Mr. Saffles noted the corporate colors and materials to be used for each sign and stated that there are several incidental signs to be added to the site. Staff stated that verification of sizes and locations would have to occur prior to placement to ensure compliance with the zoning ordinance. A motion was made by Mr. Dan Booth to approve as presented and the motion was seconded by Ms. Chris Johnson. The motion was unanimously approved by the Board.

Unscheduled Items

Adjournment

There being no further business, the meeting was unanimously adjourned at 2:32 p.m. following a motion by Mr. Steve Reilly, and a second by Mr. Dan Booth.