

MINUTES OF THE
GATLINBURG ENVIRONMENTAL DESIGN REVIEW BOARD
May 12, 2016
THURSDAY, 1:30 P.M., CITY HALL

MEMBERS PRESENT

Ken Webster
Michael Anderson
Chris Johnson
Steve Reilly
Kevin Tierney

MEMBERS ABSENT

Tim Heinrich
Dan Booth

OTHERS PRESENT

Kenny Patel
Virginia Rice
James Armagost
David Ogle
Elizabeth Mansell
Jay Defoe

Staff Representative: David Ball, Building & Planning Director
Gerri Lawall, Executive Secretary

Chairman Ken Webster called the meeting to order at 1:30 p.m. The minutes of the April 28, 2016 meeting were unanimously approved after a motion by Mr. Michael Anderson, and a second by Mr. Steve Reilly.

Staff Report

There was nothing for Staff to report.

Petitions and Communications from the Public

There were no petitions or communications from the public.

Old Business

There was no old business.

New Business

a) Aesthetic review and consideration for an exterior renovation to “Days Inn and Suites,” located at 1109 Parkway, requested by Mr. Kenny Patel.

Staff presented the request for additional exterior renovations requested by Mr. Kenny Patel, consisting of an aesthetic change to the existing sign and handrail system on the existing building. Mr. Patel explained that these changes were intended to give the hotel more of a “lodge feel,” with the addition of stone and logs. Mr. Michael Anderson asked if the pickets on the railing were metal, and Mr. Patel confirmed that it was wrought iron made to look like tree branches. Mr. Steve Reilly made the motion to approve the request as presented, with Mr. Michael Anderson providing the second. The motion passed unanimously.

b) Review and consideration for proposed signage for “Puttin on the Ritz Ladies Apparel,” located at 1235 East Parkway #6, requested by Ms. Elizabeth Mansell.

Staff presented the request, noting that this new store was going to be located in the Stone Ridge Plaza across from Food City, in the former Radio Shack location. Ms. Elizabeth Mansell was present and explained that the signs would be aluminum signs, with an antique white background with red letters, keeping the same size and design as the Pro Therapy signs. Staff explained that

Ms. Mansell was requesting a sign on front of building facing Food City, on the back of the building which is not visible from the public right of way, and on the mall directory sign. Mr. Steve Reilly noted that he would like to see a sample of the proposed red color before voting on the request. Ms. Mansell stated that they would keep the same red hue as "Taste of Italy" has on their sign. After a brief discussion, Mr. Steve Reilly made the motion to table the request until Ms. Mansell could present the Board with a color rendering or sample of the signs for the Board to review. Mr. Michael Anderson seconded the motion, and all members voted "Aye," passing the motion.

c) Aesthetic review and consideration for an exterior renovation to "Mad Dog's Ice Cream and Donuts," located at 731 East Parkway, requested by Ms. Kelly Johnson.

Staff presented the request for an addition of a split rail fence along the front of the property at "Mad Dog's Ice Cream and Donuts." Mr. Johnson explained that due to the number of children who enjoy playing in the front lawn, they are concerned about the safety of the kids so near to the busy road and wanted to put the split rail fence up to act as a barrier. Mr. Johnson acknowledged that he understood that the Board was only reviewing the aesthetics of the fence and that they would have to seek approval from TDOT to place the fence on the right-of-way. After a brief conversation, Ms. Chris Johnson made the motion to approve the fence as presented, and Mr. Steve Reilly made the second, with all members voting "Aye."

d) d) Aesthetic review and consideration for a new commercial building for "Hampton Inn," located at 502 Historic Nature Trail, requested by Trotter & Associates Architects, LLC.

Staff presented the request for a new commercial building for "Hampton Inn," located on Historic Nature Trail. Mr. Jay Defoe explained that this was a custom design, and not a typical "Hampton Inn" building. Mr. Defoe also noted that this building would be perpendicular to the road, and will have an exterior in earth tone colors, with synthetic stucco, and the roof would be ash shingled. Mr. Defoe also explained that the building would also have a portico side porch with metal roofing, along with a large outdoor covered porch on the rear of the structure. Mr. Defoe informed the Board that one of the conditions of having the approval to build to the required height was having an enhanced landscape plan. Mr. Defoe stated that there would be a significant number of more mature trees planted as part of this enhanced landscaping plan. Ms. Chris Johnson then asked why the other roof was metal, and not consistent with the rest of the roofing materials. Mr. Defoe explained that this metal roof is intended to provide a pop of color, providing a contrast to the other materials, almost like the Hilton Garden Inn on River Road. Mr. Michael Anderson asked if the foundation was made up of actual rock, and Mr. Defoe stated that because there was not a lot of variation available with local stone, this design uses a fabricated stone masonry veneer, providing more depth and variety in color and textures. Ms. Chris Johnson made the motion to approve as presented and Mr. Steve Reilly provided the second. All members voted "Aye."

e) Review and consideration for proposed signage for "Parking Lot," located at 1151 Parkway, requested by Ms. Virginia Rice.

Staff presented the request for new signage for the Parking Lot at 1151 Parkway, and noted that the location is the former location of the old Burning Bush restaurant. Ms. Virginia Rice explained that they were changing the sign face of the existing sign on River Road and placing a new sign on Parkway. Ms. Rice further noted that the new sign was made of dark wood materials.

After a brief discussion, Ms. Chris Johnson made the motion to approve as presented, and Mr. Michael Anderson seconded the motion, with all members voting “Aye.”

f) Review and consideration for proposed signage for “Grayhawk Enterprises,” located at 1459 East Parkway, requested by Mr. James Armagost.

Staff presented the request for new signage for the new business located at 1459 East Parkway and noted that Mr. James Armagost was present to answer questions. Mr. Armagost gave a brief description of the sign and materials. Mr. Armagost also noted that the blue was a turquoise blue. After a brief discussion, Mr. Steve Reilly made the motion to approve the sign as presented and Mr. Kevin Tierney provided the second. All members voted “Aye,” passing the motion.

Unscheduled Items

Staff presented the Board with an email draft to a list of sign companies in the area related to sign applications and references to the Architectural Guidelines. Staff noted that if the Board was agreeable with the verbiage of the email draft, an email would be sent to these sign companies with the permit package attached. Mr. Michael Anderson stated that the Board appreciates the efforts of the Department to inform the sign companies. The Board was agreeable with the email draft presented.

Adjournment

There being no further business, the meeting was unanimously adjourned at 2:00p.m following a motion by Mr. Steve Reilly, and a second by Mr. Michael Anderson.