

**Minutes**  
**Hamblen County Planning Commission Meeting**  
**January 5, 2026**

**Members Present**

Edgar Gray, Chairman  
Charles Anderson, Vice Chairman

Bill Hicks, Secretary  
Rodney Long  
Kay Hale

**Staff**

Tommy McKinney, Manager/Codes Enforcement  
Donna Massey, Administrative Assistant  
Melissa Geraghty, Planner  
Darrell Chase, Building Inspector/Deputy Zoning Officer

**Absent:**

Tim Wild

**Citizens**

(see attachment to this document)

**Planning Commission Workshop**

- **Discussion of Connex / Shipping Containers:** The discussion focused on the potential adoption of regulations regarding storage containers. Participants reviewed whether other counties have implemented similar rules and considered allowing storage containers on A-1 parcels equal to or larger than three acres, classifying them as accessory buildings. Additionally, the commission deliberated on how to address existing shipping containers within the county. No final decisions were reached nor voted on during the meeting.
- **Any other issues needed from Commission:** Vice Chairman Anderson requested a discussion on increasing the lot size requirements for zone R-1 including enforcement of water pressure, pipe sizing, and fire hydrants at the next meeting.

**PLANNING COMMISSION MEETING**

**Call to Order**

Chairman Gray called the meeting to order. First action to accept public comments.

**Public Comments**

- None

**Approval of the Minutes**

With no public comments, Chairman Gray asked for a motion to approve the December 1, 2025, Hamblen County Planning Commission minutes. Vice Chairman Anderson stated that he reviewed the minutes and thought them to be correct. He made a motion to approve the minutes as presented. Mrs. Hale seconded the motion. The vote was called and carried unanimously with a vote of 5 to 0.

**Agenda**

**Site Plan Approval for new building at Balsa Inc (Morristown Iron & Metals)** – Ross Litz, owner of Balsa Inc. (operating as Morristown Iron & Metals) on 2540 Newport Hwy, Morristown, TN., submitted a proposal to the commission seeking approval for the construction of a new metal sorting facility on the company's premises. The proposed structure will replace the former can building, which was demolished several months ago, and is intended to enhance the efficiency of aluminum sorting and purification processes. The design mirrors a recently completed building on-site, featuring 16-foot reinforced concrete walls topped with a metal superstructure. Although the new facility will occupy a larger footprint than its predecessor, it remains compliant with all applicable county regulations. Following a review of the proposal and consultation with Josh, Mr. Long motioned for approval, seconded by Mrs. Hale and the project was formally authorized. The vote was called and carried unanimously.

**Other Business**

- None

**Adjournment**

There being no further discussion, Kay Hale called for a motion to adjourn. Mr. Long seconded the motion. The motion was called and carried unanimously.

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Signature

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Date