

Minutes
Hamblen County Planning Commission Meeting
July 6th, 2026

Members Present

Edgar Gray, Chairman
Charles Anderson, Vice Chairman
Josh Cole, Planner

Staff

Tommy Mckinney, Manager/Code Enforcement
Misty Myers, Stormwater Inspector
Donna Massey, Administrative
Jules Lawson, Planner

Bill Hicks, Secretary
Rodney Long
Kay Hale
Mike Richardson

Absent:

Tim Wild

Citizens:

(see attachment to this Document)

Planning Commission Workshop

- Discussion of Connex/Shipping Containers- Chairman Gray opened the workshop discussing the connex/shipping containers and asking for comments on the matter. He explains there is a definition constructed. No comments were made.
- AI Data Centers/Crypto Mining Discussion- Chairman Gray explains the work that has been done getting the moratorium done, as well as explaining the definition of a moratorium. Chairman Gray and Jules Lawson explained a physical map representing the I-1 zones in Hamblen County and gave two examples of nearby neighborhood services from two different I-1 zones. Bill Hicks asked about the twenty-seven parcels, and Jules Lawson explained that nineteen of those are over five acres. Tommy McKinney stated that some of the I-1 zones were stated differently than they were on the tax map on GIS. Chairman Gray went through moratorium document with the commissioners roughly highlighting some key parts. Mr. Capps explained the steps the moratorium will go through, stating the first zoning amendment will be the moratorium for a year, then the Regional Planning Commission will approve or disapprove, then lastly the County Commission will approve or disapprove. Mike Richardson then states there are other industries in Hamblen County that do/did have their own power source and will this moratorium stop other industries from coming in. Lastly discussed was the similarity between other counties such as Knoxville.

Planning Commission Meeting

Call to Order

- Chairman Gray called the meeting to order. First action to approve June 1st Minutes.

Approval of the Minutes

- Chairman Gray asked for a motion to approve the July 6th, 2026, Minutes. Charles Anderson made the motion to approve; Rodney Long seconded the motion. The vote was called and carried with a vote of 6 to 0.

Public Comments

- Doug Davidson spoke complimenting the work going into the moratorium as well as his concern with the use of underground space for AI datacenters.
- Mike Schuetnim spoke about AI datacenters using their own power and referenced Texas AI datacenters.
- Linda Noe complimented the in-depth research of the moratorium.

Agenda

- Sara Seaman requesting permit for Dog Boarding Facility on Silver City Rd- Sara explained she only lives half a mile from the property and says her intention is to build a house on the property as well as a dog boarding facility in front of the property before she builds a house. Chairman Gray asked for Sara to come forward to explain the entrance of the property. Vice Charles Anderson states he believes this follows the regulations and made a motion to approve; Mike Richardson seconded the motion. A vote was called and was approved 6-0.
- Crafted Millstone requesting land disturbance bond release with replacement in effect for stabilization- Chairman Gray asked if the criteria has been met for this. Tommy McKinney states the Planning Office is okay with stabilization. Rodney Long made a motion to approve; Mike Richardson seconded the motion. A vote was called and was approved 6-0.
- Ronnie and Toni Schutz requesting roadway building permit- Toni states that their daughter wants to build a house next to their house and wants to make sure they can get a building permit before they get the land surveyed. Chairman Gray asked for more clarification on the house locations and where the driveway will be, he shared with the rest of the commissioners. Bill Hicks made a motion to approve; Rodney Long seconded the motion. A vote was called and was approved 6-0.
- Patrick and Rebekah Cowan requesting variance of a 20ft setback- Jesse Brogan the builder is speaker for Patrick and Rebekah. Jesse explains the grade is so steep it falls off quickly from the road and requests a 10ft easement set closer to the road, so the house won't be so far below. Jesse explains that the HOA has approved it. Chairman Gray asked if there is any way to reduce the house footprint, and Jesse states no. Rodney Long made a motion to approve; Mike Richardson seconded the motion. A vote was called and was approved 6-0.
- Frank and Nanly Eksten requesting a variance of a 20ft setback- Jesse Brogan the builder is the speaker for Frank and Nanly. Jesse explains it's the same situation as it was for Patrick and Rebekah Cowan and still asking for a 10ft easement. Vice Charles Anderson made a motion to approve; Kay Hale seconded the motion. A vote was called and was approved 6-0.
- Planning Commission vote to amend regulations for Connex/Shipping Containers- Rodney Long made a motion to approve; Kay Hale seconded the motion. A vote was called and approved 6-0.
- Planning Commission vote to send Data Center Regulation Moratorium to the Regional Planning Commission for review- Mike Richardson made a motion to approve; Charles Anderson seconded the motion. A vote was called and approved 6-0.

Other Business

Adjournment

Rodney Long made a motion to adjourn the meeting; Kay Hale seconded the motion. Meeting Adjourned.

Signature

Date