

Minutes
Bluff City Planning Commission
July 8, 2025

Chairman Todd Malone called the meeting to order at 6:15 p.m.

Members present were Todd Malone, Lori Staton, Kevin Smith, Brian Hunt, And Jerry Malone

Members absent: None

Discussion / Action – Subdivision Plat for 229 Lakeview Dr.

Chair Todd Malone introduced this plat and asked planner Cory Haggard to speak on behalf of it. Cory Haggard noted that he did have some concerns with it including access to the adjoining land locked properties. The plat presented would change ownership of the shared driveway for all of the adjoining properties, hence the aforementioned concern. Town Attorney Paul Frye noted that change of ownership would not change the existing easement that existed within their deeds. After some further discussion, Kevin Smith made a motion to approve the division, Jerry Malone seconded. Brian Hunt and Lori Staton abstain from voting. All others in favor, motion carries.

Discussion – Date change for Planning Commission Meetings

Cory Haggard said he wanted to bring this up since we essentially have a brand new commission just to make sure the time of the meeting worked for everyone on the board. After some discussion, it was determined that the board would keep the same meeting time and day.

Discussion – Administrative Approvals

This is another topic that Cory Haggard wanted to bring up to get it on record what the board wanted to do in terms of granting power for administrative approvals. He mentioned further that state law gives him the power to do minor subdivisions 5 lots or less, if the commission wanted to go with that. Chair Todd Malone noted that they have allowed this in the past and that he did not see a problem with continuing this way with full authority, so long as the plats were still brought to commission for record keeping purposes. Mayor Lori Staton made a motion to give Planner Cory Haggard full administrative approval power, Kevin Hunt seconded. All in favor, motion carried.

Public Comments

Alderwoman Carolyn Payne spoke on the agenda. She felt as if there should be two public comment periods, one before the action items. She pointed out relevant State code concerning the subject. Paul Frye noted that the code mentioned only applies to the Board of Mayor and Aldermen.

James and Michelle Roberts spoke about the subdivision that the board had voted on previously. They are adjoining property owners and voiced a number of concerns where they felt like the commission acted in err.

Storm Water Questions or Concerns

Resident Matt Chase spoke on his frustration with the sewer overflows that had been taking place in the town. He noted a recent overflow that had taken place and noted the unsanitary conditions that these are creating.

With no other business Vice Chairman Todd Malone adjourned the meeting at 6:50 p.m.

Attest: Kevin B. Smith
Kevin Smith, Secretary

Approved: Todd Malone
Todd Malone, Chairman

Date Approved: 9/19/25