

City of Bull Shoals
Planning and Zoning Commission

PO Box 390
706 C.S. Woods Blvd
Bull Shoals, AR 72619

September 13, 2026

To: Bull Shoals City Council

Re: September P&Z Report

September was a busy time with public hearings:

First, a public hearing was held for Bull Shoals Fire Department Auxiliary requesting a variance to a side yard setback. After little discussion, the Board of Adjustment unanimously passed a motion to allow a 4 foot variance into the setback area for both buildings.

Second, a public hearing for 4 changes to our Planning & Zoning codes. Please see attached sheet. Also discussed was the City's Comprehensive Development Plan. No changes to this plan are recommended. The Planning & Zoning Commission unanimously voted to approve moving these recommendations to the City Council.

Third, a public hearing was held the following night for Ms. Jelnik and Sunset Hills Resort. This was a rezoning hearing to potentially rezone this property from C-4 to R-1. After several questions were asked for Ms. Jelnik, a motion was made to change the property from C-4 to R-1. A vote was taken with one Commissioner voting yes, one Commissioner voting no, and the third Commissioner abstaining from the vote. The motion failed. We are sending to the City Council a recommendation to deny approval of rezoning this property. I would like an opportunity to discuss this request further at the workshop. Thank you.

Rick Anderson
P&Z Chair

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PUBLIC HEARING NOTICE

The Bull Shoals Planning and Zoning Commission will be holding a public hearing on September 9th, 2026 @ 6:00 pm at City Hall to consider 4 changes to the Planning& Zoning Codes and to discuss changes to the Bull Shoals Comprehensive Plan. Interested citizens are encouraged to attend. The proposed changes to our codes and the comprehensive plan are available below or online on the City of Bull Shoals website.

- 1) Clarification on uses in C-1 to allow Food Trucks as an alternative to restaurants, which is an acceptable use;
- 2) In C-4 under general description, add **"A Rezone application must be submitted by the property owner promptly upon the resort use ceasing to operate as a resort unless it is currently and publicly up for sale"**;
- 3) **Tiny Homes in the City of Bull Shoals, AR**
Tiny Homes/ADUs (Accessory dwelling units) on foundations will be allowed in R-1, R-2, and R-3 zones. All structures must comply with all requirements within each zone including but not limited to lot coverage, setbacks, building codes, and density limits. Building permits will be required for all structures regardless of size. A minimum size for all ADUs is 400 sq. ft.
Tiny Homes on Wheels (THOWs). THOWs will be allowed in R-4 & C-2 zones in designated RV Parks or Mobile Home Parks. No minimum size requirements on THOWs. Where and when applicable, the International Residential Code (IRC) Appendix Q will apply to the construction of any THOWs.
- 4) Although already approved two meetings ago, we will delete some language related to single family dwellings in the C-2 zone.

The Comprehensive Plan was reviewed for possible changes. It was determined that no changes are warranted at this time and we will bring the plan to the citizens at the July public hearing for comment.

Rick Anderson
Chair P&Z