

## **Planning & Zoning Committee Meeting**

### **Minutes**

**Wednesday, April 16, 2025**

**6PM**

The meeting was called to order at 6PM by President David Higgins.

Everyone stood and recited the Pledge of Allegiance

Commissioner Roll Call: David Higgins, Scott Scholes, Bonnie Sumner, Tim Koenig, John Stauffer, Keith Hilburn, Merle Fawcett, Ken Nevius, Rick Anderson

Minutes from the March meeting were approved. Bonnie made a motion to accept the minutes. Seconded by Scott Scholes. All approved.

New Business:

The four new members appointed by the Mayor were introduced. Keith, Merle, Ken and Rick.

The meeting was then turned over to Sandy Davenport, owner of Davenport Realty and owners of the Bel Arco Resort property. Sandy started out by denying the false rumors that have been spreading about the property. There will be no HUD or assisted living situation happening at Bel Arco. No drug rehab situation either. It is not a resort currently and is not designed right now to handle full time renters.

The City's Inspector, Danny Caldwell, spoke about trying to talk with Josh Whitaker of the Army Corps of Engineers regarding a high-water boat ramp, but has not had his calls returned.

Keith asked if Sandy had met with a group of buyers out of St. Louis. Sandy said she had met with them. They wanted a high-water boat ramp. They also did not make an offer on the property.

Sandy said that currently there are two construction company's employees staying there. They do have a caretaker now that is also staying there. Before they just had a man checking on the water meters.

Ken asked how many units will there be? 28 Sandy announced.

David announced that we need to fix the C4 Zoning regulations. Merle asked about the square footage and Sandy said the rooms would be 720 square feet.

Sandy said she bought this property to make money. She said that she and her family used to go there when she was a kid and has a lot of fond memories of the place.

Sandy also showed pictures of the improvements they have already made. They have cleaned it up, painted and repaired things.

She also made it clear that she did not purchase the sign on Central Boulevard that announces monthly rentals. When she bought the property she did not know at that time what they were going to do with it. They need to have monthly rentals to make it work. At least two other resorts in town have gone to monthly rentals. They want to help tourism here.

The rooms will have a full kitchen. The rooms will not be furnished. One-bedrooms will be 1,000 <sup>Month</sup> square feet and the two bedrooms will be 1,200 <sup>Month</sup> square feet. Monthly rent will include utilities and internet. They will have an on-site manager. Rick asked if she had any buyers lined up right now. She answered not at this time.

Bonnie asked about the on-site restaurant. There are no plans at this time, but eventually they would like to lease it out to someone.

Keith asked if there are apartments there currently? He also stated that he had heard that people living there had violated the burn ban. Sandy said that they lifted.

The rooms will not be furnished.

Scott asked about studio apartments. There will be no studio apartments in the plan. There will be separate bedrooms. Scott asked if they will show us architecture plans/floor plans in the future. The committee would like to see them as well as the City Building Inspector. There will be no structural changes to the buildings.

Citizen Jay Yeldon spoke about the city needing help. There isn't enough work or workers available. We need to create a place that people will want to come to. It is a shame that Bel Arco is empty while Bull Shoals has a real need for rooms.

Dave mentioned that they had done a survey a couple of years ago about the rental situation in the city. It indicated that there was a real need for more rental properties.

Kevin Hutchinson asked why is the Dels' Property only a quarter full then? Dave asked what are they charging? Sandy said less than what they will be charging at Bel Arco.

A citizen spoke about the needs of the city. There is no gas station plus not ola

Sandy said that she is hoping that these renters will eventually turn into buyers here.

Rick Anderson stated that he is new to the area. Why are these places renting to anyone? Isn't this against code? Dave announced that he did not want to get into codes now. We do need to rewrite the regulations for C4 properties. The current C4 regulations state that a resort needs to cease being a resort when switching to monthly rentals. Dave said this needs to be looked into.

Mr. Savu, former Mayor asked if the upgrades had been looked at by the Building Inspector? Is there a licensed architect involved with this? What are the guidelines per apartment? Who is going to enforce the codes?

Councilman Mike Howell asked when these concerns began...it was around 2021. Why were they not addressed then? Are there occupancy rules? Will there be enforcement?

Merle asked if they had looked into new windows? No they have not.

The Mayor talked about the parking lot. It is being used by NATCO plus another parking area is being used. Sandy said that NATCO will be leaving the property on June 1<sup>st</sup>.

Sandy said that when she bought the property she was told the previous owners were using it as a HUD property.

Scott asked her if she was going to bring a rezoning petition before the Committee? Sandy said they would be doing this.

Some citizens asked why is the committee looking to redo the C4 and R3 regulations? Dave said that it was to accommodate the changes that are happening in the city.

A citizen said that they thought the restaurant there would be a gold mine for someone. Sandy said that no one has shown any interest in the restaurant at this time. They are willing to work with anyone who has a legitimate interest.

Mayor Bill Stahlman said that some owners are interested in the property, but want the Corps of Engineers to approve a high-water boat ramp first. Wants Sandy to put a plan together for this contingency.

Rick Anderson asked why has there been no enforcement of the rules? Mayor Stahlman replied that Danny Caldwell has the authority to go to the police department with any code violations. Danny was not aware of this. Keith asked if any police officer can write a citation. The answer is yes.

Keith said that the city is missing out on a lot of bed taxes from these monthly rentals.

Rick Anderson said that we should put a moratorium on new businesses that want monthly rentals until we finish the new regulations for the C4 zone. Ken said that the city doesn't want to lose out on any new businesses.

Ken proposed that we take two months to finish this C4 regulations and Bonnie seconded. All approved.