

**AGENDA**  
**PLANNING COMMISSION MEETING**  
**CITY HALL**  
**SEPTEMBER 18, 2025**  
**4:00 P.M.**

**OPEN PUBLIC HEARING – PLANNING COMMISSION**

1. Request for a Conditional Use Permit  
Short-term Rental Property – 709 Sampson Avenue  
Robert McGuffin, dba The Blvd. Ventures, AR, LLC, Petitioners
2. Request for a Conditional Use Permit  
Airbnb – 914 S. Reine Street  
Larry (Beau) Stricklin, dba PB3, Petitioner
3. Request for a Conditional Use Permit  
Airbnb – 916 S. Reine Street  
Larry (Beau) Stricklin, dba PB3, Petitioner

**CLOSE PUBLIC HEARING**

- I. Call to Order – Planning Commission
- II. Roll Call and Determination of Quorum
- III. Planning Commission – Old Business
  1. Discuss guidelines for Conditional Use Permits
  2. Discuss concerns about Executive Inn/Conditional Use Permit
  3. Consider a request for a Rezoning  
change from a R-2 to a C-2 Zone  
South Reine Street  
Graves and Wilson Properties, LLC, Petitioners
- IV. New Business – Planning Commission
  - A. Consider a request for a Conditional Use Permit  
Short-term Rental Property – 709 Sampson Avenue  
Robert McGuffin, dba The Blvd. Ventures, AR, LLC, Petitioners
  - B. Consider a request for a Conditional Use Permit  
Airbnb – 914 S. Reine Street  
Larry (Beau) Stricklin, dba PB3, Petitioner
  - C. Request for a Conditional Use Permit  
Airbnb – 916 S. Reine Street  
Larry (Beau) Stricklin, dba PB3, Petitioner
  - D. Consider petition from residents of Cordie Drive (Nancy Hohman) –  
concerning rezoning request from Graves and Wilson Properties
  - E. Discuss potential C-4 rezoning on Race Track Road
  - F.
- V. Other Business
- VI. Announcements/Correspondence
  - A. Planning Commission meeting October 16, 2025, at 4:00 pm
- VII. Adjourn