



To: City Council
From: Dustin Harrison, Building Official/Zoning Administrator
Date: March 19, 2026
Re: Barcom Conditional Use Request

Dear Members of the City Council

Please find below a summary of the conditional use request submitted by Michael and Christina Barcom.

The applicants are requesting approval to operate a retail business at 530 E Main Street in West Plains, Missouri, within an R-1 Single Family Residential zoning district. The proposed business would involve leasing individual vendor booths, primarily focused on antiques, furniture, and artwork.

The subject property is currently zoned R-1, which is intended to support low-density residential development. While the zoning code outlines several permitted conditional uses within this district—including mobile homes (with conditions), cemeteries, artificial lakes, daycare facilities, parking areas, recreational and administrative structures, and public service facilities, it also allows the Planning Commission discretion to approve other uses deemed compatible with the surrounding area.

The proposed retail use is not specifically listed among the enumerated conditional uses. Therefore, the request falls under the provision allowing the Commission to evaluate whether the use is appropriate and consistent with the intent of the district.

In considering this request, the Commission should evaluate factors such as traffic generation, parking availability, noise levels, hours of operation, and overall compatibility with the surrounding residential neighborhood. The key determination is whether the proposed use can operate without negatively impacting the character and livability of the area.

This request was heard by the West Plains Planning Commission on April 7th and recommended for approval.

Fiscal Impact: None identified.

Please let me know if additional information is needed.

Sincerely,
Dustin Harrison
Building Official/Zoning Administrator

APPLICATION FOR CONDITIONAL USE PERMIT

Name: Michael Barcom/Christina Barcom Date of Application: March 10 2026
 Company: Gemay Properties LLC Cost - \$75 at Time of Application
 Location Address: 530 E Main Mailing Address: 530 E Main
 Reason for Request: Commercial in a residential zone

Lots Size	.49 acres
Side Yard (front, back, side)	190ft x 105ft
Set Backs (front, back, side)	80ish ft
Landscape and Screen Planting Plans Attached?	Existing just maintenance <input type="checkbox"/>
Zone	
Height of Structure if applicable	Far commercial in residential zone <input type="checkbox"/>
Fence:	
Parking Spaces	8 to 10
Distance of parking area from residential use (feet)	20 ft
Is there a plat or drawing of the development attached?	
Number of principal entrances from major thoroughfare	2 one in front and 1 in back
List and attach a copy of other state licenses required.	
Describe outdoor artificial lighting	Existing lighting, no changes
Will there be disposal of liquid or other wastes?	No
Will there be sales, storage, repair work, or dismantling on the property?	Sales only
What is the principal use of the building?	Antique store
How many deliveries per week to you anticipate?	One or two a month
Will merchandise be sold on the premises?	Yes
How many employees are planned? Do they live on the premises?	1 to 3 part-time employees <input type="checkbox"/>
Signage and size.	One 4x5 sign in front
How much traffic do you anticipate?	15 to 18 ish
If day care, is there another day care within 440' to another day care (closest corner to closest corner to another day care)?	No
Is there a state from all neighbors within 440' stating no objection to this conditional use request?	
If day care, how many unrelated persons will receive day care in a 24-hour period?	No
Legal Description attached?	L4 E23 for L3

I hereby certify that the above information is true and correct and understand that there are penalties for false states from \$5 to \$500 per day for each offense.

Signed: Michael Christina Barcom Date: 3/15/26

