



May 6, 2026

To: City Council

From: Dustin Harrison, Building Official/Zoning Administrator.

Re: Gary Douglas Hawke Conditional Use

Conditional Use Request Summary

Applicant: Gary Douglas Hawke

Property Address: 419 Farrell St, West Plains, Missouri

Zoning District: R-2 Urban Residential

Gary Douglas Hawke is requesting approval of a conditional use permit to operate a mission chapel along with associated facilities, including a sleeping area, classroom space, and a treatment center. The proposed use would provide services focused on residential care.

The subject property is currently zoned R-2 Urban Residential. While this zoning district is primarily intended for residential uses, the City’s zoning regulations allow for certain conditional uses upon review and approval by the Planning Commission.

Per City Code, permitted conditional uses within the R-2 district include a range of institutional and service-oriented uses such as nursing homes, assisted living facilities, daycare centers and public service structures uses such as nursing homes, assisted living facilities, daycare centers, and public service structures. Additionally, the code provides flexibility under Item (10), which allows “any other use deemed compatible by the Planning Commission.

The applicant’s proposed sleeping area, classroom space, and a treatment center. The proposed use would provide services focused on residential care. within the R-2 conditional use category, particularly nursing homes and assisted living facilities, as it provides supportive, non- intensive care services in a residential – scale setting.

The Planning Commission was asked to consider whether the proposed use is compatible with the surrounding neighborhood, consistent with the intent of the R-2 District, and appropriate under the provisions of section (10) of the conditional use standards.

Planners met on May 5th at the regular scheduled meeting and recommended this to be denied by city council.

Fiscal Impact

N/A

APPLICATION FOR CONDITIONAL USE PERMIT

Name: Gary Douglas Hawke Date of Application: March 16, 2025
 Company: Hawke Ministries Cost - \$75 at Time of Application
 Location Address: 419 Farrell St Mailing Address: 419 Farrell St. West Plains Mo 65775
 Reason for Request: starting date for opening on existing property

Lots Size	195 x 121 23,595 sq ft
Side Yard (front, back, side)	
Set Backs (front, back, side)	
Landscape and Screen Planting Plans Attached?	
Zone	Residential Variance Application
Height of Structure if applicable	Split level Home
Fence:	
Parking Spaces	12 (6 in front 6 on West side)
Distance of parking area from residential use (feet)	
Is there a plat or drawing of the development attached?	
Number of principal entrances from major thoroughfare	second in planning
List and attach a copy of other state licenses required.	
Describe outdoor artificial lighting	front yard light / West side lights
Will there be disposal of liquid or other wastes?	no
Will there be sales, storage, repair work, or dismantling on the property?	no
What is the principal use of the building?	Chapel, sleeping area, classroom
How many deliveries per week to you anticipate?	2
Will merchandise be sold on the premises?	no
How many employees are planned? Do they live on the premises?	one for opening / yes
Signage and size.	Mailbox and house address
How much traffic do you anticipate?	minimal
If day care, is there another day care within 440' to another day care (closest corner to closest corner to another day care)?	N/A
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?	
Legal Description attached?	Yes

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: Gary Douglas Hawke Date: March 16, 2025



Recording Date/Time: 05/29/2018 at 01:50:13 PM
Instr #: 2018R2154

Type: WD
Pages: 2
Fee: \$27.00 \$ 20180002009



WILES ABSTRACT COMPANY

WARRANTY DEED


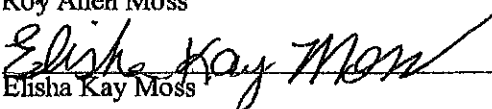
THIS INDENTURE, dated as of the 25 day of May, Two Thousand Eighteen, by and between Roy Allen Moss and Elisha Kay Moss, his wife (GRANTOR), parties of the first part, and Gary D. Hawke and Vicki A. Hawke, his wife, whose mailing address is 419 Farrell St West Hains, MO 65775, (GRANTEE) parties of the second part.

WITNESSETH, That the said parties of the first part, in consideration of the sum of Ten Dollars and Other Valuable consideration to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, do by these presents, **GRANT, BARGAIN, and SELL, CONVEY AND CONFIRM**, unto the said parties of the second part, unto their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of **Howell** and State of Missouri to-wit:

A part of Lot 1 of Washington's Subdivision of Lot 6 of Sunnyside Subdivision of the NW¼ of the SW¼ of Section 28, Township 24 North, Range 8 West, described as follows: Commencing at the northwest corner of said Lot 1, thence east 523.5 feet, thence south 195 feet, thence east 121 feet to the POINT OF BEGINNING, thence north 195 feet, thence east 121 feet, thence south 195 feet, and thence west 121 feet to the point of beginning, being the same tract shown as Lot 2 on the plat of the Lloyd B. Lasater Subdivision recorded in Plat Record G at Pages 103-104 of the records of Howell County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining, unto the said parties of the second part, unto their heirs and assigns forever; the said parties of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by them or those under whom they claim, and that they will warrant and defend the title to the said premises unto the said parties of the second part, unto their heirs and assigns forever, against the lawful claims and demands of all persons whomever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

 (SEAL)
Roy Allen Moss
 (SEAL)
Elisha Kay Moss

UPN - 158028000000250000

OWNERS NAME - HAWKE, GARY D. & VICKI A.

Situs - 419 FARRELL ST

ACREAGE - DEEDED 0 SURVEYED 0 CALCULATED 0

DISTRICTS - SCHOOL 7 ROAD 23 CITY 1 FIRE 0 AMB 1 OTHER

SUBDIVISION - LLOYD B. LASATER SUB - PLAT BOOK/PAGE G/103 - SUB NUMBER 183.5

Lot Dimensions - 121 X 195

LOT(s) - 2 BLOCK - 1

SEC - 28 TWN - 24 RNG - 8

SHORT LEGAL -

ACQUISITION REFERENCE

B6 - 2154 05/29/2018

WIC Transfers

HENRY, TERRY REX & TERESA A. |B6 -3863|09/13/2011|09/2011|ST|||

HENRY, TERRY REX & TERESA ANN TRUST |B6-3004|08/10/2015|08/2015|ST|||

TERRY REX & TERESA ANN HENRY TRUST (NON-OWNER) |B6-2153|05/29/2018|05/2018|NT|||

MOSS, ROY ALLEN & ELISHA KAY |B6-2154|05/29/2018|05/2018|ST|||

WIC HISTORY

HENRY, TERRY REX & TERESA A. |A4-1716|05/01/1979

HENRY, TERRY REX & TERESA ANN TRUST |B6 -3863|09/13/2011

MOSS, ROY ALLEN & ELISHA KAY |B6-3004|08/10/2015

MOSS, ROY ALLEN & ELISHA KAY(CTWD BY NON-OWNER) |B6-2153|05/29/2018

HAWKE, GARY D. & VICKI A. |B6-2154|05/29/2018

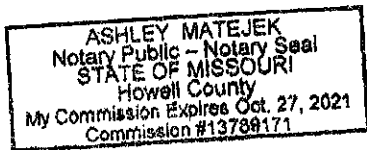
STATE OF MISSOURI)
) ss.
County of HOWELL)

On this 25th day of May, 2018, before me personally appeared Roy Allen Moss and Elisha Kay Moss, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in West Plains, MO, the day and year first above written.

My Commission Expires: _____

(Notary Seal)



Ashley Matejek

Notary Public

HOWELL COUNTY ASSESSOR Online GIS



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8 AC (C)



22.01
3.7 AC (C)

03
AC (C)



24
.82 AC (C)

25

26

195

210.13(D) 195(S)

27.01
.85 AC (C)

306.7

FARRELL

182.3

121

160

189.12

FARRELL ST

210

153

105

105

151

195

32
.94 AC (C)

32.01
.68 AC (C)

33.01

31

30

125(S)

330(S)

905.5

35
2.1 AC (C)

PUBLIC NOTICE

Notice is hereby given that a public hearing will be held by the Planning and Zoning Commission of the City of West Plains, Missouri at 5:30 p.m. Tuesday, May 5, 2026 in the Council Chambers at the West Plains City Hall, 1910 Holiday Lane, West Plains, Missouri to give all interested persons an opportunity to be heard on a conditional use permit submitted to the City of West Plains for a building to be used as commercial use in an R-2 zone, located at 419 Farrell Street and further described as:

LOT 2 BLOCK 1 OF LLOYD B. LASTER SUBDIVISION

Done by order of the City Council of the City of West Plains, Missouri this 15th day of April 2026.

KELLIE MAYERS

CITY CLERK

Insert Date: April 18, 2026