

# FIREWORKS CUP- FWK22-01

## TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT- 916 OLD BRYAN ROAD

Application: FWK22-01  
Property Owner/Applicant: Westley Godar  
Zoning: C2, General Commercial District  
Location: On the east side of Old Bryan Road, approximately  
620 feet north of Veterans Memorial Parkway; adjacent  
to the City of O'Fallon  
Council District: 4  
Account No.: 342720A000

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### CONTENTS:

- Staff Recommendation Report
- Aerial Photo
- Surrounding Zoning Map
- Notification Area Map
- Concept Plan
- Letters received
- ◆ None

## STAFF RECOMMENDATION

**To:** County Planning & Zoning Commission

**Prepared by:** Mark Price Jr. AICP, CFM

**Application No.:** FWK 22-01

**Date:** March 8, 2022

### BACKGROUND

Applicant/Owner: Westley J. Godar

Requested Action: A Conditional Use Permit for a temporary fireworks stand

Location: 916 Old Bryan Road, South of I-70 and west of Bryan Road, adjoining the City of O'Fallon

Size: 1.20 Acres

Current Land Use: Single-Family Residential (one residence)

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	N/A (I-70)	Transportation (I-70)
South	C2- General Commercial	Single-Family Residential
West	Incorporated City of O'Fallon	Multi-Family Residential (Westchester Village Apartments)
East	Incorporated City of O'Fallon	Vacant

**Zoning History:** This property has been rezoned C-2, General Commercial, since 1989. A conditional use permit was also granted at the same time to allow the single-family dwelling on the property. In 2015, the County's Board of Zoning Adjustment granted a variance VAR15-02 to reduce the front yard setback adjoining the right-of-way for Interstate 70 from 25 feet to 5 feet. The County has approved fireworks stand conditional use permits in 2018, 2019, 2020 and 2021.

**Public Services:** County Council District 4 – Dave Hammond  
School District – Fort Zumwalt School District  
Fire District – O'Fallon Fire District

**Utilities:** Water – Public Water District #2 service area  
Sewer – City of O'Fallon service area

### ANALYSIS

All minimum setbacks in compliance with the C2, General Commercial District standards and the 2022 Fireworks Stand Regulations are expected to be adhered to.

Fireworks stands operated on the parcel in 2018, 2019, 2020 and 2021 have no record of complaints from those operations.

Due to the temporary nature of this use, the proposed fireworks stand can be expected to create minor and temporary land use impacts on adjacent properties.

**RECOMMENDATION**

**The Planning and Zoning Division recommends that the Conditional Use Permit for a temporary fireworks stand be approved subject to the following conditions:**

- 1. The proposed use shall substantially comply with the attached concept plan.**
- 2. This temporary conditional use shall comply with all 2022 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 16, 2022.**



FWK22-01 - Aerial



FWK22-01 - Zoning

ST. CHARLES COUNTY Community Development Web Map

Address or Parcel Number

Screening

Area of Interest

Place name Draw

Select draw mode

Buffer distance (optional)

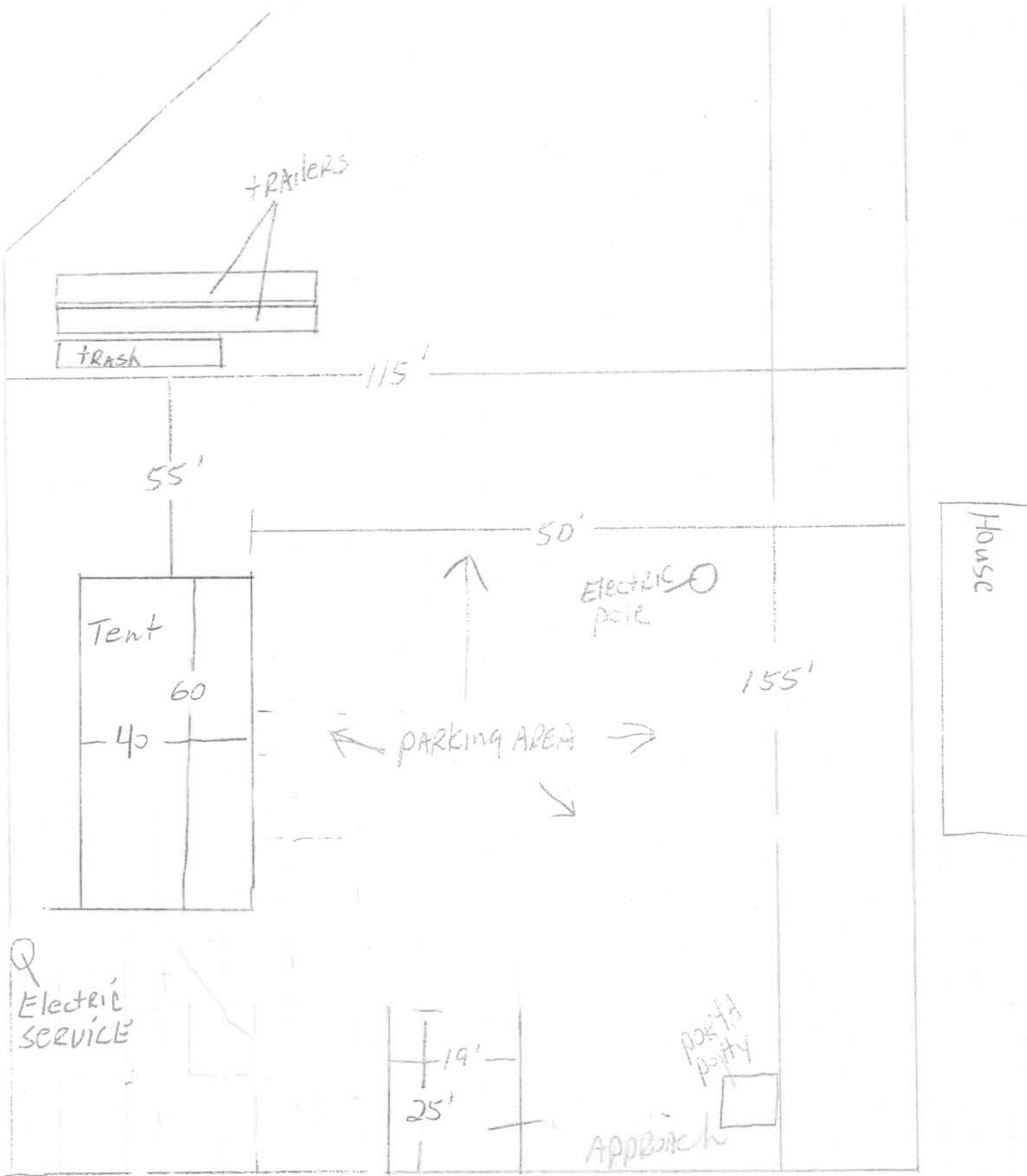
Show results within

500 Feet

Report Start Over

The screenshot displays a web-based map interface for St. Charles County. The main map area shows a green landscape with roads and property boundaries. A red circle highlights a specific area labeled 'Subject Property' with parcel numbers 916 and 922. The map includes major roads like Interstate 70 and Memorial Pkwy. A sidebar on the right contains a 'Screening' tool with various options for drawing and buffering. The 'Area of Interest' section has 'Place name' and 'Draw' buttons. Below that, there are icons for different draw modes: a point, a line, a square, a circle, a polygon, and a rectangle. The 'Buffer distance (optional)' section has a text input field with '500' and a dropdown menu set to 'Feet'. At the bottom of the sidebar are two buttons: 'Report' and 'Start Over'. The top of the page has a search bar for 'Address or Parcel Number' and a navigation menu with icons for home, layers, and other map functions.

FWK22-01 - Notification Area Map



trailers

trash

115'

55'

Tent

60

40

50'

ELECTRIC pole

155'

PARKING AREA

House

Q Electric SERVICE

19'  
25'

port-a-potty

Approach

OLD BRYAN ROAD