

# FIREWORKS CUP- FWK22-04

## TEMPORARY FIREWORKS STAND CONDITIONAL USE PERMIT - 1429 GRANVILLE DR.

Application: FWK22-04  
Applicant: Martin J. Fears, Registered Agent and Organizer of Show Me Fireworks, LLC  
Property Owner: Gerald L. Boehmer and Judy A. Boehmer Family Partnership LP  
Zoning: C2, General Commercial District  
Location: On the east side of Granville Drive, approximately 170 feet from Highway 40/61, adjacent to the City of Wentzville  
Council District: 1  
Account No.: 719430A000

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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.:** FWK22-04

**Date:** March 8, 2022

### BACKGROUND

**Owner:** Gerald and Judy Boehmer Family Partnership, LP  
**Applicant:** Show Me Services, LLC – Martin Fears  
**Requested Action:** A conditional use permit (CUP) for a temporary fireworks stand  
**Location:** 1429 Granville Drive; accessible from Granville Drive and Hwy 61; adjacent to the City of Wentzville  
**Size:** 3.05 acres  
**Current Land Use:** Vacant  
**Adjacent Land Use and Zoning:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	City of Wentzville	Vacant
South	C2, General Commercial	Vacant
East	Right of Way	Highway 61
West	City of Wentzville	Single Family Residences (Stone Ridge Canyon)

**Zoning History:** This property was initially zoned A, Agricultural District, in 1959 with the inception of County zoning. In 1974, the property was rezoned from A to C1, Neighborhood Commercial District. In 1976, the property was rezoned from C1 to C2, General Commercial District.

**Public Services:** County Council District 1 – Joe Cronin  
School District – Wentzville School District  
Fire District – Wentzville Fire Protection District

**Utilities:** Water – Wentzville service area  
Sewer – Wentzville service area

### ANALYSIS

This was a new location for a temporary firework stand in 2021. There will be one 2,700 square foot tent at this location. The tent will be located on the south side of the parcel with a portable toilet and dumpster also proposed. The applicant will be required to adhere to all required fire safety and explosives safety measures. The applicant proposes to use the existing entrance on

the eastern side of the parcel along with the existing gravel parking area in the central part of the parcel.

Due to the temporary nature of this use, there is expected to be minimal impact on the adjacent vacant properties to the north and south of this parcel. The nearest home is approximately 450 feet west of the proposed tent location with an elevation increase of approximately 20 feet. The setback requirement of 20 feet from any property line will be met along with all requirements outlined in the 2022 St. Charles County Fireworks Regulations.

There were no complaints or issues noted during the 2021 fireworks season.

### **RECOMMENDATION**

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

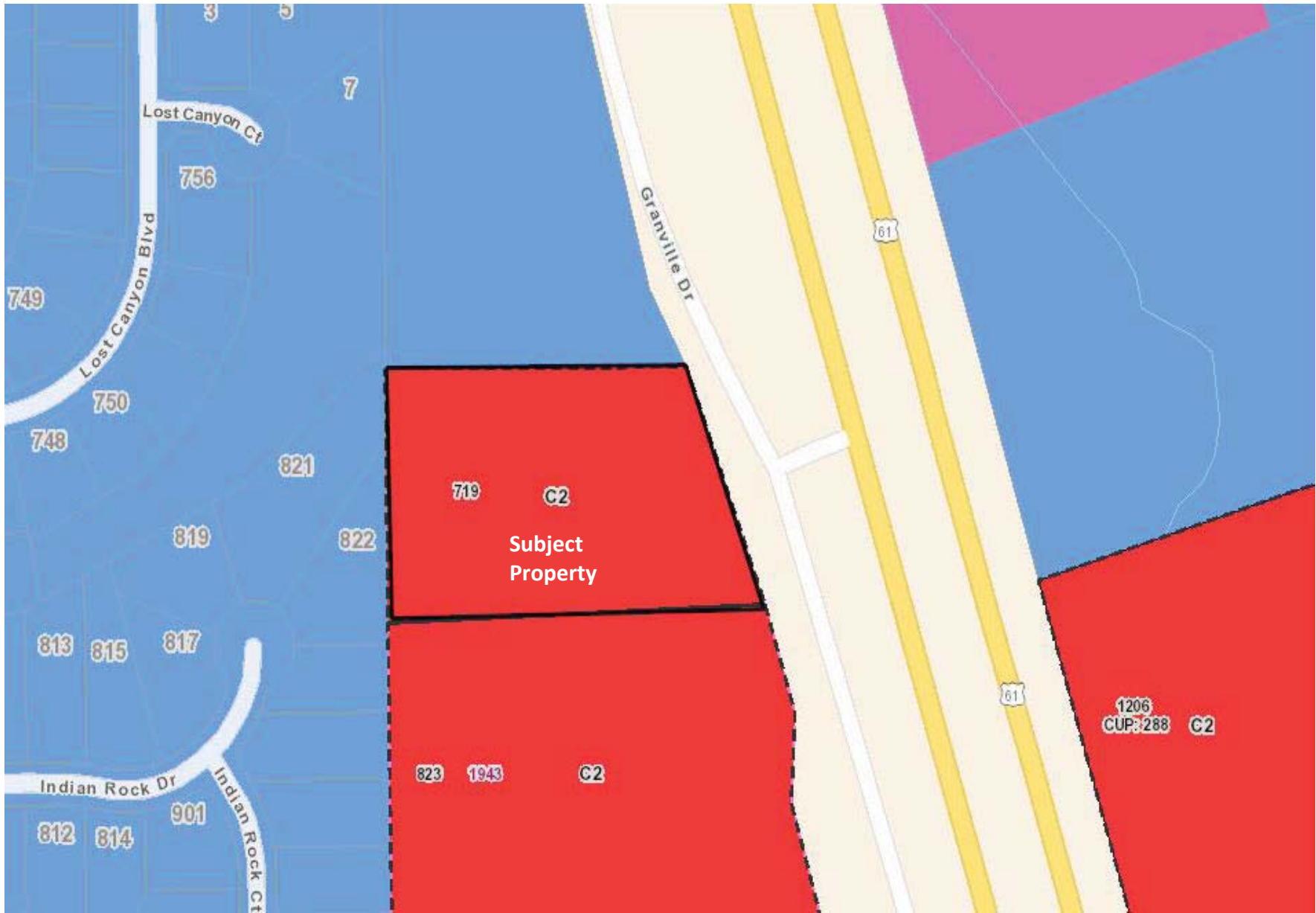
- 1. The proposed use shall substantially comply with the attached concept plan.**
- 2. This temporary conditional use shall comply with all 2022 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 16, 2022.**



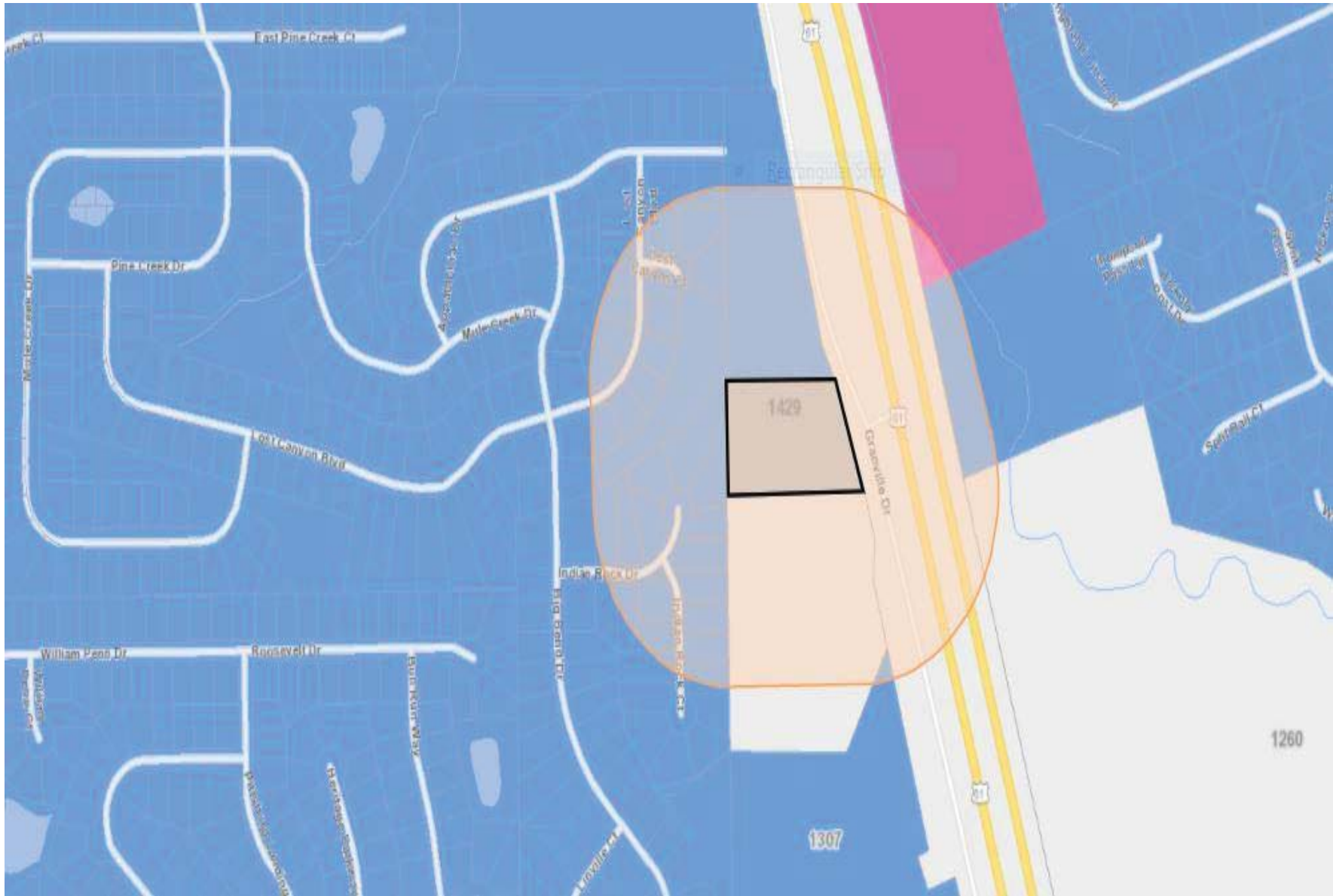


FWK22-04 - Aerial





FWK22-04 - Zoning



FWK22-04 - Notification Area Map

