

# FIREWORKS CUP- FWK21-11

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

Application: FWK21-11  
Applicant: Show Me Services, 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
- 2030 Land Use Map
- Notification Area Map
- Site Plan
- Letters received
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## STAFF RECOMMENDATION

To: County Planning & Zoning Commission

Prepared by: Ellie Marr, CFM

Application No.: FWK21-11

Date: March 8, 2021

### 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; On the west side of Granville Drive, approximately 150 feet west of Hwy 40/61; adjacent to the City of Wentzville  
Size: 3.05 acres  
Current Land Use: Vacant

Adjacent Land Use and Zoning:

Direction	Zoning	Land Use
North	City of Wentzville	Vacant
South	C2, General Commercial	Vacant
East	Right of Way	Highway 40/61
West	City of Wentzville	Single Family Residences

Zoning History: This property was 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 – R4, Wentzville School District  
Fire District – Wentzville Fire Protection District

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

### ANALYSIS

This is a new location for a temporary firework stand this year. There is one 2,700 square foot tent proposed for this location. The tent will be located on the west 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 will 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 2021 St. Charles County Fireworks Regulations.

## **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. This temporary conditional use shall comply with all 2021 Fireworks Stand Regulations as adopted by the County Planning and Zoning Commission on March 17, 2021.**
- 2. The Applicant Owner and/or Operator of the firework stand authorized under the CUP (Owner/Operator) is responsible for ensuring that their staff and customers are abiding by the Public Health Orders of the County and State that are currently in place, and as they may be in the future amended, revised, or supplemented for the duration of the CUP. Any violations of those orders are unlawful and could result in prosecution through the County Municipal Court. The most up to date and latest County policies are available on the St. Charles County website at [sccmo.org/COVID](http://sccmo.org/COVID). The County website has detailed information, including recommended strategies on how to protect the Owner/Operator staff and customers from the spread of the disease and further guidance on what burdens are placed upon the Owner/Operator during the COVID-19 pandemic.**



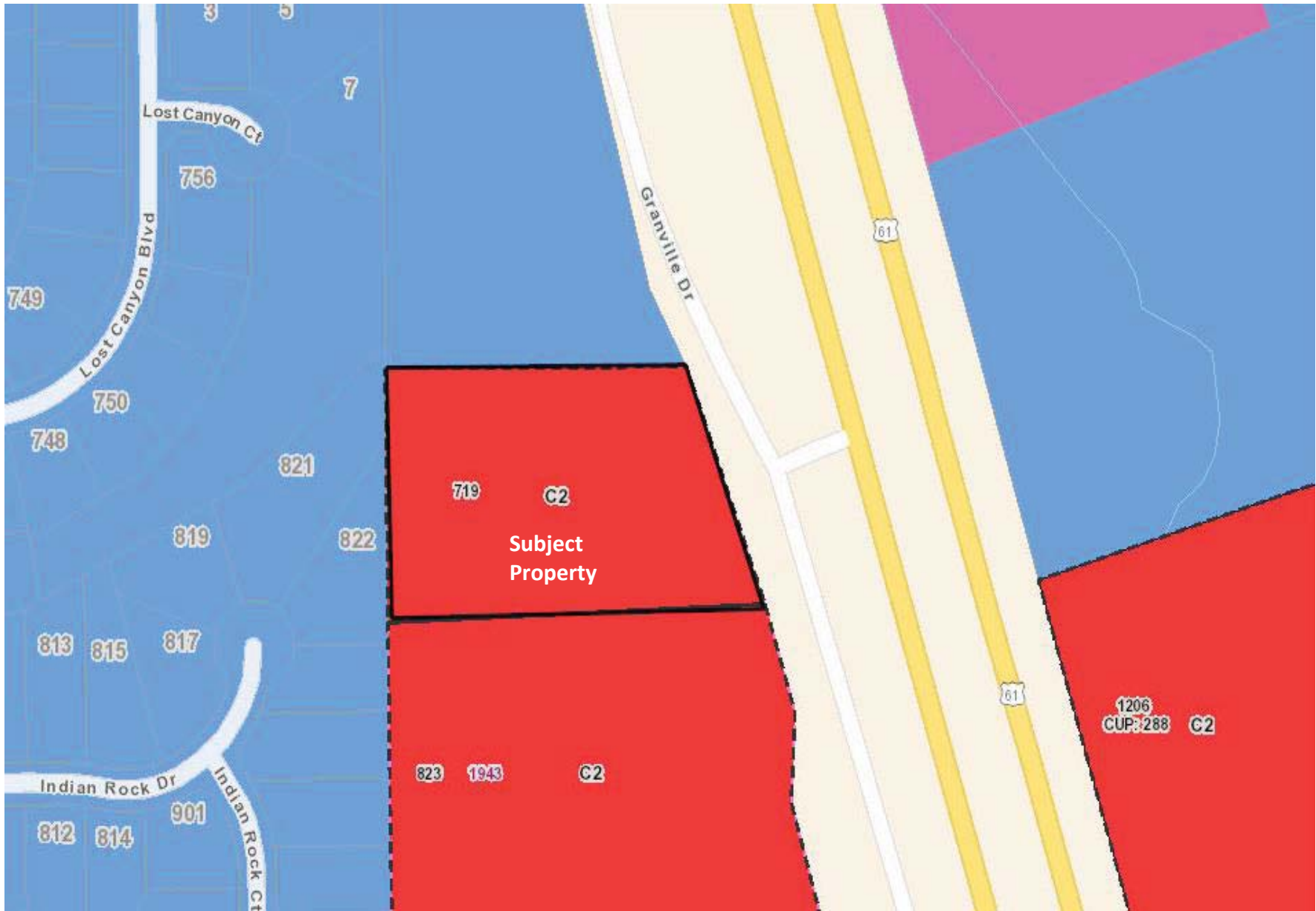
**1429 Granville Drive**



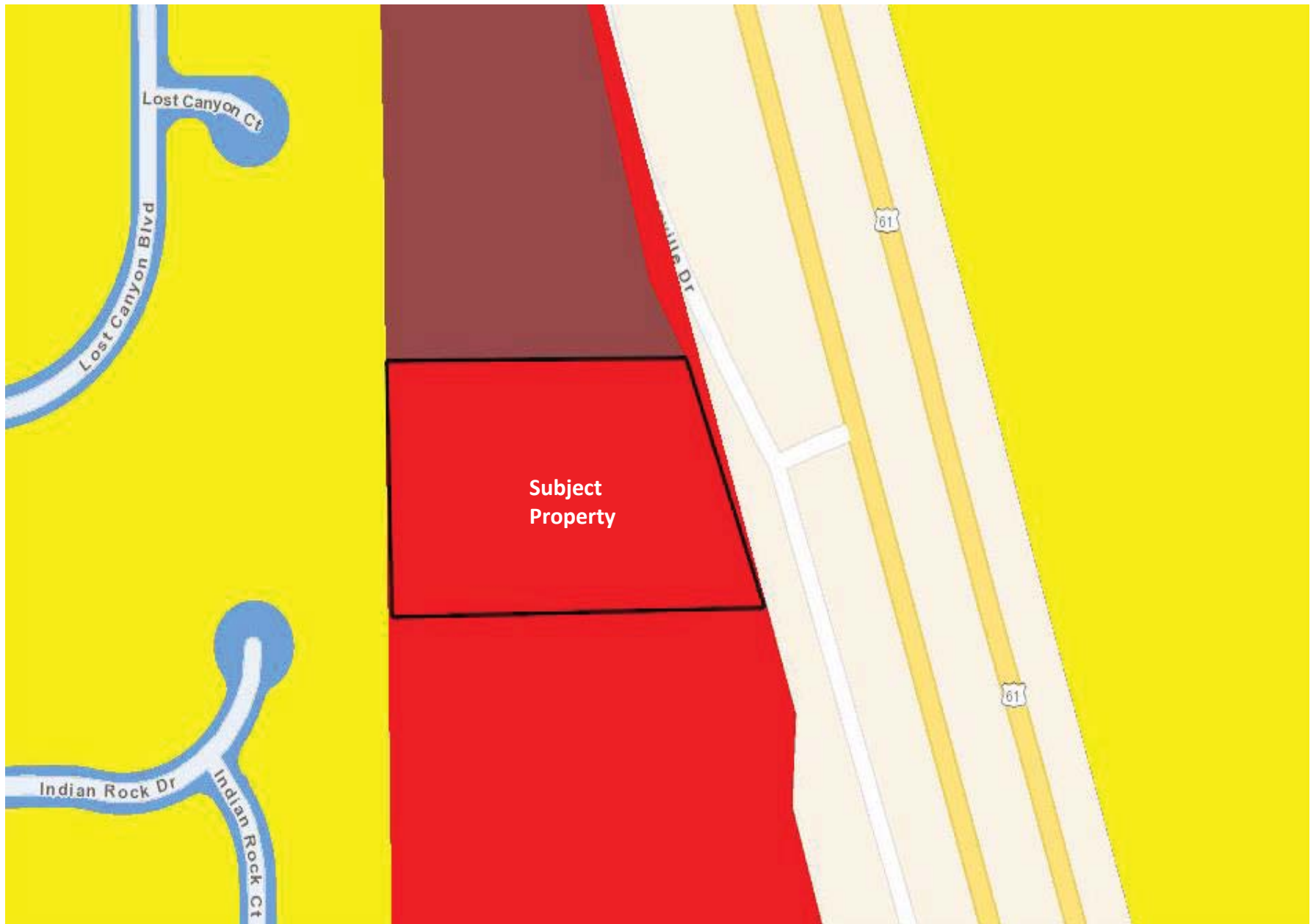
**Looking east from 1429 Granville Drive (Intersection of Hwy 40/61 and Granville Drive)**



FWK21-11 - Aerial

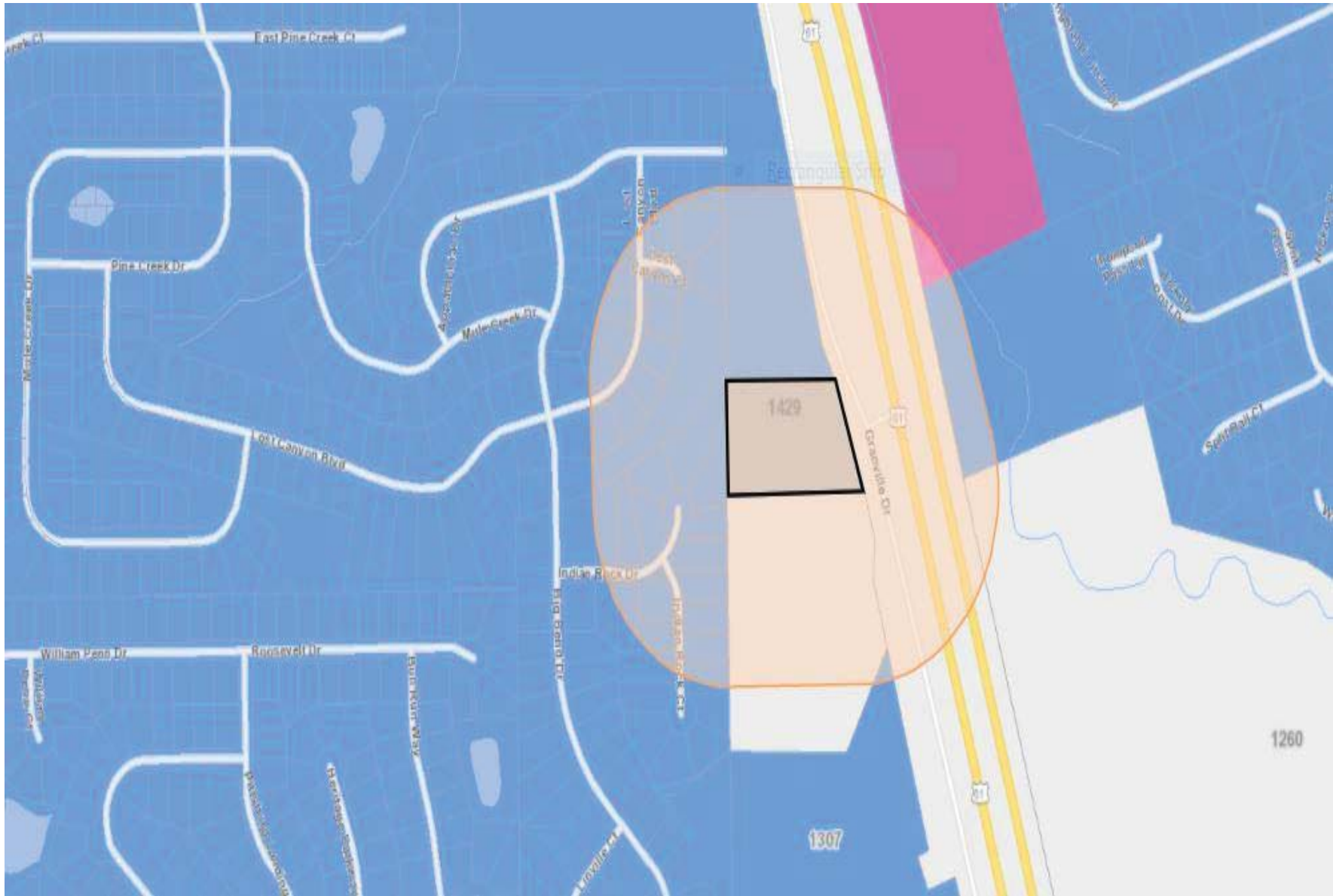


FWK21-11 - Zoning



FWK21-11 - 2030 Land Use Map





FWK21-11 - Notification Area Map

