

Jones County Land Use  
 Rm 113 Courthouse, 500 W Main St.  
 Anamosa, Iowa 52205  
 Phone: 319-462-2282 Fax: 319-462-5815  
 Email: [landuse@jonescountyiowa.gov](mailto:landuse@jonescountyiowa.gov)  
 Website: [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov)



**Jones County Zoning**  
**Special Permitted Use Application**

<b>For Office Use Only</b>		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	Date: _____
Comments: _____		
_____ <b>Signature of Jones County Land Use Administrator</b>		

The Board of Adjustment will review the proposal and deny or approve.

Fee: **\$250.00 (non-refundable) payable to Jones County, with the completed application**

*pd #3350  
ck*

Date Application Filed: 2/24/22

Owner Information			
Name on property: <u>Terrance C. Brownell</u>			
Address to receive mail:		House Number & Street: <u>8151 Madison Rd</u>	Apartment/Unit
		City: <u>Wyoming</u>	State: <u>IA</u>
Phone: <u>(515) 402-3430</u>	E-mail Address: <u>terrancebrownell@gmail.com</u>		
Zip Code: <u>52362</u>			

Applicant Information			
Name: (If different from above.)			
Address to receive mail:		House Number & Street:	Apartment/Unit
		City:	State:
Phone: ( )		E-mail Address:	
Zip Code:			

Parcel Information			
Township: <u>Madison</u>	Section: <u>23</u>	Property Address: <u>8151 Madison Rd</u>	
Zoning District:		County Parcel ID(s), if known: <u>1123400006</u>	

Additional information regarding the parcel(s), if any:

### Proposed Use

Attach a site plan indicating the location of any existing, and proposed, buildings and driveways.

Attach a copy of the entrance access permit from the County Engineer, if any.

Attach a narrative providing the following information:

- Expected traffic volumes, including the impact on local roads and access to hard surface roads.
- Noise impact on surrounding property owners, residents, and livestock.
- Provisions for sanitary services (permanent and/or temporary waste disposal plans).

The narrative shall include any additional information required in the Zoning Ordinance for the specific permitted use requested.

Additional information and regulations may be required of properties located in a Critical Resource Area Overlay (Section 9 of Article V).

Additional information may be requested by the County to assist the Board of Adjustment in considering the application.

**A and A2 - Agricultural District Special Permitted Uses Article V – Section 1. and 2. D.**

- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Commercial recreation uses subject to Article IX.
- Communication towers subject to Article XIV.
- Home-based Industries subject to Article VII.
- Kennels and Animal Shelter Requirements subject to Article XXI.
- Public and private stables.
- Quarry and Extraction Uses subject to Article X.
- Seasonal dwelling units subject to Article XI.
- Seed, feed, biofuel plants, (biodiesel, ethanol) and other direct farm supply businesses.
- Wind Energy Conversion Systems (WECS) under 100 Kilowatts subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Quarry and Extraction Uses subject to Article X.

**R - Residential District Special Permitted Uses Article V – Section 3. D.**

- Animal shelters subject to Article XXI.
- Auxiliary dwelling units subject to Article XI.
- Bed and breakfast inns subject to Article VIII.
- Churches or other places of worship, including parish houses and Sunday school facilities.
- Home-based industries subject to Article VII.
- Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
- Schools (public and private), educational institutions, preschools, and day care facilities.
- Wind Energy Conversion System (WECS) – Small subject to Article XV.

**RMH - Residential Manufactured Housing District Special Permitted Uses Article V – Section 4. E.**

- Home-based industries subject to Article VII.

**C1 - Commercial District Special Permitted Uses Article V – Section 5. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.

**C2 - Highway Commercial District Special Permitted Uses Article V – Section 6. D.**

- Bed and breakfast inns subject to Article VIII.
- Communication towers subject to Article XIV.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.
- Wineries and other Value Added Agricultural Products.
- Adult entertainment uses subject to Article XII.

**I1 - Industry District Special Permitted Uses Article V – Section 7. D.**

- Adult entertainment uses subject to Article XII.
- Communication towers subject to Article XIV.
- Quarry and Extraction Uses subject to Article X.
- Wind Energy Conversion Systems (WECS) – Small subject to Article XV.

The land parcel(s) must comply with the minimum lot area, front, rear, and side yard setbacks, and maximum height restrictions in the applicable district, as described in the Jones County Zoning Ordinance. The Jones County Zoning Ordinance is available in the office of the Jones County Auditor, or on-line at [www.jonescountyiowa.gov](http://www.jonescountyiowa.gov).


The applicant is responsible for reviewing the provisions of the Jones County Zoning Ordinance prior to submitting this application.

DNR Storm Water Permits are required when development disturbs one acre or more of land. For more information, contact the Department of Natural Resources at (515) 725-8417 or contact Clark Ott at (563) 927-2640 and ask for storm water permit assistance.

Special Permitted Use applications are submitted to the Jones County Board of Adjustment for consideration and approval or denial. The Board of Adjustment may apply additional conditions for approval, as may be warranted to mitigate any deleterious effects of the proposed use. The decision of the Board of Adjustment may be appealed by filing a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

This development is subject to, and shall be required, as a condition of final development approval, to comply with the Code of Iowa and all Jones County ordinances, requirements, and standards that are in effect at the time of final development approval.

The undersigned applicant certifies under oath and under the penalties of perjury that the foregoing information is true and correct.

  
Applicant Signature \_\_\_\_\_ Date 2-24-27

Owner Signature (if different than above) \_\_\_\_\_ Date \_\_\_\_\_

**QUESTIONS**

**WHO TO CONTACT**

Flood Plain Determination	<b>Flood Plain Coordinator 319-462-4386</b>
Access Permit for Drive	<b>County Engineer 319-462-3785</b>
911 Address	<b>911 Coordinator 319-462-2735</b>
Well and Septic	<b>Environmental Services 319-462-4715</b>

**ARTICLE VII  
HOME-BASED INDUSTRY**

**SECTION 1. INTENT**

It is the intent of this Article to allow for limited commercial activity as a Special Permitted Use in certain districts. A Home-Based Industry proposal will be reviewed by the Board of Adjustment. A Home-Based Industry will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

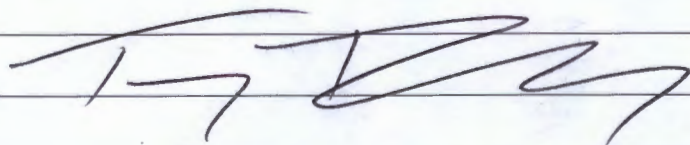
- A. A Home-Based Industry is allowable only on a parcel of land which contains an occupied residence. *YES.*
- B. A Home-Based Industry is an activity which is confined totally within the residential structure or existing buildings. *YES.*
- C. A Home-Based Industry should meet, at a minimum, the following standards:
  - 1. It may be service and/or product oriented; *YES,*
  - 2. It shall not occupy more than 20% of the floor area of one floor of the dwelling; *Okay*
  - 3. It shall not be objectionable to its surroundings due to nuisance factors such as exterior appearance, the emission of odor, gas, dust, smoke, noise, or in any other way; *Okay*
  - 4. Not more than one (1) person who is not a member of the family thereby residing shall be regularly employed on the premises in addition to the proprietor;  
*I will be the only one working.*
  - 5. No outside storage or display of products shall be allowed except in the case of roadside stands in which products produced on the respective property are offered for sale.  
*Okay*
  - 6. It shall not create traffic or delivery concerns in the immediate area; and, *Okay.*
  - 7. There shall not be created diminishment or impairment of established property values to adjoining or surrounding property. *Okay.*

*Tony Deery*  
*2-28-22*

2/24/22

I want my car dealers license to buy cars at auctions and make them look and/or run better. I'll be doing up to 4 cars under this license at one time.

I have a 45 x 65 insulated shop to work and clean the cars/trucks. I have a wash pit inside the shop that allows the solids to settle to the bottom and water then runs outside, allowing water to run outside. I will be using Blue Magic car wash soap to wash them. Shop is heated also. I have a 12,000 lb 4 post car lift, clamp tire machine, and basic mechanic tools, like hand tools.





11-23-200-008

BROWNELL, BEVERLY S IRREVOCABLE TR

11-23-200-010  
33.35 acres

952.93

373.88

8.03 acres

11-23-400-007  
BROWNELL, BRAD & JULIE

PAR 201

PAR 2006-52

1.76 acres

11-23-400-006  
BROWNELL, TERRANCE C

301.80

302.52

29.78  
87.52  
205.77

11-23-400-005

BROWNELL, BRAD & JULIE

235.84

351.75

147.84 acres