



Public Hearing Item 2: Rezoning Planning & Zoning Committee • June 2, 2026

Current Zoning District(s): A-1 Agriculture

Proposed Zoning District(s): C-1 Light Commercial

Property Owner(s): Haul Road Investments LLC c/o Justin Belanger

Petitioner(s): Haul Road Investments LLC c/o Justin Belanger

Property Location: Located in the Northeast Quarter of the Northwest Quarter of Section 11, Town 10 North, Range 12 East

Town: Columbus

Parcel(s) Affected: 198.C

Site Address: W865 Hall Road

Background

Justin Belanger of Haul Road Investments LLC, owner, requests the Planning and Zoning Committee review and recommend approval of the rezoning of the aforementioned lands from A-1 Agriculture to C-1 Light Commercial. Parcel 198.C is listed as 2.75 acres in size per county record, is zoned A-1 Agriculture and is planned for continued Agricultural land use on the Columbia County Future Land Use map. There is an existing single-family residence and several accessory structures on the property. The septic system was installed in 1987 and is current on maintenance requirements. There is no floodplain on the property. Wetlands are present along the southern property line. The easternmost approximate 1.9-acres is listed as prime farmland, or prime farmland where drained and the northernmost 2 acres are listed as potentially highly erodible per NRCS. Land use and zoning of adjacent properties are shown in the table below.

Adjacent Land Uses and Zoning

Direction	General Land Use	Zoning
North	Residential, Open Space, and Agriculture	<i>RD Rural Development (City of Columbus)</i>
East	Industrial	<i>I-1 Light Industrial (City of Columbus)</i>
South	Wetland	A-1 Agriculture
West	Agriculture	A-1 Agriculture

Analysis:

The property owner is proposing to rezone the property to the C-1 Light Commercial district in order to operate a vehicle repair and maintenance shop, which will also require a Conditional Use Permit. As part of this request, the owner would raze the existing structures on the property. Because the property is planned for continued Agricultural or Open Space land use on the Future Land Use Map, a Plan Amendment is also being requested. While there is not Commercial land use directly adjacent to the subject property, there are several parcels to the south of 199.02 along State Highway 16 and State Highway 60 that are planned for future Commercial development. While planned for future Commercial use, they are still zoned A-1 Agriculture today. The proposed rezone would revise the zoning on the existing parcel of record; therefore, no Certified Survey Map will be required with this request; however, the site plan included with the Conditional Use Permit shows an approximate surveyed area of 3.20 acres; therefore, a new metes and bounds description and Plat of Survey has been provided

to the Department with this request. Additional details on the proposed business are included in the Conditional Use Permit summary report.

If approved, this rezoning will allow for the owner and applicant to request a Conditional Use Permit for vehicle repair and maintenance and will also allow for other potential uses consistent with the use table found in Section 12.115.02. This proposal appears to follow both the Columbia County Zoning Code and the Columbia County Comprehensive Plan, if amended.

Town Board Action:

The Columbus Town Board met on April 21, 2026, and recommended approval of the rezoning.

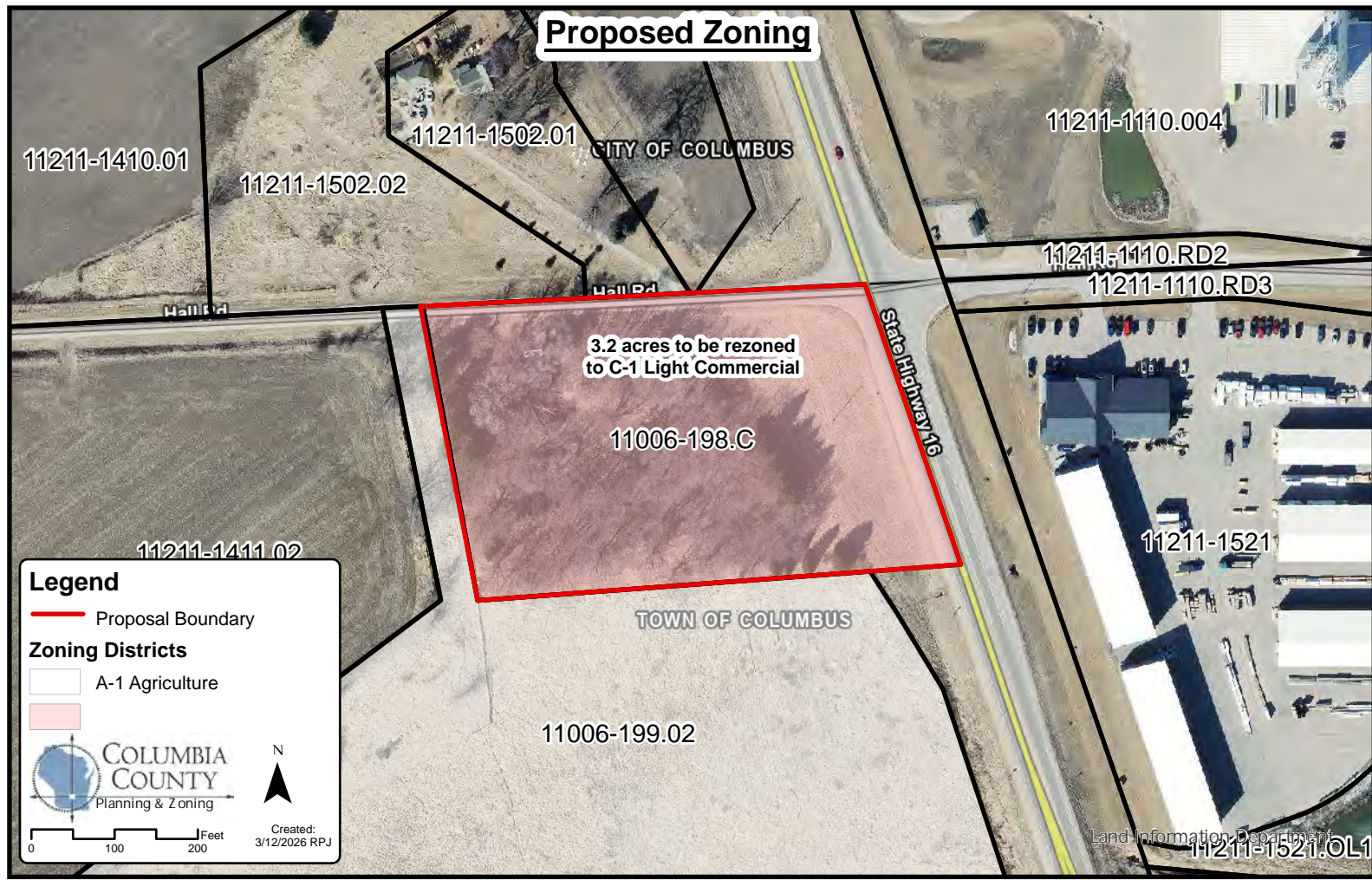
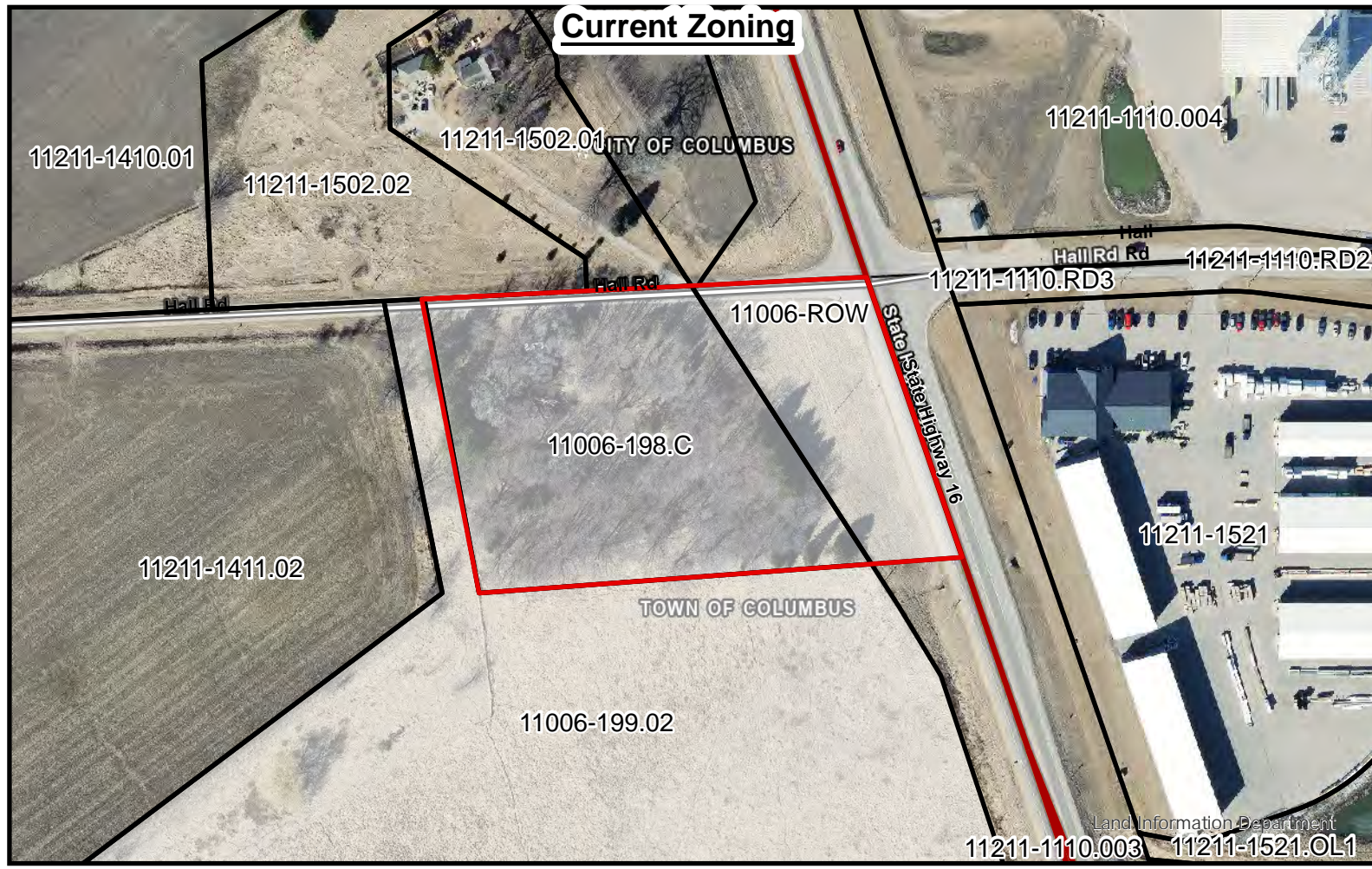
Documents:

The following documents are on file with the Planning and Zoning Department:

1. Rezoning Preapplication
2. Rezoning Petition
3. Rezoning Legal Description
4. Plat of Survey
5. Town Board Action Report

Recommendation:

Staff recommends approval of rezoning 3.2 acres, more or less, from A-1 Agriculture to C-1 Light Commercial.



DISCLAIMER: All information contained herein is ADVISORY ONLY. Map accuracy is limited to the quality of data obtained from other Public Records. This map is NOT intended to be a substitute for an actual field survey. The user is responsible for verification of all data. Columbia County is NOT responsible for the improper use of the data contained herein.