



## Public Hearing Item 3: Conditional Use Permit

Planning & Zoning Committee • June 2, 2026

<b><u>Proposed Use:</u></b>	Vehicle repair or maintenance service
<b><u>Applicable Section(s):</u></b>	12.115.02; Table 12.115.02(1); 12.125.14; 12.155.05(16)
<b><u>Zoning District(s):</u></b>	A-1 Agriculture ( <i>C-1 Light Commercial proposed</i> )
<b><u>Property Owner(s):</u></b>	Haul Road Investments LLC c/o Justin Belanger
<b><u>Applicant(s):</u></b>	Haul Road Investments LLC c/o Justin Belanger
<b><u>Property Location:</u></b>	Located in the Northeast Quarter of the Northwest Quarter of Section 11, Town 10 North, Range 12 East
<b><u>Town:</u></b>	Columbus
<b><u>Parcel(s) Affected:</u></b>	198.C
<b><u>Site Address:</u></b>	W865 Hall Road

### **Background:**

Justin Belanger of Haul Road Investments LLC, owner and applicant, requests the Planning and Zoning Committee review and approve a Conditional Use Permit for vehicle repair or maintenance service on the aforementioned property. Parcel 198.C is 2.75 acres in size, 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. In addition to this Conditional Use Permit, the property owner is seeking a Plan Amendment to designate the preferred land use for the property as Commercial and a Rezone to the C-1 Light Commercial district. Vehicle repair or maintenance service is defined as including “all principal land uses that perform repair, maintenance, painting or towing services for motorized vehicles” and is a conditional use within the C-1 district. Land use and zoning of adjacent properties is below.

### **Adjacent Land Uses and Zoning**

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

### **Analysis:**

The property owner is proposing to raze all existing structures on the property and construct a new vehicle repair and maintenance shop. The business will focus on diesel repair for light, medium, and heavy-duty diesel trucks and semis. Repair and maintenance services offered include steering and suspension work, engine repair, brakes, driveline, preventative maintenance, oil changes, alignments, electrical repair, and diagnostics, among others. There will be no body work or painting services offered. Vehicles under repair will be stored indoors, with a

maximum of 15 customer vehicles on site. Vehicles awaiting repair or pickup will be parked east of the building, as shown on the included site plan. There are nine sites in front of the building labeled “employee parking” which will serve both the 4-5 employees as well as any customers that are getting picked up or dropped off while their vehicle is under repair. Hours of operation will be Monday through Friday, 7:00 am to 6:00 pm. The building will be approximately 100’x72’ in size, consist of an office, parts area, and shop area with four bays. The owner will install a new septic system, and the existing system will need to be abandoned. Table 12.140.05(1) of the Columbia County Zoning Ordinance specifies parking space standard by land use. Vehicle repair or maintenance services require one space per 200 square feet of gross floor area in the principal building. The building will be approximately 7,200 square feet, thus resulting in a minimum required parking standard of 36 spaces, which are accounted for on the site plan. The owner anticipates approximately 4-5 employees. In the preapplication, the owner outlines procedures for hazardous waste disposal, including hired contractors to pick up used oil, coolant, and tires, and battery returns to the vendor in exchange for a core credit.

Section 12.125.14 of the Columbia County Zoning Ordinance outlines requirements for vehicle repair or maintenance services. These requirements are outlined in Conclusions of Law, Item 8. Section 12.125.14(4) notes the ability of the approval authority to require a landscaped transitional yard. The property owner has proposed some general landscaping on the site, which includes preservation of some existing vegetation.

### **Town Board Action:**

The Columbus Town Board met on April 21, 2026 and recommended approval of the Conditional Use Permit with conditions.

### **Standards for Review:**

The proposed use complies with the General Criteria of Section 12.150.07(4) of the Columbia County Zoning Ordinance. See Attachment A for more details.

### **Recommendation:**

Staff recommends approval of the Conditional Use Permit for vehicle repair or maintenance service, subject to the adoption of the following recommended Findings, Conclusions, and Conditions.

### **Recommended Findings of Fact:**

1. Upon review of the guidelines in Section 12.150.07(4) of the Columbia County Zoning Ordinance, and with the explanation of the criteria in Attachment A of the Staff Report, the Committee finds the following:
  - a. Haul Road Investments LLC c/o Justin Belanger is the owner of the subject property.
  - b. Haul Road Investments LLC c/o Justin Belanger is the applicant for a rezone from the A-1 Agriculture district to the C-1 Light Commercial district.
  - c. Haul Road Investments LLC c/o Justin Belanger is the applicant for a Conditional Use Permit.
  - d. Haul Road Investments LLC c/o Justin Belanger is requesting a Conditional Use Permit to operate a vehicle repair or maintenance service use within the C-1 Light Commercial zoning district.
  - e. The property is already developed with a single-family residence and accessory structures on site. These structures will be razed.
  - f. The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands.
  - g. The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area.
  - h. The erosion potential of the site, based on topography, drainage, slope, soil type, and vegetative cover is minimal.
  - i. There is no existing or anticipated water pollution including sedimentation, and no impacts on floodplain and wetlands.
  - j. Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow.
  - k. The Conditional Use shall conform to the standards of the applicable district(s) in which it is located.

**Recommended Conclusions of Law:**

1. The subject property is located in the Town of Columbus and is zoned A-1 Agriculture.
2. Vehicle repair or maintenance service is a conditional use within the C-1 Light Commercial zoning district.
3. The proposed use is consistent with the purpose and intent of the Columbia County Zoning Ordinance.
4. Haul Road Investments LLC c/o Justin Belanger is the applicant for a Conditional Use Permit. The petition followed the procedures of Section 12.150.07(3) of the Columbia County Zoning Ordinance.
5. The applicant is proposing to develop a vehicle repair or maintenance service business on the property, which is allowed as a Conditional Use under Table 12.110.02(1).
6. The Columbus Town Board has reviewed and recommended approval of the Conditional Use Permit, with conditions, in accordance with Section 12.150.07 of the Columbia County Zoning Ordinance.
7. The Columbia County Planning and Zoning Committee has the authority under Sections 12.150.03(2)(b) and 12.150.07 of the Columbia County Zoning Ordinance to conduct public hearings, review, and decide on requests for Conditional Use Permits.
8. The standards of Section 12.125.14 of the Columbia County Zoning Ordinance as noted below are applicable:
  - (1) All major repairs, maintenance, service, painting, and other operations (except vehicle storage) shall occur within an enclosed building.
  - (2) Shall only include the storage of vehicles of customers and employees of the vehicle repair or maintenance service business.
  - (3) Shall not include the storage of three or more vehicles that do not have a valid current state registration, license plate, or both.
  - (4) The appropriate County approval authority may require a landscaped transitional yard, in accordance with the standards in Section 12.140.06(2)(d).
  - (5) Sound shall not exceed 65 dBA at any property line.
  - (6) The resale of vehicles on site will require appropriate permits.

**Recommended Conditions for the Decision:**

1. The Conditional Use Permit shall become effective upon rezoning the property to the C-1 Light Commercial zoning district.
2. A zoning permit shall be secured within twelve (12) months of approval of this Conditional Use Permit.
3. Landscaping shall be installed within 18 months of the date of this Conditional Use Permit in accordance with the approved landscaping plans. Evergreens shall be a minimum of 4' tall and shrubs shall be at least one foot tall at the time of planting. All landscaping shall be maintained. Any dead, diseased, or dying vegetations shall be replaced with a similar species.
4. Hours of operation shall be 7:00 am to 6:00 pm, Monday through Friday.
5. There shall be a minimum of 25 feet of driveway length between the off-street parking lot edge and the public street pavement edge.
6. Off street parking areas shall be paved with a dustless hard, all-weather surface, and graded and drained to prevent the accumulation of surface waters. Parking areas shall be marked (striped) in a manner which clearly indicates required parking spaces.
7. A minimum of 36 parking spaces shall be provided, in accordance with Table 12.140.05(1) of the Columbia County Zoning Ordinance.
8. There shall be no more than two vehicles stored on site that do not have a valid current state registration, license plate, or both.
9. All repairs, maintenance, service, and other operations, excluding vehicle storage, shall occur within the enclosed building.
10. The only vehicles stored or parked on site shall be those vehicles of customers and employees of the business.
11. Sound shall not exceed 65 dBA at any property line.

12. Site development resulting in an area of one acre or greater of disturbance by excavation, grading, filling or other earthmoving activities that result in the loss or removal of protective ground cover or vegetation shall require a land disturbance permit, with erosion control and stormwater management plans prepared meeting the standards of Section 12.140.09 of the Columbia County Zoning Ordinance.
13. If development of the site results in the relocation of the driveway access point, a new Emergency Response Number shall be applied for and issued by the Department.
14. The resale of vehicles on site shall be prohibited, unless a Conditional Use Permit allowing said resale is approved.
15. Signage shall comply with Section 12.145 of the Columbia County Zoning Ordinance.
16. Exterior lighting shall be oriented so that the lighting element (or a clear shield) is visible for a residentially zoned property or allowed to direct light skyward. Shielded lighting elements and careful fixture placement shall be used to ensure that exterior lighting prevents direct lighting above a horizontal plane.
17. Light fixtures shall be located outside of any landscaped transitional yard and shall be set back at least 3 feet from property lines.
18. There shall be no more than fifteen customer vehicles stored outside at any time. Storage of customer vehicles shall be conducted in accordance with the approved site plan.
19. Hazardous waste, including but not limited to: tires, used coolant, used oil, and batteries shall not accumulate on site and shall be disposed of in a timely manner, including used oil and coolant pickup, used tire pickup, and battery returns to vendor.
20. The site shall be developed in accordance with the approved site plan. Any revisions to the site plan shall be submitted to the Planning and Zoning Department, with major site plan revisions, as determined by Department Staff, being sent to the Town and Planning and Zoning Committee for further review and approval.
21. Proper erosion control techniques shall be utilized during the construction phase to prevent and control water pollution, including sedimentation and the potential impacts to floodplain and wetlands.
22. The owner and operator shall comply with and obtain all necessary permits required by applicable federal, state and local regulations.
23. The Planning and Zoning Department shall have the right of inspection, upon reasonable notice to the owner/operator, for the purpose of determining compliance with this permit.
24. If the Planning and Zoning Committee finds that the review criteria of Section 12.150.07(4) of the Columbia County Zoning Code, or the conditions stipulated in the Committee Decision are not being complied with, the Planning and Zoning Committee, after a public hearing, may revoke the Conditional Use Permit.
25. Any agreement(s) or condition(s) pertaining to this Conditional Use Permit between the Town of Columbus and Haul Road Investments LLC c/o Justin Belanger are hereby incorporated as part of this Conditional Use Permit; however, the County is not responsible for enforcing said agreement(s) or condition(s), unless an individual point of the agreement(s) or condition(s) is specifically included above as a condition of approval. Any additional Town agreements or conditions are listed below. In the event that the Town submits a finding of noncompliance with any of the item(s) listed below, for which the County has not assumed direct enforcement authority, upon written request by the Town, the County reserves the right to review the Conditional Use Permit.

**Section 12.150.07(4): Criteria for review of all Conditional Uses**

**Re: Public Hearing Item 3: Haul Road Investments LLC - Vehicle repair or maintenance service**

*\*Staff comments are italicized after each review item.*

Review Criteria. In reviewing the conditional use permit the Planning and Zoning Committee shall use the following as guides for making a decision.

- (1) The establishment, maintenance, or operation of the proposed use will not be detrimental to or endanger the public health, safety, or general welfare of the occupants of surrounding lands. *Operating within the conditions of approval, including hours of operation, vegetative screening, lighting and waste disposal will assist with ensuring the public health, safety, and general welfare of the occupants of the surrounding lands be preserved.*
- (2) The use will be designed, constructed, operated, and maintained so as to be compatible, and be appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area such that the use will substantially impair or diminish the use, value, or enjoyment of existing or future permitted uses in the area. *Adoption of the conditional use permit, and adherence to said conditions will align with the physical character of the area, including the adjacent industrial use.*
- (3) The erosion potential of site based on topography, drainage, slope, soil type, and vegetative cover. *Development must follow all applicable regulations, including erosion control standards.*
- (4) The prevention and control of water pollution including sedimentation, and the potential impacts on floodplain and wetlands. *Wetlands are located along the southern property line. Adhering to minimum setback requirements for impervious surfaces, as well as implementation of erosion control best management practices will help prevent and control water pollution.*
- (5) The site has adequate utilities, including if necessary acceptable disposal systems. *A new septic system will be installed for this use.*
- (6) Access to streets and highways is suitable, and ingress and egress is designed to minimize traffic congestion and the potential effect on traffic flow. *Ingress and egress to the site is from an existing driveway located on a town/city road. The level of activity from the proposed use is minimal and will not create congestion or affect traffic flow.*
- (7) The Conditional Use shall conform with the standards of the applicable district(s) in which it is located. *The proposed use must comply with the conditions of approval as well as the standards set forth within the Columbia County Zoning Code.*



HAUL ROAD INVESTMENTS CUP

