

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

August 11, 2025

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-06-25-1134) Special Exception Use request to allow for a Places of Worship, 250 or more seat and Schools, Public or Private located at 3564 Forrest Road, Columbus, Georgia 31907.**

**Places of Worship, 250 or more seat**

Rivendell Academy, Inc. has submitted an application for the Special Exception Use cited above. The property is located in a SFR2 (Single Family Residential 2) zoning district. The site for the proposed Places of Worship, 250 or more seat located at 3564 Forrest Road. The purpose of the Special Exception Use is to allow for the operation of a Places of Worship, 250 or more seat located within the SFR2 (Single Family Residential 2) zoning district:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Forrest Road is an undivided arterial. It will provide adequate free flow movement.

**(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, utilities, police, and fire protection are adequate.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the structure.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on the neighboring

properties in the area.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

This structures height, size and location should match the uses found in other SFR2 (Single Family Residential 2) properties.

### **Schools, Public or Private**

Rivendell Academy, Inc. has submitted an application for the Special Exception Use cited above. The property is located in a SFR2 (Single Family Residential 2) zoning district. The site for the proposed Schools, Public or Private located at 3564 Forrest Road. The purpose of the Special Exception Use is to allow for the operation of a Schools, Public or Private located within the SFR2 (Single Family Residential 2) zoning district:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Forrest Road is an undivided arterial. It will provide adequate free flow movement.

**(2) Traffic and Pedestrian Safety: Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, utilities, police, and fire protection are adequate.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The property is surrounded by SFR2. Noise, light, flare and odor should be limited due to the nature of the structure.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

This structures height, size and location should match the uses found in other SFR2 (Single Family Residential 2) properties.

**Council District:** District 1 (Hickey)

**Twenty-five (25)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

**Additional Information:** N/A

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

**Additional Information:** N/A

Respectfully,

Will Johnson  
Director, Planning Department

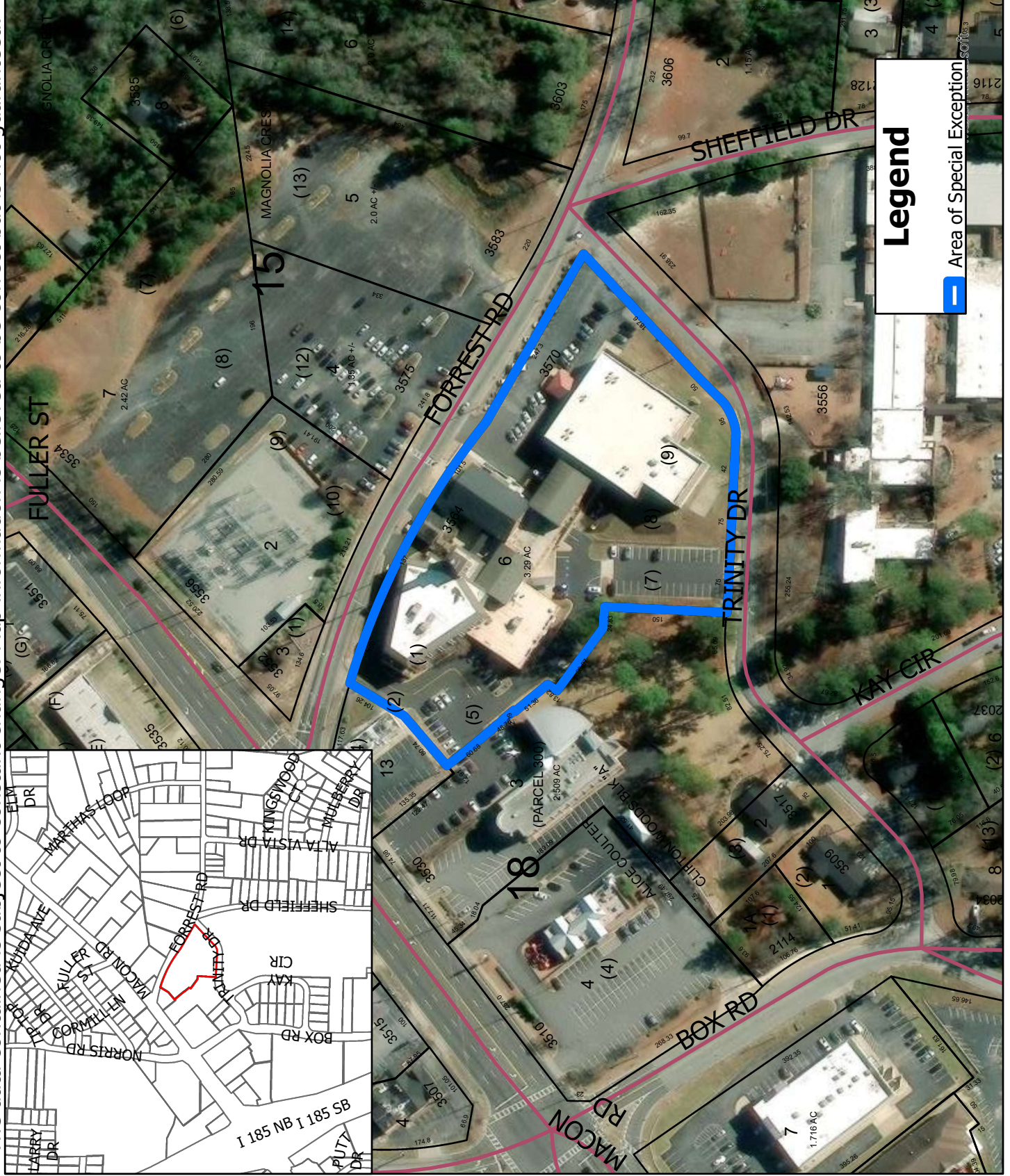
**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map



# EXCP-06-25-1134 | 3564 Forrest Road | Aerial Map

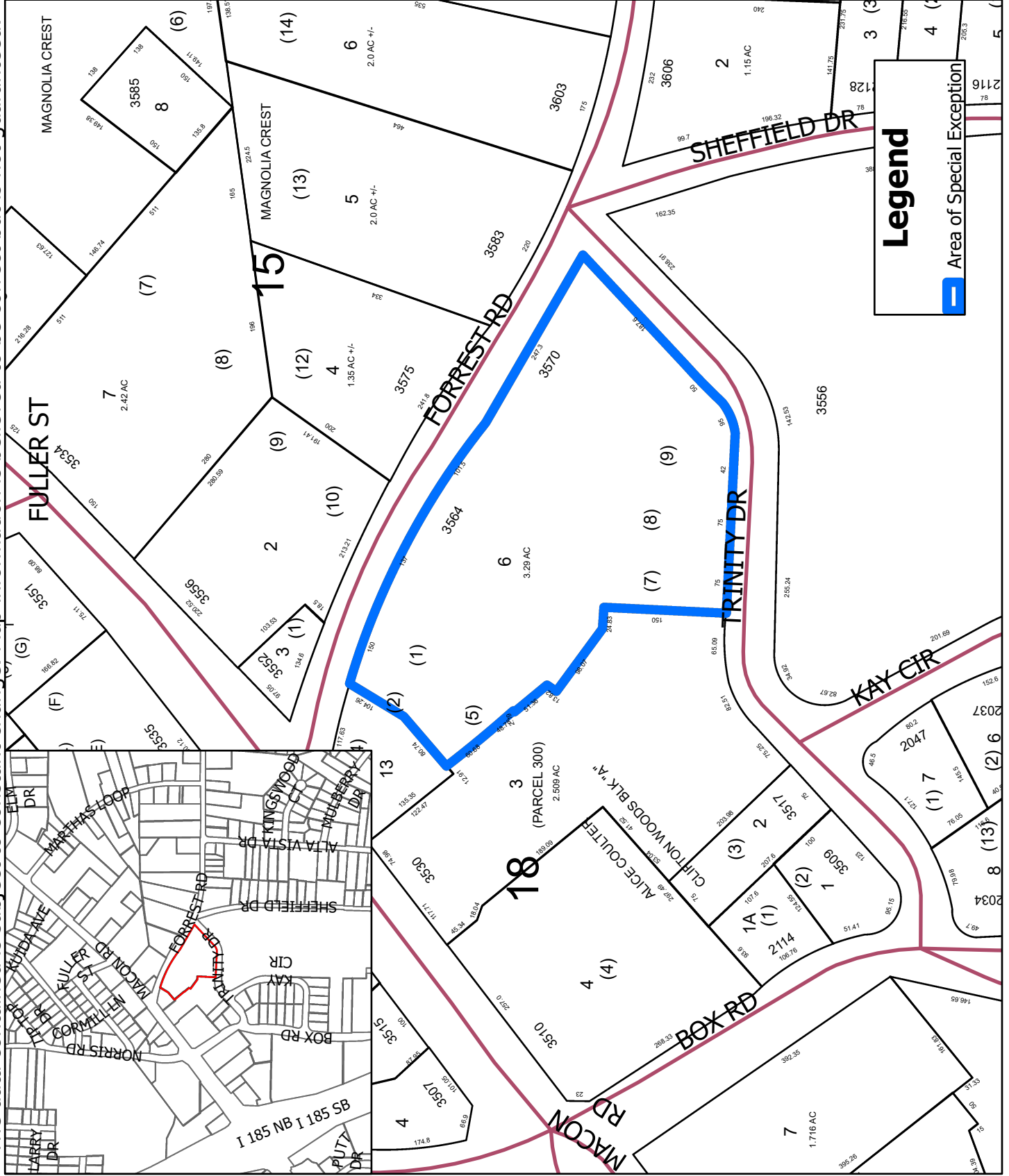
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



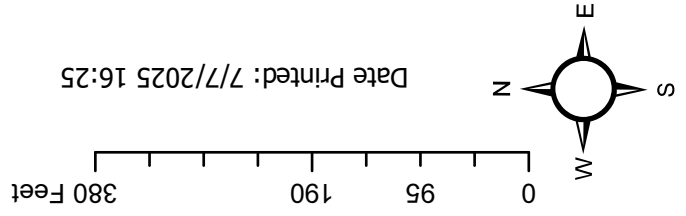


# EXCP-06-25-1134 | 3564 Forrest Road | Location Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

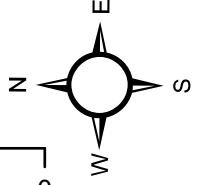
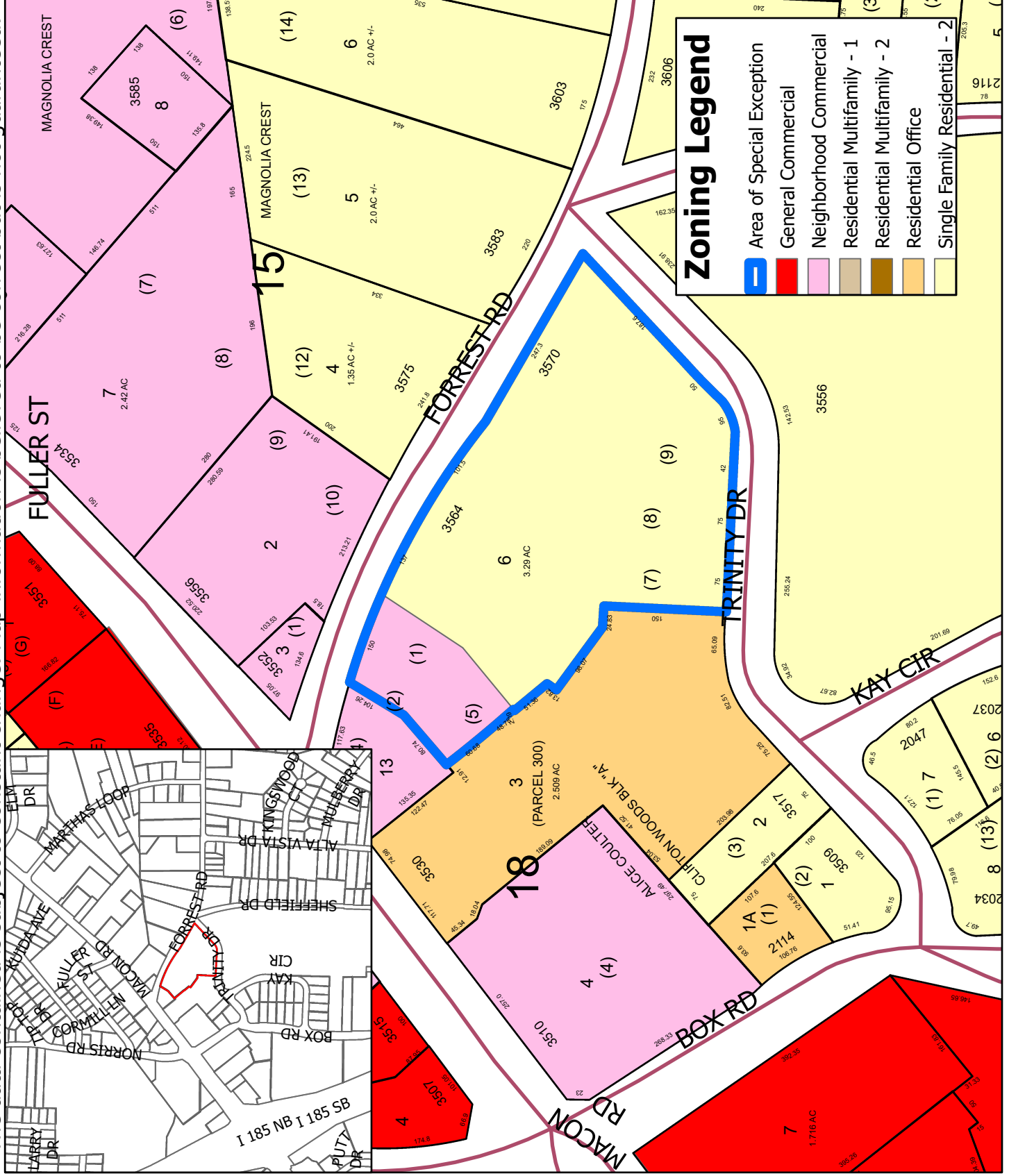


Columbus Consolidated Government | Planning Department  
Created By: Rex Wilkinson



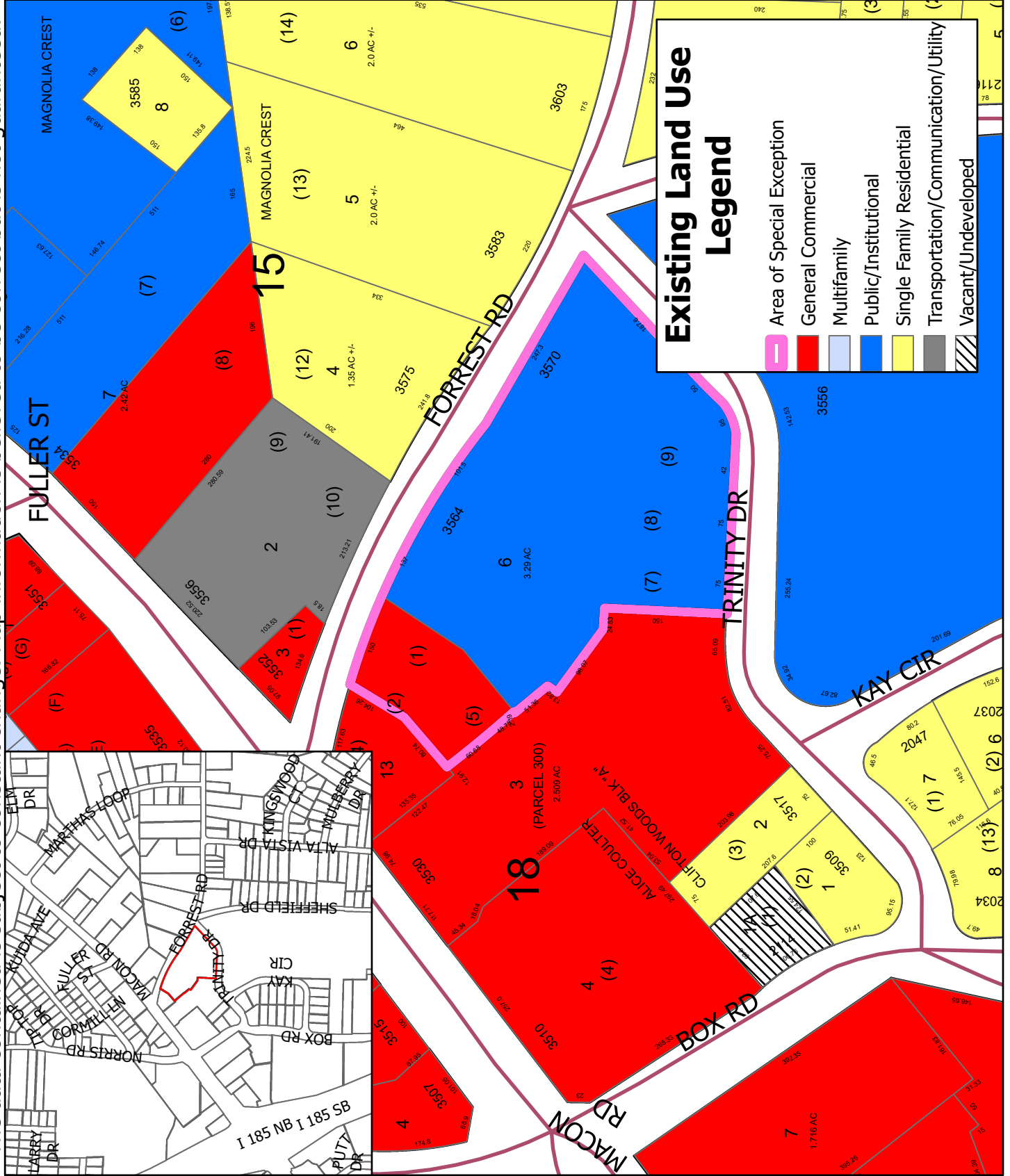
# EXCP-06-25-1134 | 3564 Forrest Road | Zoning Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



# EXCP-06-25-1134 | 3564 Forrest Road | Existing Land Use Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



### Existing Land Use Legend

[Pink outline]	Area of Special Exception
[Red]	General Commercial
[Grey]	Multifamily
[Blue]	Public/Institutional
[Yellow]	Single Family Residential
[Dark Grey]	Transportation/Communication/Utility
[Hatched]	Vacant/Undeveloped

0 95 190 380 Feet

North Arrow

Date Printed: 7/7/2025 16:30

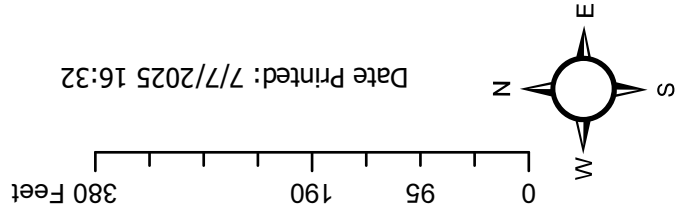
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

This material is made available as a public service. Maps and data are to be used for reference purposes only.

The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Columbus Consolidated Government | Planning Department





REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. EXCP-06-25-1134  
PROJECT 3564 Forrest Road  
CLIENT  
REZONING REQUEST Special Exception

LAND USE

Trip Generation Land Use Code\* 110 & 221  
Existing Land Use Church  
Proposed Land Use School  
Existing Trip Rate Unit Church - Acreage converted to square footage  
Proposed Trip Rate Unit School - Acreage converted to square footage

TRIP END CALCULATION \*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family	560	SFR2	3.29 Acres	7.6	218
Total					218
Daily (Proposed Zoning)					
Single Family	534	SFR2	3.29 Acres	0.8	48 AM peak
				0.33	20 PM peak
				0	0 Saturday
Total					68

Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	3564 Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	10,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	218
Total Projected Traffic (2024)	10,918
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR4)

Name of Street	3564 Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	10,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	68
Total Projected Traffic (2024)	10,768
Projected Level of Service (LOS)**	B

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

