

AN RESOLUTION

NO. _____

A resolution approving a Special Exception to allow for a Place of Worship, 250 or more seats located at **7701 River Road** located in the Residential Estate 1 (RE1) zoning district.

WHEREAS, Church of the Highlands (the “Church”) has appropriately applied for a Special Exception to allow a Place of Worship, 250 or more seats, in a Residential Estate 1 (RE1) zone on the property described above; and,

WHEREAS, a Place of Worship with 250 or more seats is permitted solely as a Special Exception Use under the current Residential Estate 1 (RE1) zoning district; and,

WHEREAS, the Planning Department and the Planning Advisory Commission have reviewed the request and recommend approval of the Special Exception Use with conditions.

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA,
HEREBY RESOLVES AS FOLLOWS:**

That all the criteria listed under Section 3.2.53 of the Unified Development Ordinance have been properly met and a Special Exception Use to operate a Place of Worship, 250 or more seats, is approved for the property located at 7701 Forrest Road subject to the following conditions:

1. Landscaping and buffering shall meet the requirements of the River Road Overlay District.
2. Schools and daycare centers shall not be permitted.
3. Access to River Road shall meet all GDOT standards.
4. All improvements required by GDOT shall be the responsibility of the Church.
5. Construction shall not be permitted on weekends and holidays.
6. Onsite detention shall not be viewable from River Road and shall be hidden and/or buffered by landscaping.
7. A 25-foot undisturbed natural buffer shall be placed along the east, west, and south property lines.
8. Lighting and illumination shall meet the requirements of Section 4.2.2 of the Unified Development Ordinance.
9. All lighting shall be reduced when there are no services taking place.
10. All grassed areas shall be sod, not seeding.
11. Height of buildings shall not exceed 35 feet.
12. Acoustic material shall be utilized to keep sound within the building.
13. Any exterior sound/music shall be directed towards the ground.
14. A gymnasium and/or recreation center shall not be permitted.
15. No additions to the building without prior approval
16. No concrete shall be poured before 8:00 a.m.

17. Materials of the building and signage shall meet the requirements of the River Road Overlay.
18. Church will provide public safety traffic control for River Road.
19. Any signage shall be natural materials (no wood, metal or digital signage).
20. Developer shall submit a list of trees for approval by the City Arborist and the Director of Planning.
21. Grouping of trees along River Road shall be required as specified on a plan pre-approved by the City Arborist and Director of Planning.
22. New maturing trees shall have a minimum of 3 inch calipers.
23. Wall signage shall not be permitted.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the 16th day of September 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. Mclemore,
Clerk of Council

B.H. “Skip” Henderson, III
Mayor