

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

August 14, 2025

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-06-25-1138) Special Exception Use request to allow for a Placed of Worship, 250 or more seats located at 7701 River Road, Georgia 31904.**

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

Church of the Highlands has submitted an application for the Special Exception Use cited above. The property is located in a RE1 (Residential Estate 1) zoning district. The site for the proposed Places of Worship, 250 or more seat located at 7701 River 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 RE1 (Residential Estate 1) 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?**

River 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 RE1 (Residential Estate 1) properties.

**Council District:** District 2 (Davis)

**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 Reponses

**Opposition:** 0 Responses

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

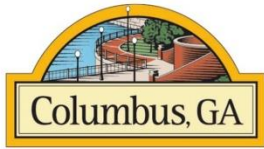
**Additional Information:** N/A

Respectfully,

Will Johnson  
Director, Planning Department

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Site Plan  
Traffic Report



CONSOLIDATED GOVERNMENT  
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PLANNING DEPARTMENT

July 10, 2025

Planning Advisory Commission

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**Additional Information:** N/A

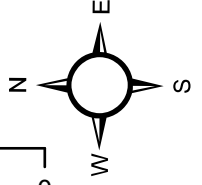
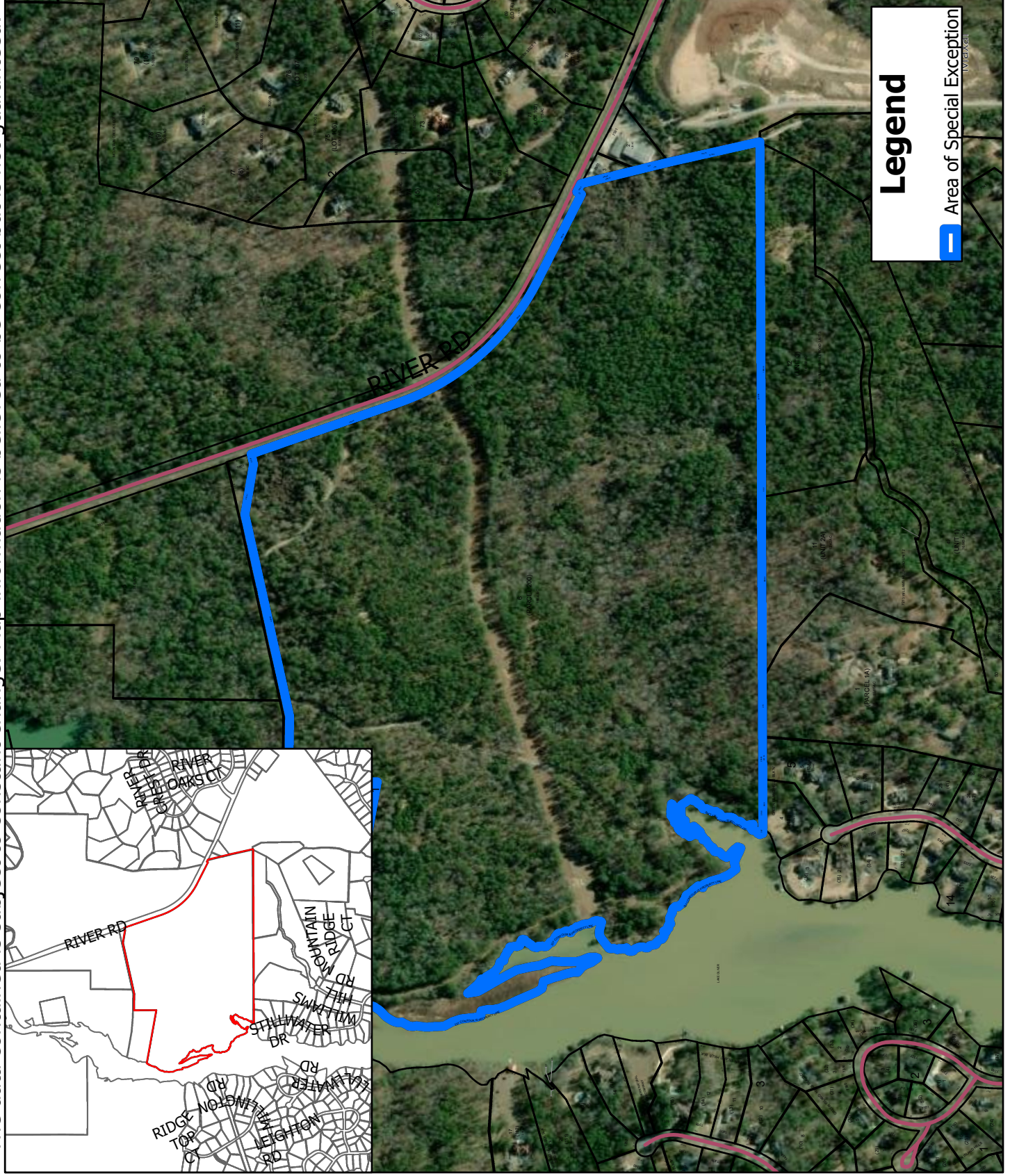
**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Site Plan  
Traffic Report



# EXCP-06-25-1138 | 7701 River Road | Aerial Map

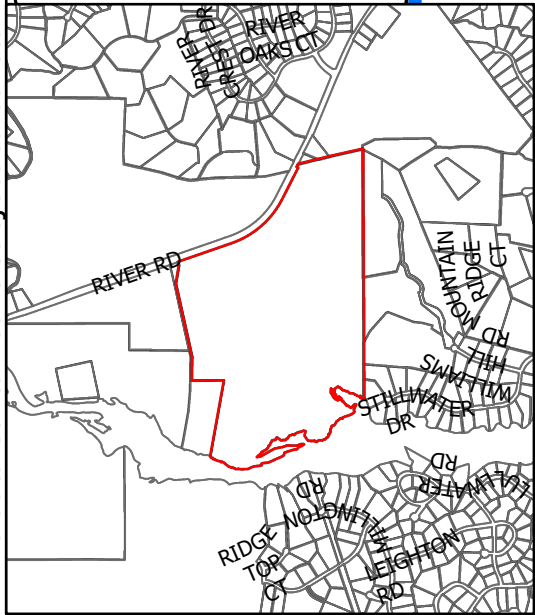
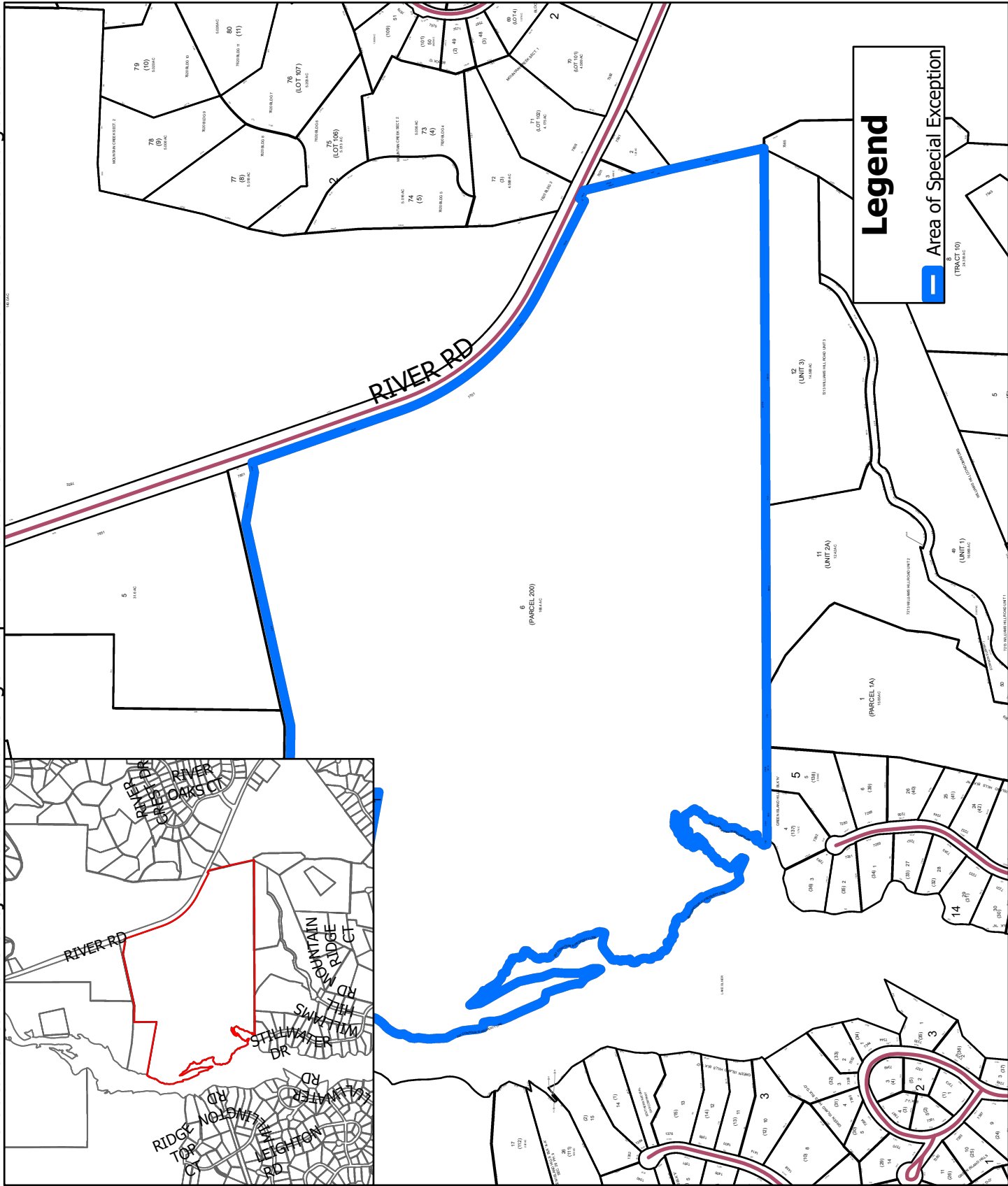
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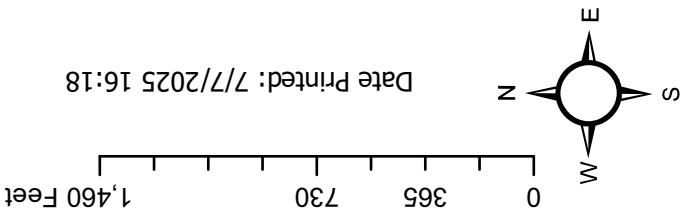


EXCP-06-25-1138 | 7701 River Road | Location Map

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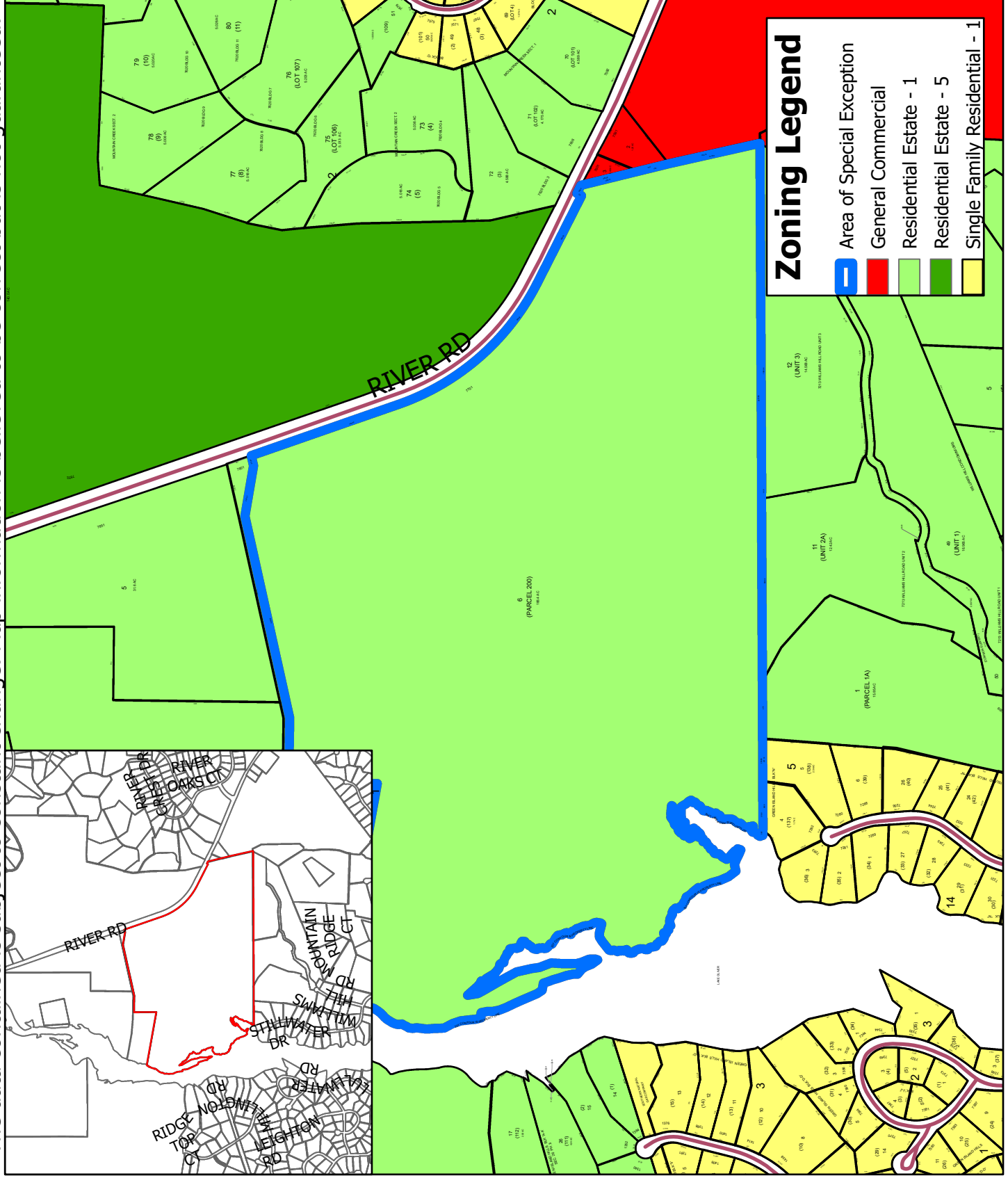
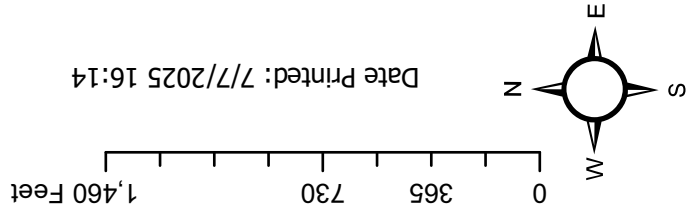


Columbus Consolidated Government | Planning Department  
Created By: Rex Wilkinson



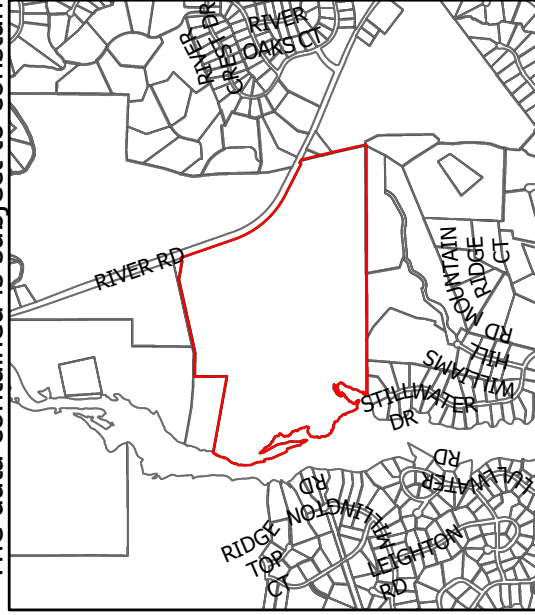
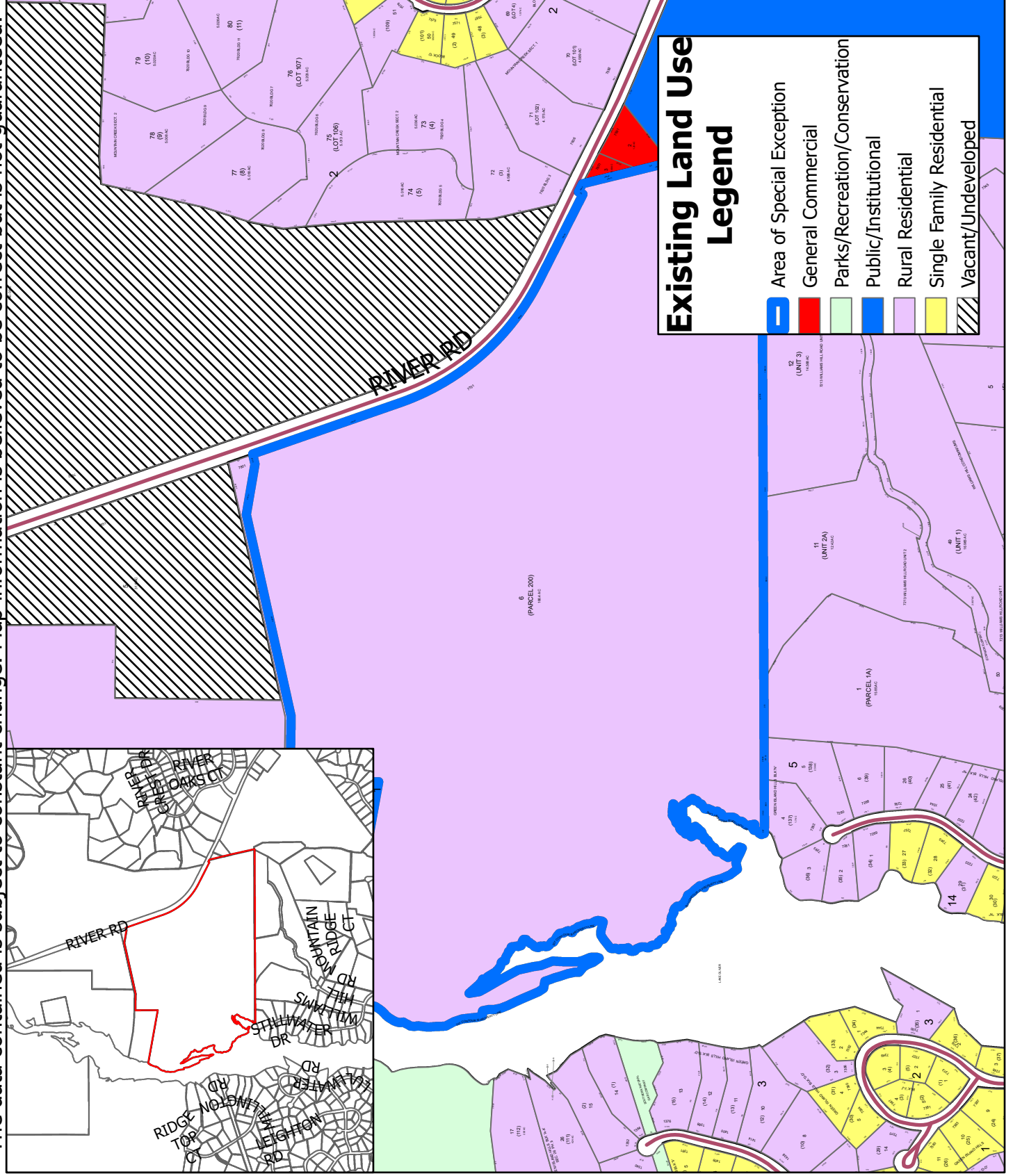
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Created By: Rex Wilkinson



# EXCP-06-25-1138 | 7701 River Road | Existing Land Use Map

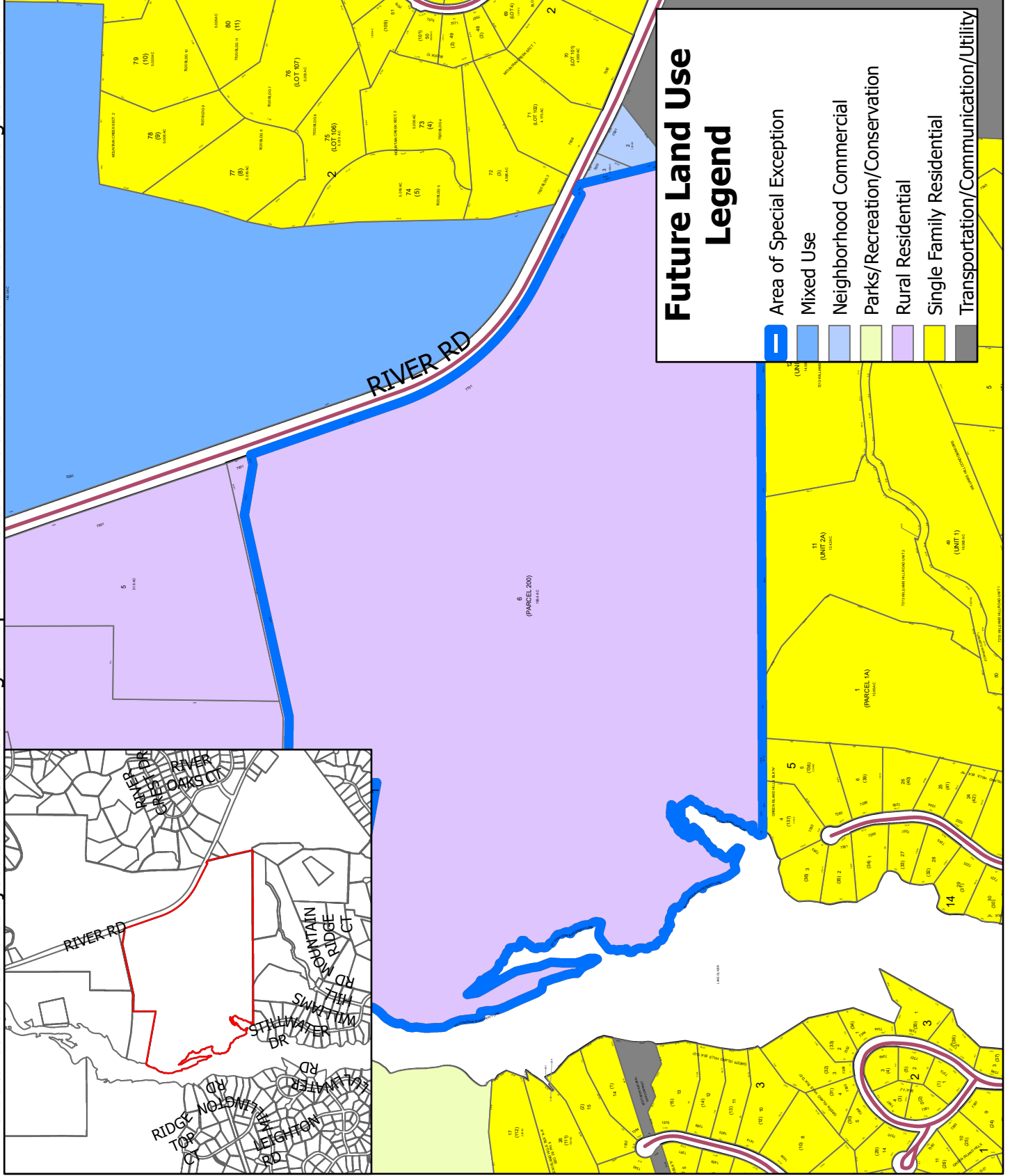
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# EXCP-06-25-1138 | 7701 River Road | Future Land Use Map

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## CONCLUSIONS

Based upon the analyses and evaluations presented in this report, the following conclusions can be stated:

1. The proposed church campus, Church of the Highlands, is planned to be located along River Road in Columbus, Georgia. The church campus is planned to include a 1,200-seat main auditorium. Access to the church campus is planned via two driveways along River Road.
2. The proposed church campus is anticipated to generate approximately 612 total trips (300 in and 312 out) during the Sunday midday peak hour.
3. Turn lane warrant evaluations were conducted for the study intersections for future (post-development) traffic conditions associated with the Sunday peak hour traffic expected to be generated by the proposed church campus. The results of the turn lane warrant evaluations indicate:
  - A southbound right turn lane and northbound left turn lane would be warranted along River Road at Site Access #1 (north access);
  - A left turn lane would be warranted along northbound River Road at Site Access #2 (south access); and
  - Sunday peak hour traffic volumes would not warrant a right turn lane along River Road at the Site Access #2 (south access) as right turn inbound traffic from the north would be directed to Site Access #1 (north access) during peak periods.
4. The following roadway and traffic control improvements are recommended to accommodate development traffic:
  - River Road at Site Access #1 (north access)
    - Construct Site Access #1 (north access) as a three-lane cross-section providing two outbound lanes and one inbound lane.
    - Implement side street stop control.
    - Construct a northbound left turn lane and southbound right turn lane along River Road for traffic entering the site.
  - River Road at Site Access #2 (south access)
    - Construct Site Access #2 (south access) as a three-lane cross-section providing one inbound lane and two outbound lanes.
      - It should be noted that during peak periods of operations for the church, the outbound traffic flow would be right turn movements only with the inbound traffic flow consisting of left turn movements only at this access.
    - Implement side street stop control.
    - Construct a left turn lane along northbound River Road for traffic entering the site.

Potential Police Officer Control

- Traffic conditions for peak periods associated with the church's operations should be monitored and the use of off-duty police officers should be considered to assist in accessing the campus and helping to promote safe and efficient traffic operations along River Road, as needed. Such efforts should be coordinated with local agencies and the Georgia Department of Transportation, as appropriate.
5. The future capacity and operation of the site's access intersections with River Road were evaluated assuming projected Sunday peak hour traffic volumes and the recommended improvements and access concept would be in place. Based on the evaluations, all study intersection approaches and movements would operate with acceptable levels of service during the Sunday peak hour studied for future conditions.