

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

January 4, 2022

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-11-21-2096) Special Exception Use request to allow for a Restaurant, General located at 405 Broadway, Columbus, Georgia 31901.

Restaurant, General

Matthew Lapidés has submitted an application for the Special Exception Use cited above. The property is located in a HIST (Historic) zoning district. The site for the proposed Restaurant, General description located at 405 Broadway. The purpose of the Special Exception Use is to allow for the operation of a Restaurant, General located within the HIST (Historic) 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?

Broadway is a local road. It will provide adequate free flow movement. This use will be an accessory use to the property.

(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 HIST. Noise, light, glare and odor should be limited due to the nature of the facility.

(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 HIST (Historic) properties.

Council District: District 7 (Woodson)

Twenty (20) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received two (2) calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 2 Responses

Additional Information: N/A

Respectfully,

Rick Jones, AICP
Director, Planning Department

Attachments:

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



**Area Requesting
Special Exception Use**



Date: 11/9/2021

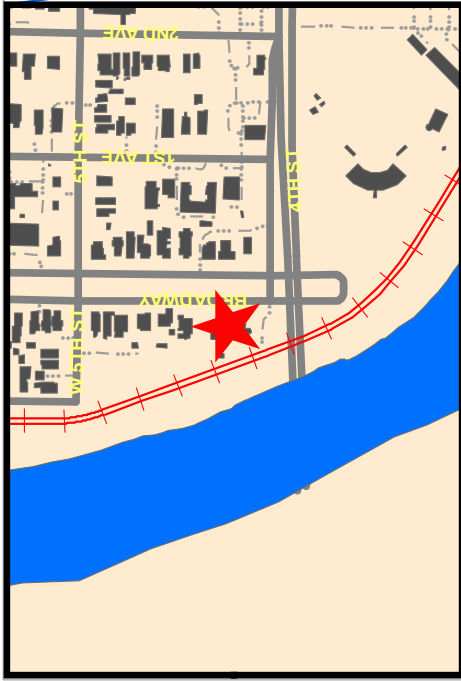
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for EXCP 11-21-2096
Map Map 002 Block 012 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: David Cooper



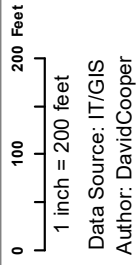


Location Map for EXCP 11-21-2096
Map Map 002 Block 012 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

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Date: 11/9/2021



Data Source: IT/GIS
 Author: David Cooper

Zoning Map for EXCP 11-21-2096
 Map 002 Block 012 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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**Area Requesting
Special Exception Use**

Legend

Existing Land Use

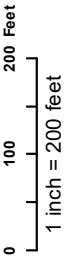
- General Commercial
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped

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Date: 11/9/2021

Existing Land Use Map for EXCP 11-21-2096
 Map Map 002 Block 012 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: David Cooper





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Future Land Use Map for EXCP 11-21-2096
 Map Map 002 Block 012 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

Columbus Plans!
 Columbus Planning Department

Data Source: IT/GIS
 Author: David Cooper

Date: 11/9/2021

December 1, 2021, 9:00 am

NOTICE OF SPECIAL EXCEPTION USE REQUEST

NAME: THE GOETCHIUS HOUSE, LLC

TELEPHONE: 706-800-4405

ADDRESS: 405 BROADWAY

**PRESENT ZONING : RMF1 - RESIDENTIAL MULTI-FAMILY
PROPOSED USE: RESTAURANT, GENERAL**

ADDITIONAL INFO:

**COLUMBUS CONSOLIDATED GOVERNMENT
PLANNING DEPARTMENT**

PLANNING DIVISION: (706) 653-4116

The Goetchius House

Special Exception Request - Restaurant Use

The Goetchius House is a State and City listed historic property built in 1839 and embodies the charm of the old south. Since its relocation to 405 Broadway in 1969 by Mr. James Woodruff, Jr., a founding member of the Columbus Historic Society, it has been continuously utilized as a restaurant and gatherings from 1971 until its closure in roughly 2010. While a permitted use in the Historic District for the commercial property is Event/Assembly, we are petitioning to have a special exception to continue the previous use of the premises of the Goetchius House as a restaurant, open to the public, instead utilized only for private events. It still maintains a commercial kitchen nearly 1,000 sq ft in size. Despite good intentions of re-opening a restaurant by the previous owners, it sat abandoned and deteriorated for a dozen years despite many years of maintenance and hard work. Now, The Goetchius House is being revived, not for one family, but for all families in Columbus and beyond who appreciate history, nostalgia and future memorable experiences. The petitioners, and broad community, believe that granting the Special Use request is an impactful elevation of South Broadway, the entire community. It further pays respects to Mr. James Woodruff, and his surviving family, who had the resources in 1969 to save this gem and restore the property. Mr. Woodruff further had a vision to the restaurant to allow the community to enjoy the extraordinary property.

With a great amount of awareness to the historic significance and importance of a correct restoration, we are equally cognizant that Columbus has grown, and we want to be a welcome part of the community, not a conversation of contention. With this in mind, we have worked with private architects, the City of Columbus Building Department, BHAR, the City of Columbus Traffic Engineering Department and have listened to countless local citizens. The means of transportation to 405 Broadway can be achieved by foot, cycle, ride share (cab, carpool, Uber, Lyft, etc.), motorcycle or automobile, we expect folks to use all of these methods. Our special awareness and attention to parking has resulted in the gathering of important issues around that issue as an auxiliary matter related to the Special Exception Request. The following pages have been prepared for the Hearing to help assist the PAC Board and community members understand the care we are equally taking around any community impacts. This is in parallel to the restoration and use elements we have organized to find ways to elevate the community, happiness and personal life fulfillment to all guests.

The Goetchius House, built 1839



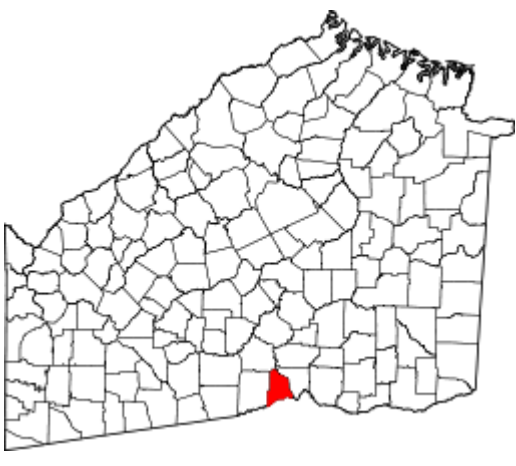
Richard Rose Goetchius built this beautiful home in 1839 for his wife. The ironwork is reminiscent of New Orleans homes. The house was nearly demolished to create a parking lot in 1969. Fortunately, James Woodruff, Jr. stepped in, cut home into pieces, and placed it on a new foundation with a brick basement. He acquired antique woodwork for the bar, and restored the rest of the house. In 1971, he opened a restaurant at 405 Broadway, the Goetchius House. The restaurant served the community and beyond until roughly 2010. It hosted endless meals, weddings, proms, graduations and other life milestone events. Mr. Woodruff was a founding member of the Columbus Historic Society.


Sources: <https://oldgeorgiahomes.com/2017/09/columbus-antebellum-homes/>
<https://www.ledger-enquirer.com/news/local/article29280178.html>

National Register of Historic Places listings in Muscogee County, Georgia

Map highlighting Muscogee County in Georgia

This is a list of properties and districts in Muscogee County, Georgia that are listed on the National Register of Historic Places (NRHP). This National Park Service list is complete through NPS recent listings posted November 15, 2021.^[u]



#	Name on the Register	Image	Date Listed	Location
60	Girard Colored Mission	Upload image	September 29, 1980 (#80001173)📄	1002 6th Ave. 📍 32°27'55"N 84°59'15"W
61	Goetchius-Wellborn House		July 29, 1969 (#690000047)📄	405 Broadway 📍 32°27'14"N 84°59'38"W
62	Golden Brothers, Founders and Machinists	Upload image	September 29, 1980 (#80001174)📄	600 12th St. 📍 32°28'04"N 84°59'05"W
63	Green Island Ranch	Upload image	February 7, 1997 (#970000030)📄	6551 Green Island Dr. 📍 32°32'31"N 85°00'11"W

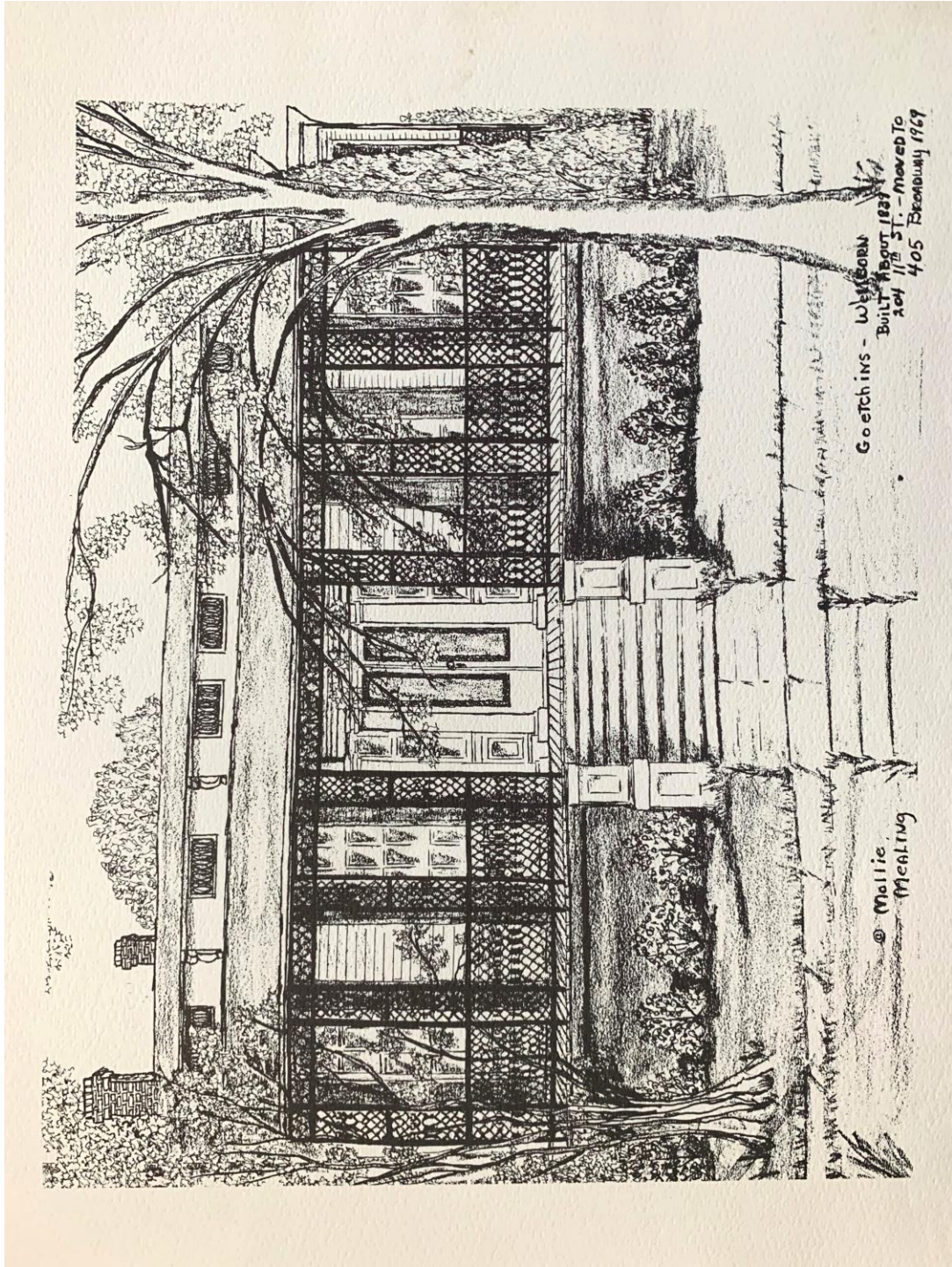
Historic Columbus has vast records on the Goetchius House and its connection to Columbus. This 1971 piece from Mollie Mealing is a relic archived by the Columbus Historic Society.



Historic Columbus

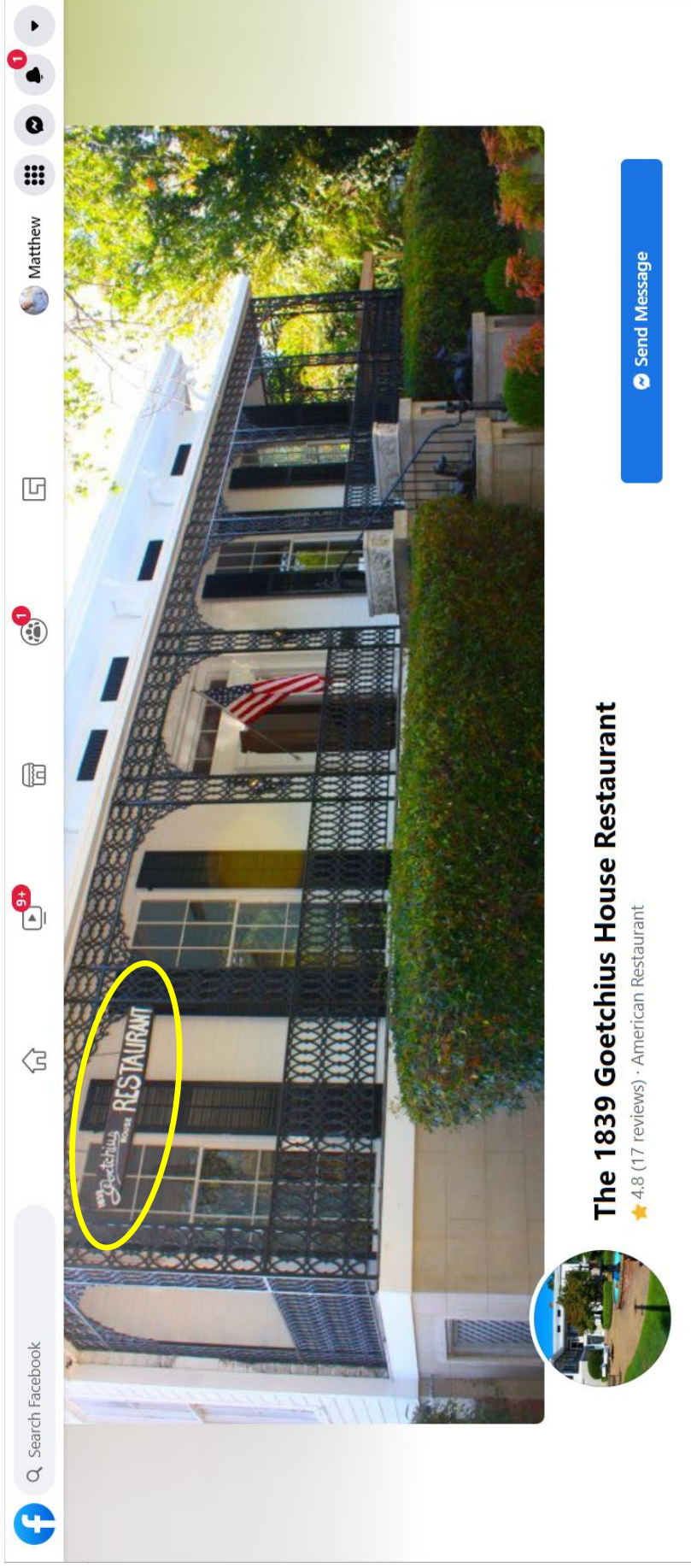
From Mollie Mealing's Sketch Book entitled, "Century Old Houses of Columbus, Georgia and Vicinity, Vol. 1," published in 1971....

GOETCHINS-WELLDORN HOUSE
204 11TH ST-MOVED TO 405
BROADWAY 1969
BUILT ABOUT 1839
RICHARD ROSE GOETCHINS BUILT
THIS HOUSE LATER IT WAS USED
BY THE TWO DRs. BLANCHARD AS
OFFICES AND RECEPTION ROOMS.
IT WAS MOVED TO 405 BROADWAY
IN 1970 AND IS NOW A RESTAU-
RANT.



The Goetchius House: Long History of Restaurant Use

The Goetchius House operated as an iconic restaurant from 1971, opened by James Woodruff, Jr., a founding Member of the Columbus Historical Society, until roughly 2010. It is an enchanting property that creates nostalgia with those who enjoyed milestone experiences in their lives... with great food. It is painstakingly being revised for the Community of Columbus and far beyond to enjoy for year to come.



Note: The original restaurant sign shown in the image above has been kept for restoration

The Goetchius House Restaurant: Social Media Following

Even years after the closure of The Goetchius House restaurant, its Facebook page is active, and has 1,160 followers. The community of Columbus has welcomed the revival of the landmark property, and has continuously reached out to us since acquisition with support and interest for the grand opening.



The 1839 Goetchius House Restaurant

★ 4.8 (17 reviews) · American Restaurant

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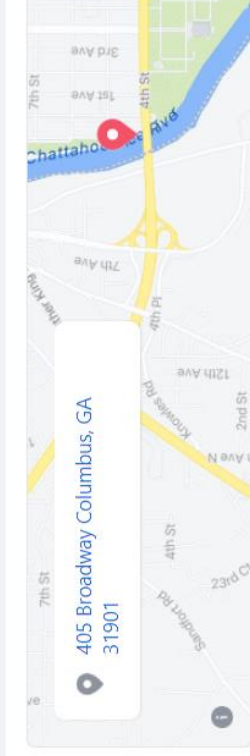
Reviews

More

Like

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...



General

1,164 people like this

1,160 people follow this

231 people checked in here

BUSINESSES ON THE M

Bludau's Goetchius House Restaurant

Contrary to rumor, The Goetchius House Restaurant is still open. Werner Bludau is still the owner, but he has hired Mark Graham as vice president and banquet coordinator to manage the restaurant.

Since 1979, Bludau has been serving continental cuisine at the 405 Broadway restaurant that was built when the city of Columbus was just a few years old. It is open 5-10 p.m. Monday-Thursday, and 5-11 p.m. Friday and Saturday. It also is available for catering or pre-arranged parties on Sundays and holidays. Call 706-324-4863 for more details.

Graham has more than 20 years experience in the food and beverage service industry, including a stint as the manager of the Olive Branch Cafe in downtown Columbus. His connection to the Goetchius House goes back to the early 1990s when he recalls working there and seeing standing room only crowds. He took the same approach to create an upscale casual atmosphere at the Olive Branch — minus the white table cloths — and is now back with Bludau to reinvigorate The Goetchius House.

Toward that, Graham said many new faces are now on staff. He said good food and a fine dining experience is still



Graham

paramount and invites old and new customers to experience the charm of the old home, sit on the balcony and listen to soft music with their dinner.

In 1839, Richard Rose Goetchius built his home at the corner of 11th Street and 2nd Avenue. His heirs lived in the home until 1969 when it was acquired by J.W. Woodruff Jr., who moved it to lower Broadway in the Historic District.

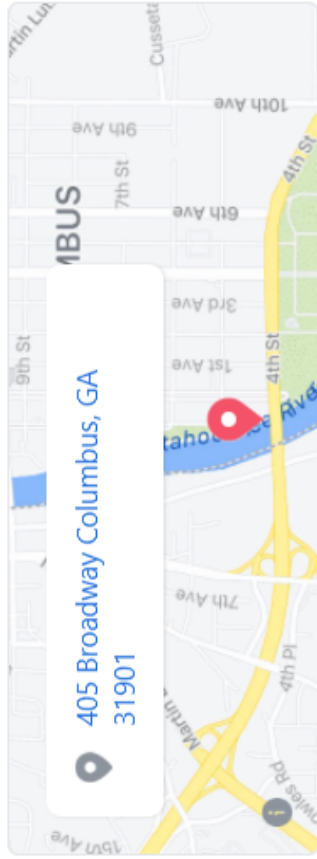
Today, patrons of the Goetchius House can step back into the home decorated in the Victorian and Empire period or enjoy the shade of giant oaks, sugarberry trees, and a pecan tree that was a seedling when Columbus was first laid out.

More about the history of the Goetchius House and more details, including the restaurant's menu, can be found on its Web site: www.goetchiushouse.com.

Ritch Electric Company

Betsy Ritch-Reed, owner of Ritch Electric Company, accepted the Small Business Giant Award for August from the Greater Columbus Georgia Chamber of Commerce. Ritch Electric was founded

About



See all

The 1839 Goetchius House has a long history of being known as the location where families, neighbors and community members come together to celebrate ... [See more](#)

There's nothing more beautiful than the intimate setting of a courtyard wedding overlooking the Chattahoochee river. The 1839 Goetchius House Resta... [See more](#)

1,164 people like this

1,160 people follow this

231 people checked in here

<http://pdfhost.focus.nps.gov/docs/NRHP/Text/69000047.pdf>

[Send message](#)

Price range · \$\$\$

American Restaurant

The Goetchius House Property Position in Historic Columbus, GA



Subject Property

River Walk, Stadium, Civic Center, Indoor Ice Rink, Football Field, Skate Park, Rafting Shops, Restaurants, Opera House, Theater, Local Artisanal Shops, 2 Colleges

Historic Residential District

The Goetchius House

405 Broadway - Parking Considerations City of Columbus Review

Transportation to 405 Broadway can be achieved by foot, cycle (by street or Riverwalk), ride share (cab, carpool, Uber, Lyft, etc.), motorcycle or automobile. We expect a combination of these transportation methods and are mindful of our neighbors and community. To best understand how the special exception may impact the neighborhood with regards to traffic and parking, we have determined the following (see following pages for diagrams):

City of Columbus, Traffic and Parking Review

Mohamed Ali, Traffic Engineer, City of Columbus, has reviewed the intended site use with regards to traffic and parking consideration. Mr. Ali has advised that his study shows no traffic impact and no parking impact by the proposal use. Further, he reviewed the parking plan proposed simultaneously to BHAR which increases the number of private parking spaces on site and also adds ADA accessible parking and greenery as part of the reconfiguration. Mr. Ali stated that the reconfiguring is a further advantage to the study.

City of Columbus Historic District Parking

Mr. Ali also stated that there is no parking limitation or restriction for parking on Broadway, or any other public street in the Columbus Historic District. All parking on Broadway and public streets in the Historic District are public whether used for by a fisherman or guest.

Broadway Turnaround (located South of Broadway near Golden Park)

The City of Columbus and Mr. Ali have verified that the Broadway turnaround does not sit in the Columbus Historic District, and is available for any public legal use. This area has 20 additional public parking places outside of the Historic District in addition to the private parking at The Goetchius House. See attached diagram of Turnaround.

The Goetchius House

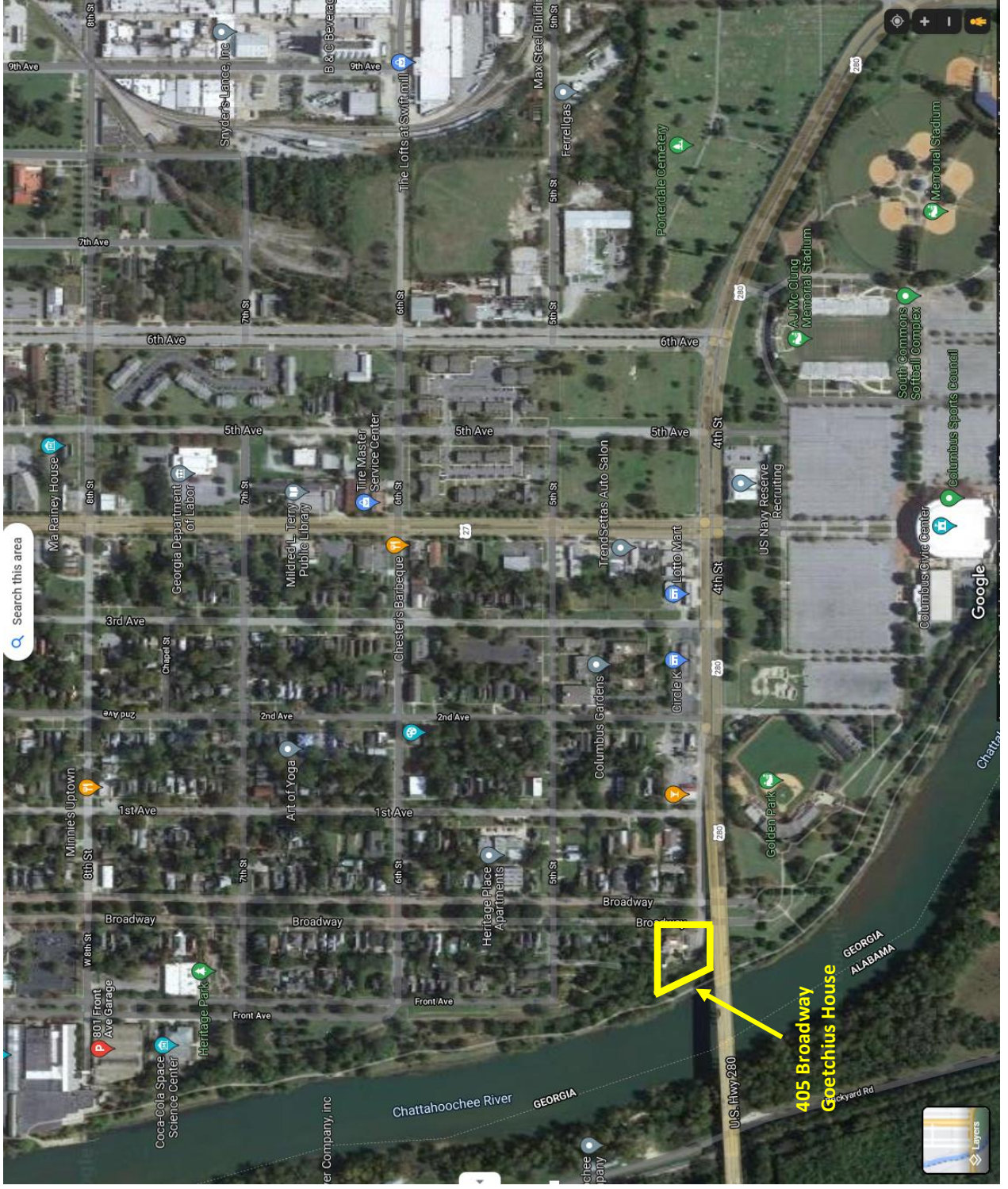
Supplemental Parking Alternatives

The City of Columbus traffic engineer has clearly stated that there is no traffic or parking impact, and that Broadway and other streets in the Historic District are public. However, in an extended effort to be cooperative in the community and sensitive to the neighborhood, we are developing the following additional parking solutions as needed on a situational basis as follows:

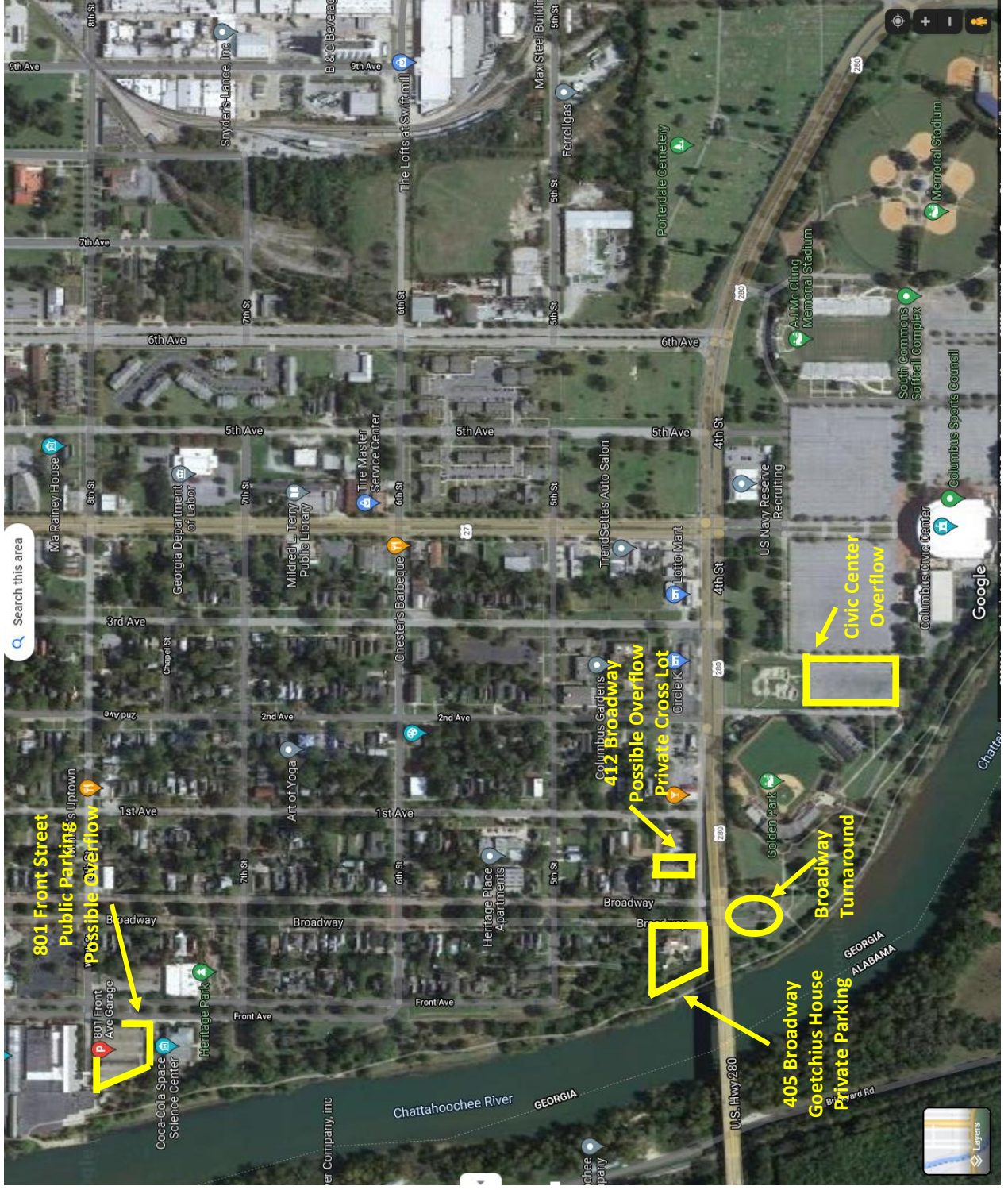
Supplemental Parking Possibilities:

- **412 Broadway** – This is a commercial property located directly across the street from 405 Broadway. The owner of this property has been contacted and notified about a possible parking arrangements during times that their business is closed. If agreed, this would result in a conventional cross lot lease for additional parking of up to 16 spaces. It is across the street, and can be used by a valet staff for parking if agreeable to the owner. (See attached diagram)
- **Civic Center overflow parking** – The Civic Center Administrative offices has received a request to use a portion of their parking on a situation basis in an area located behind the skate park, roughly 2 blocks by walkway from 405 Broadway. This lot contains thousands of spaces, far more than would ever be required by events at the Goetchius House. This is an overflow lot consideration for valet. Location: less than a 2 block walk on a sidewalk behind Golden Park to 405 Broadway. (See attached diagram)
- **801 Front Street Public Parking** – A public parking lot exists at 801 Front Street, and the entire street is lined with public parking spaces on both the east and west sides as indicated by the City of Columbus. Location 3-4 blocks away. (See attached diagram)
- **407 Broadway** – The vacant lot next to Goetchius House has also historically been used for overflow parking. We inquired to purchase the lot during the acquisition of 405 Broadway as there was a for sale sign posted at 407 Broadway for many years. However, our realtor informed us that the vacant land was not for sale despite the sign, and the owner stated that the land was not for sale. We have not yet inquired with the owner of the vacant land at 407 Broadway if a situational cross lot lease was a possibility. Location: Adjacent to property (See attached diagram)

Map of subject property location



The Goetchius House – Private and Public Parking Consideration



Existing Parking Lot



The Goetchius House
405 Broadway
Columbus, GA

16-18 - Parking
Spaces (Inclusive of
1 accessible parking
space)

The Goetchius House
405 Broadway
Columbus, GA

Up to 23 Parking
Spaces proposed
(Inclusive of 2
accessible parking
spaces, one for front
and one for rear)

NOTE: Private plan excludes
consideration of additional
public parking on Broadway
at the turnaround located
south of 4th and Broadway
that includes 20 additional
parking spaces and other
possible options.

Proposed parking reconfiguration
with trees either cut into
pavement, or placed in raised
beds.



Broadway Turn Around Columbus, GA

20 additional parking public spaces in the Turnaround



Subject Property Position in relation to Civic Center Parking



Subject Property

River Walk, Stadium, Civic Center, Indoor Ice Rink, Football Field, Skate Park, water activities

Historic Residential District

801 Front Street – Public Parking

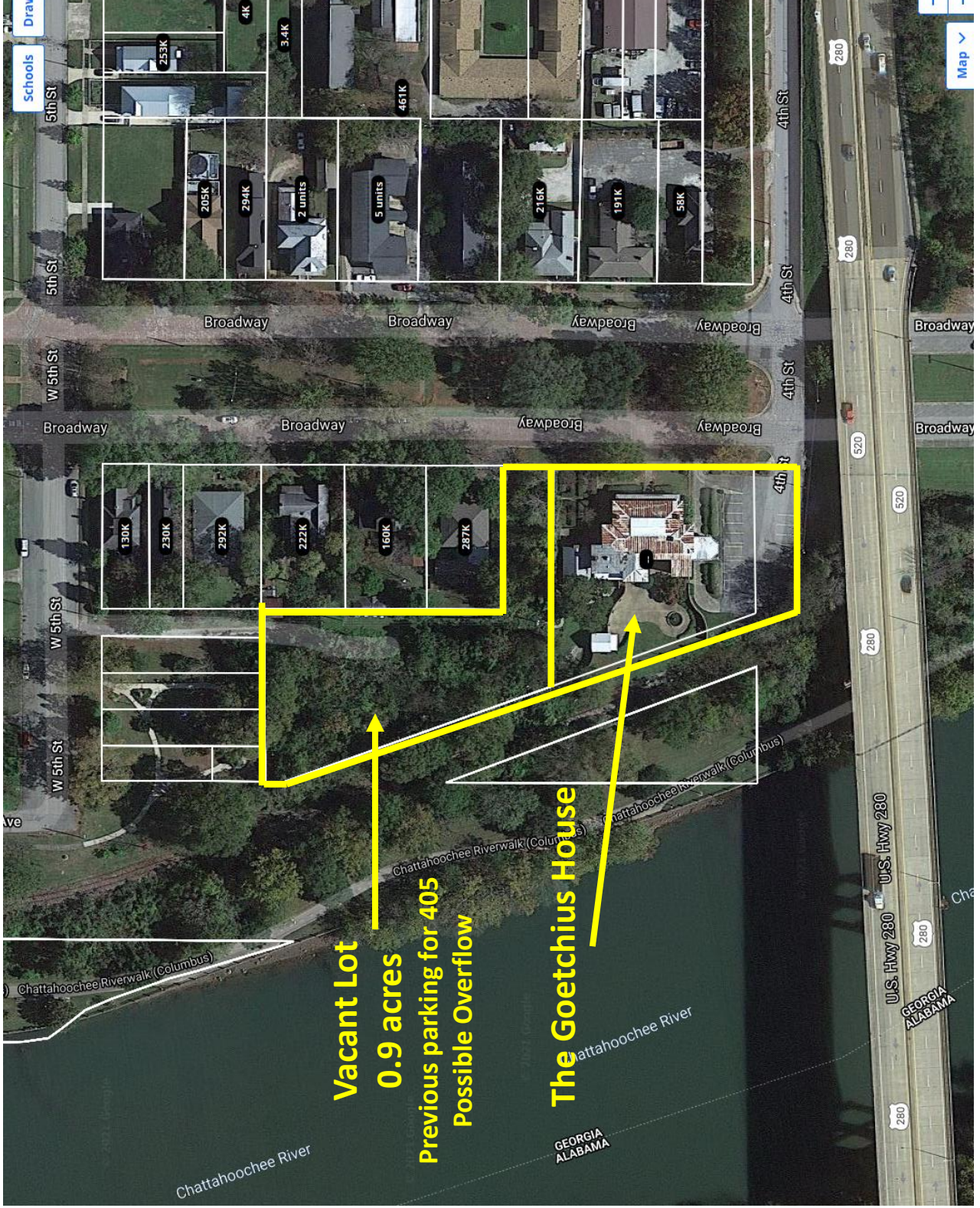


The Goetchius House

In relation to 412 Broadway Cross Lot Parking Possibility



The Goetchius House in relation to 407 Broadway Vacant Land



Vacant Lot
0.9 acres
Previous parking for 405
Possible Overflow

The Goetchius House



Prepared by:

Matthew A. Lapiès and Renata L. Martoni

Stewards of:

The Goetchius House

405 Broadway | Columbus, GA 31901

info@405Broadway.com | (706) 800-4405

Goetchius - Westborn

Built About 1837

204 11th St. - Moved To
405 Broadway 1969

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Mealing