

**Hearing Date:** September 4, 2024

**Case Number:** Z-24-31

**Applicant:** Reid Forzley

**Property Owner:** Reid Forzley

**Property Addresses:** 803 Metcalf St

**Tax Parcel No(s):** 035-3-357-00-0

**Current Zoning:** P-1 (Professional)

**Fort Eisenhower Notification Required:** N/A

**Commission District 3:** Catherine Smith McKnight

**Super District 10:** Wayne Guilfoyle



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Rezone from P-1 (Professional) to R-1C (One-Family Residential)	Single-Family Home	Section 11

**SUMMARY OF REQUEST:**

The petition seeks to rezone 0.17 acres. The property contains a single-family residence that is approximately 1,423 square feet and was built in 1929. The request to change the zoning from P-1 (Professional) to R-1C (One-Family Residential) is to continue to utilize the property as residential.

**COMPREHENSIVE PLAN CONSISTENCY:**

According to the 2023 Comprehensive Plan update, the property is located within the Old Augusta character area. The Comprehensive Plan recommends that this area “maintain an enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods”.

**FINDINGS:**

1. The property was rezoned in 1987 from R-1C (One-Family Residential) to P-1 (Professional) to establish a dental laboratory.
2. According to Section 11-1(b), every lot in the R-1C zone shall have a minimum width of sixty (60) feet and a minimum area of 6,000 square feet.
3. The property is approximately fifty (50) feet wide and approximately 7,405 square feet in area.
4. The property is located right outside of the Historic Summerville area and is part of the Harrisburg neighborhood.
5. Adjacent zoning to this parcel is a mix of B-1 (Neighborhood Business) and R-1C (One-Family Residential).
6. According to the FEMA Flood Insurance Rate Maps (FIRM), the property is not located within a Special Flood Hazard Area.
7. According to Augusta-Richmond County GIS data, there are no wetlands located on the property.

8. Public water and sewer are present.
9. Per the Georgia Department of Transportation (GDOT) Functional Classification Map, Metcalf Street is considered a local road.
10. As of August 9, 2024, staff has not received inquiries regarding the petition.

**ENGINEERING/UTILITIES COMMENTS:**

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

**RECOMMENDATION:** The Planning Commission recommends **APPROVAL** of the request to rezone from P-1 (Professional) to R-1C (One-Family Residential).

*NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.*

July 22, 2024

To whom it may concern,

I am writing this letter to express my interest and intent to have my property at 803 Metcalf Street in Augusta, Georgia rezoned. My name is Reid Forzley, and I have been the owner of this property since February 2020. Upon preparing to close the sale of my home this month, we discovered that it is zoned as a professional property (P-1). After doing some research, it has been discovered that my property was rezoned in 1987 for professional use. However, it has been sold multiple times since then as a residential property (1992, 1999, 2009, 2020). It is also taxed as a residential property. With that being said, I believe it is simply correcting an error to have this property rezoned as a residential property.

So, with this letter, and the attached required documents, I am hoping that we can fix this error that I have inherited - so that the sale of my home can close. The buyers of my home are getting a VA loan and the VA will not approve until the property is rezoned. I purchased my home from a single family, I lived in my home as part of a single family, and I am selling my home to a single family. It is not a professional property, and it has not been for quite some time. Please consider this when reviewing my application to have this property rezoned from P-1 for professional to R-1 for residential. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'Reid Forzley', with a stylized, cursive-like flourish.

Reid Forzley



Planning Commission  
Z-24-31  
September 4, 2024  
803 Metcalf Street

Aerial

Legend



Subject Property

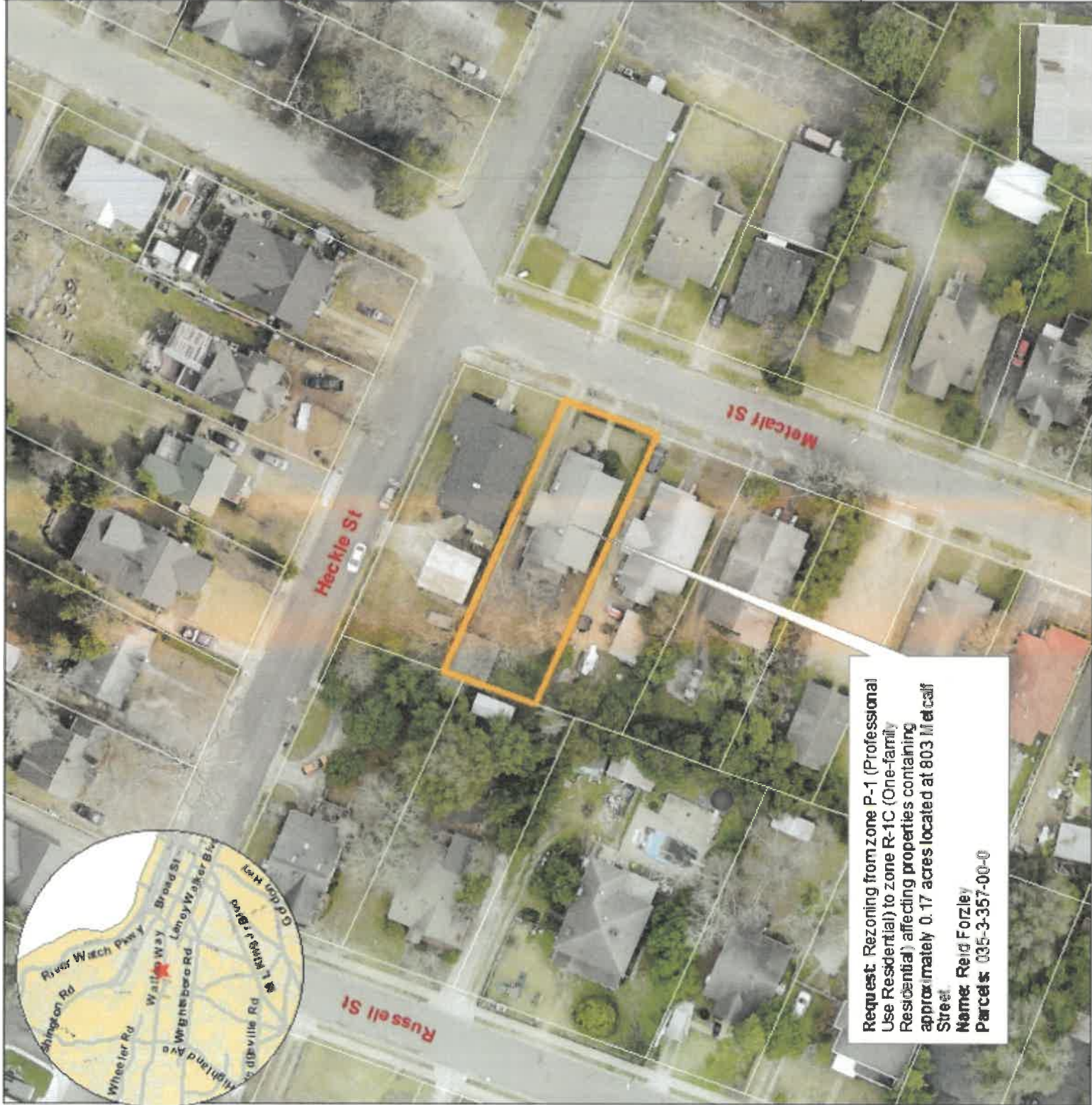


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0 100 Feet



**Request:** Rezoning from zone P-1 (Professional Use Residential) to zone R-1C (One-family Residential) affecting properties containing approximately 0.17 acres located at 803 Metcalf Street.  
**Name:** Reid Forzley  
**Parcels:** 035-3-357-00-0







**Planning Commission**  
**Z-24-31**  
**September 4, 2024**  
**803 Metcalf Street**

**Current Zoning**

**Legend**

 Subject Property

**Zoning Classification**

-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional Residential
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-3C: Multiple-Family Residential

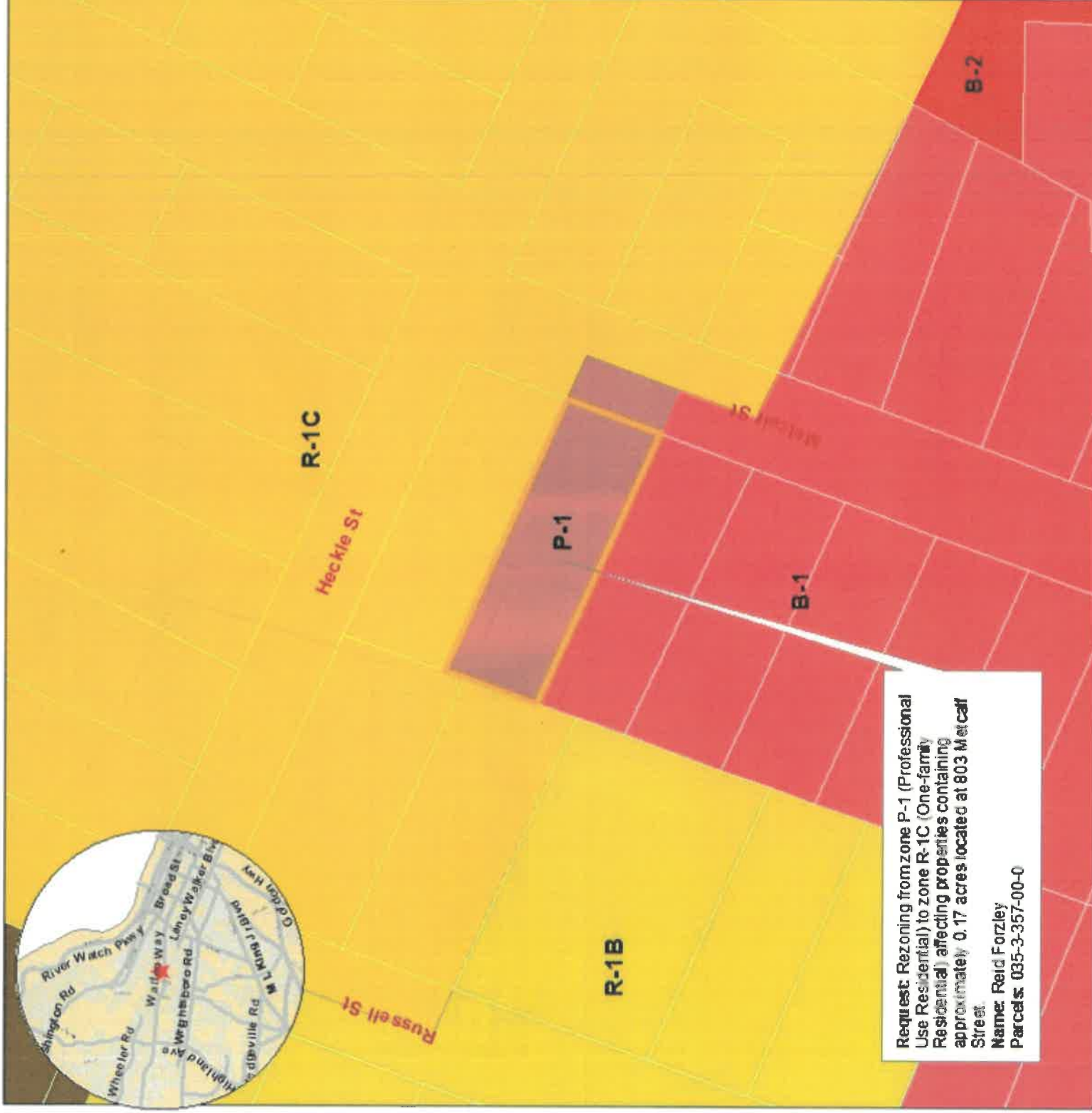


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**Planning Commission  
Z-24-31  
September 4, 2024**






**803 Metcalf Street**

**Future Zoning**

**Legend**

 Subject Property

**Zoning Classification**

-  B-1: Neighborhood Business
-  B-2: General Business
-  P-1: Professional
-  R-1B: One Family Residential
-  R-1C: One Family Residential
-  R-3C: Multiple-Family Residential

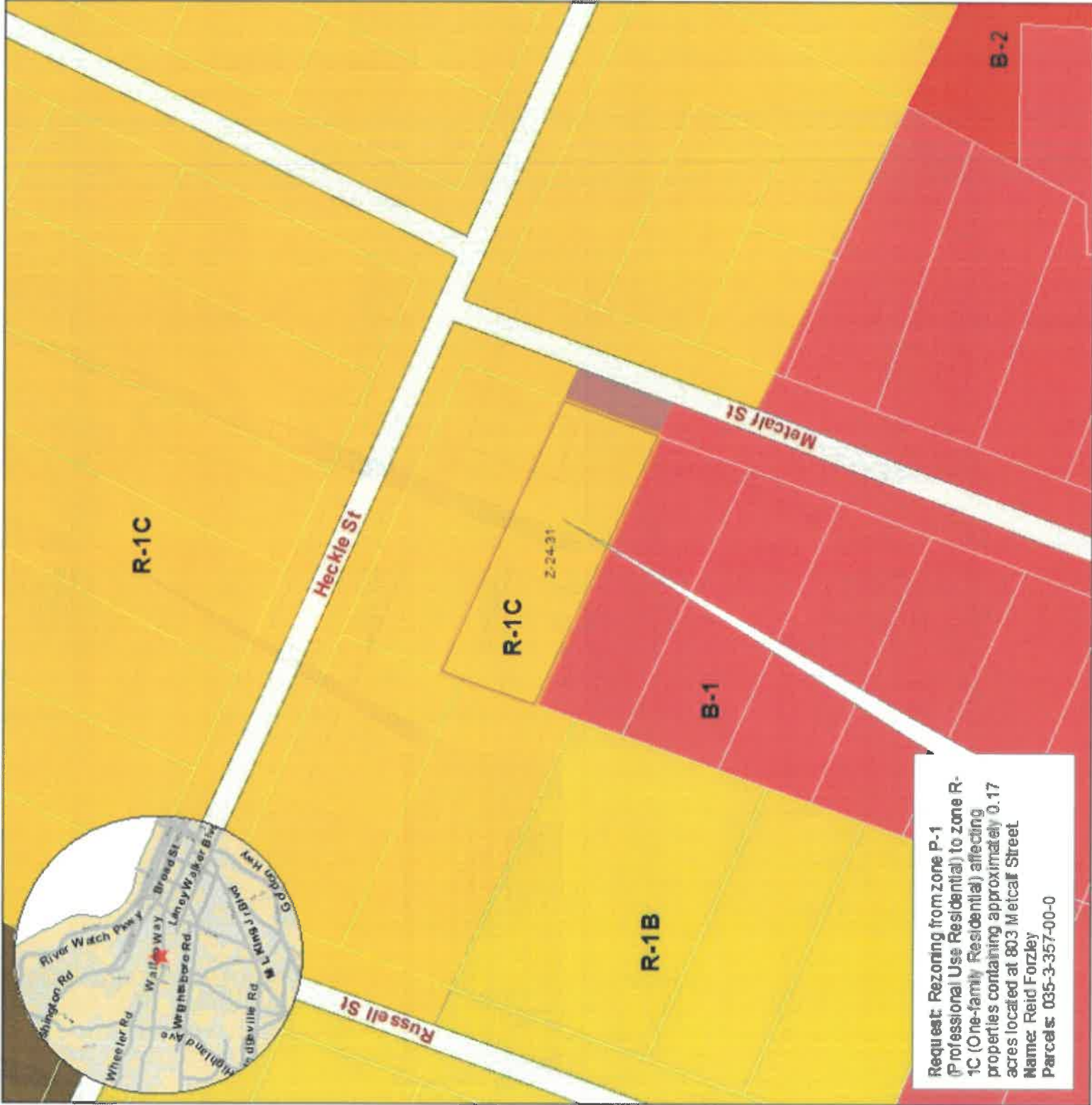


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