

ATTACHMENT A - VARIANCE APPLICATION

Application Date: 3/31/2023

Applicant/Agent: Marcus Peterson

Applicant Email Address: Marcus@BoltSandBullets.com

Phone # 301-660-0523

Applicant Mailing Address: 1968 HWY 17 N.

City: Guyton State: GA Zip Code: 31312

Property Owner, if different from above: and Amanda Peterson
Include Signed & Notarized Authorization of Property Owner

Owner's Email Address (if known): APeterson0316@gmail.com

Phone # 386-290-8100

Owner's Mailing Address: same

City: _____ State: _____ Zip Code: _____

Property Location: 1968 HWY 17 N., Guyton

Name of Development/Subdivision: N/A

Present Zoning of Property AR-2 Tax Map-Parcel # 02690020A01 Total Acres 3.72 AC

VARIANCE REQUESTED (provide relevant section of code): 3.15B (Rural Businesses) Sec.H.

Describe why variance is needed: _____

How does request meet criteria of Section 7.1.8 (see Attachment C): yes.

Applicant Signature:  Date 3/31/2023

1271783563
PARTICIPANT ID

BK:28 PG:916-916
P2020000182
FILED IN OFFICE
CLERK OF COURT
10/27/2020 09:26 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND:
RF REBAR FOUND
1/4" REBAR SET
PL PROPERTY LINE
CMF CONC MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUP USED TOTAL STATION
TOPCON JDJ
ERRCR OF CLOSURE
1:24,000 PLAT NOT ADJUSTED
ADOLPH N. MICHELIS & ASSO.
736 SANDY ROSE ROAD
SYLVANIA, GEORGIA 30467
PH: (912) 829 3972

SURVEYORS CERTIFICATION
I, as required by subsection (a) of O.C.G.A. Section 15-6-67, have conducted a survey of the land described herein and approved by appropriate local jurisdiction for recording as evidenced by appropriate certification, signatures, stamps, or instruments in the appropriate governmental books by any purchaser or user of the plat as to intended use of any parcel. Furthermore, the survey was conducted in accordance with the rules and regulations of the Georgia Board of Surveyors, Inc. and the rules and regulations of the Georgia Board of Surveyors as set forth in O.C.G.A. Section 15-6-67.
ADOLPH N. MICHELIS
JEREMY L. WOOD
GA REG. LIC. NO. 1313
8-26-20
DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN)

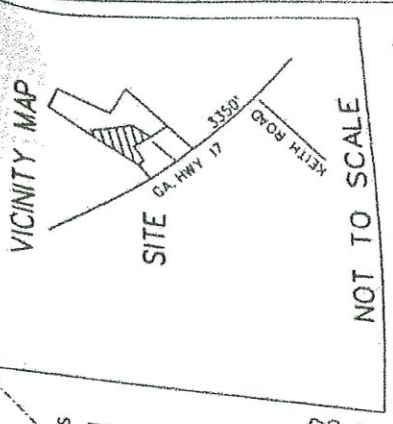
This/these lot or lots is/are served by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including but not limited to paving. This/these lot or lots may not be re-platted until said road at the subdivider's expense is brought into compliance with county road standards to be accepted as a public road by the Effingham City Board of Commissioners. If the road remains private, maintenance of the right-of-way or easement, including drainage and road surface, shall be the responsibility of the abutting property owners. The road surface shall be no less than 18 feet wide. Further, I/we understand that it shall be my/our responsibility to properly grant the easement shown on this plat by deed or separate easement agreement to any transferee of the property. The easement may serve no more than three (3) lots. The original/working parcel/shade included as one of these lots. The location of easement on plat changes. I/we understand that this subdivision and any easements are subject to state and local ordinances and rules and regulations adopted by Effingham County.

In testimony whereof, I do hereby certify that the foregoing is a true and correct copy of the original/working plat/shade included as one of these lots.
Debra Starling
Debra Starling
Corey Clifton Hall

REFERENCES:
PB-28 PAGE 148
PB-19 PAGE 252
PB-28 PAGE 531
PB-08 PAGE 125
PCAB C:85 C2

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 269 -20A OF THE EFFINGHAM COUNTY TAX ASSESSORS' FILE.

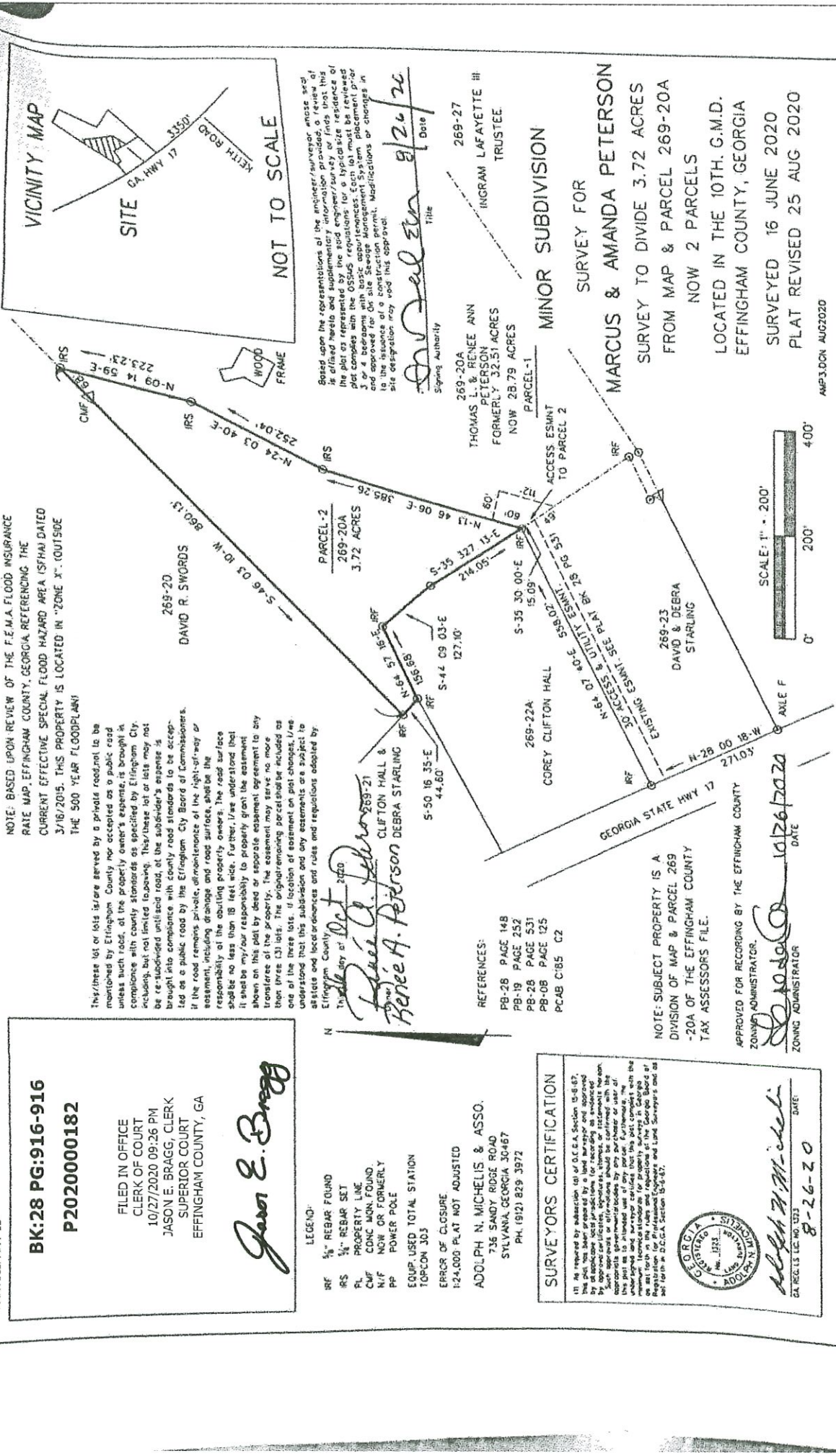
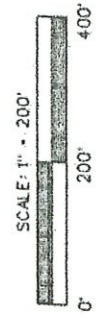
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.
[Signature]
ZONING ADMINISTRATOR
DATE 10/26/2020



Based upon the representations of the engineer/surveyor, whose seal and signature are on the supplementary information provided, a review of the data reported by the said engineer/surveyor indicates that this plat complies with the OS&S regulations for a typical size residence of 3 or 4 bedrooms with basic apartment management system placement and approved for site sewage management system placement in the issuance of a construction permit. Modifications or changes in site designation may void this approval.
[Signature] Title Date
S-26-20 8/26/20

269-20A
THOMAS L. & RENEE ANN PETERSON
FORMERLY 32.51 ACRES
NOW 28.79 ACRES
PARCEL-1
ACCESS ESMNT TO PARCEL 2
269-27
INGRAM LAFAYETTE HI TRUSTEE

MINOR SUBDIVISION
SURVEY FOR
MARCUS & AMANDA PETERSON
SURVEY TO DIVIDE 3.72 ACRES
FROM MAP & PARCEL 269-20A
NOW 2 PARCELS
LOCATED IN THE 10TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 16 JUNE 2020
PLAT REVISED 25 AUG 2020
AMP3,00N AUG2020



VICINITY MA

SITE
GA HWY 17
3150'

NOT TO SCALE
NORTH EDGE

Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, a review of the plat as represented by the said engineer/surveyor or firm (not the plat) is approved with the OGSMS regulations for a 12-month period. It is to be understood that the OGSMS Management System placement of 12 months is not an indication of a permanent approval. Modifications or changes in the plat must be reviewed and approved by the OGSMS.

9/24/24
Date

269-27
DIGNAM LAFAYETTE III
TRUSTEE

MINOR SUBDIVISION
MARCUS

269-20
DAVID R. SWORDS

5-4 9 0 3 ID N
30227
30227
Septic
Garage
B&B
Parking
Residence
Septic & Drain Field

1964
Residence
FRAME

Septic & Drain Field
Residence
Septic
Garage
B&B
Parking

THOMAS J. SWORDS
PARKERSBURY
NEW 269-20
PARKERSBURY
TO PARKERSBURY

TO PARKERSBURY
PARKERSBURY

I, [Signature]
[Signature]
[Signature]

the original easement grant the road surface
the original easement grant the road surface
the original easement grant the road surface

269-21
CLIFTON HALL &
DEBRA STARLING

5-30 18 35-E
44.60'

5-44 09 03-E
127.80'

5-35 30 00-E
15.09'

5-26 10 15-E
214.05'

269-22A
COREY CLIFTON HALL

N-64 07 40-E
558.02'

269-23
DAVID & DEBRA
STARLING

EXISTING ESMNT. SEE PLAT BK 26 PG 531

N-28 00 18-W
271.05'

GEORGIA STATE HWY 17

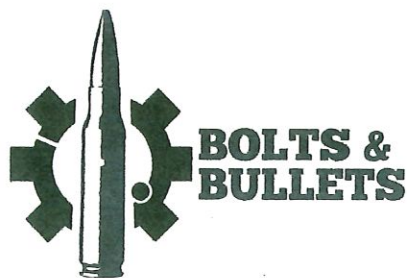
ACES:
AGE 148
E 232
E 531
(25)

IS A
269
UNITY

YOHAM COUNTY

2672020







To whom it may concern,

Bolts and Bullets, LLC understands in order to continue operations we must apply for and receive a rural business license as well as a variance in lieu of the internet sales license we initially began operations with.

The undersigned affected neighbors/households surrounding this property understand and support this business:

<i>Address</i>	<i>Household</i>	<i>Signature</i>
1946 Hwy 17 North	David & Debra Starling	
1964 Hwy 17 North	Tom & Renee Peterson	

This letter accompanies the rural business license application as well as the requested variance to permit a rural business.

Marcus & Amanda Peterson

Bolts & Bullets, LLC

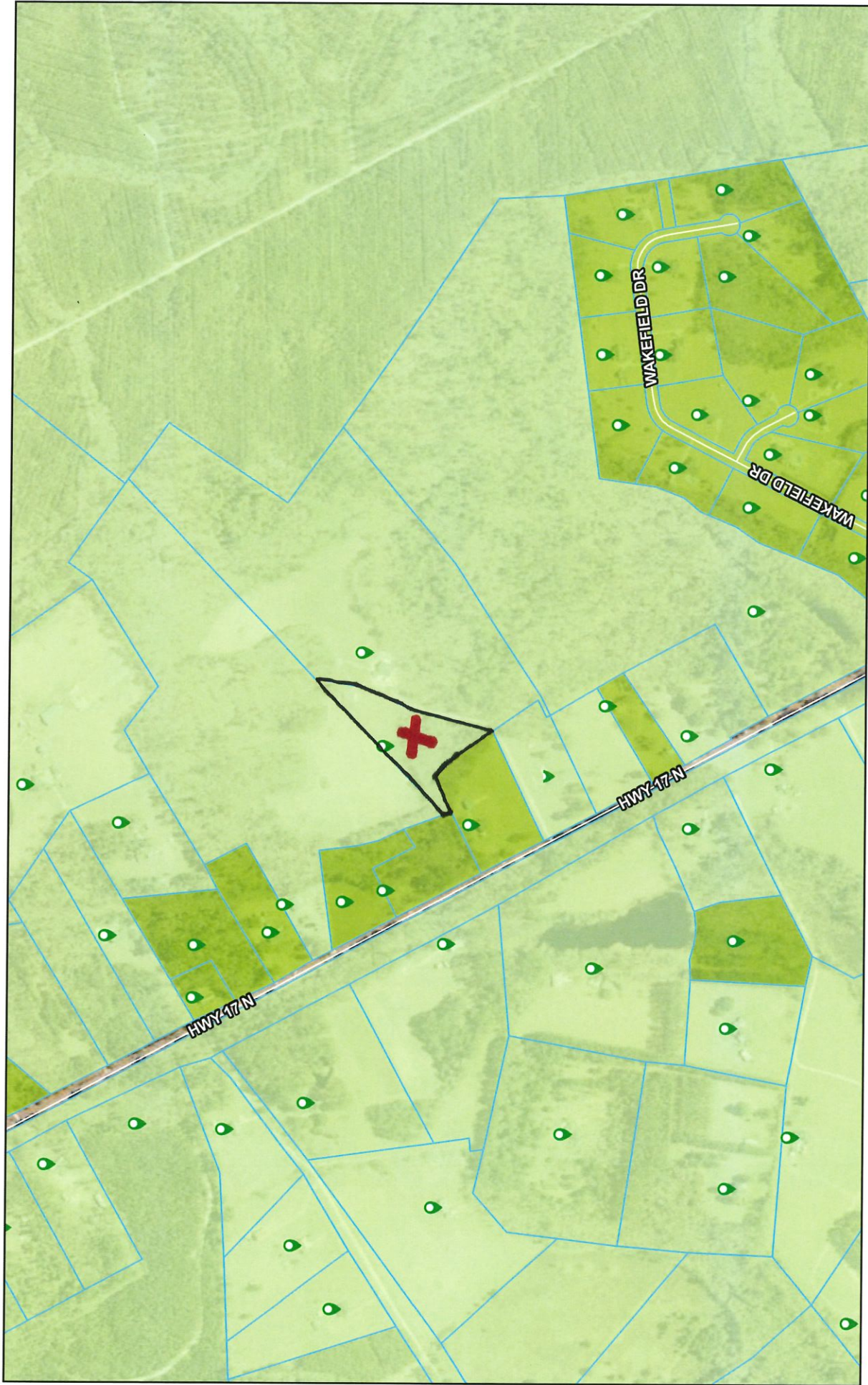
1968 Hwy 17 N / 269-20A01



1968 Hwy 17 N / 269-20A01



1968 Hwy 17 N



4/7/2023

- Address Points
- Tax Parcel Labels Effingham County Zoning
- Tax Parcels
- Roads
- AR-2 Efn_fin_cache
- AR-1
- Red: Band_1
- Green: Band_2

1:9,028

0 0.05 0.1 0.2 0.2 mi

0 0.1 0.2 0.4 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA