

**ATTACHMENT A - CONDITIONAL USE APPLICATION**

Application Date: 3/31/2023

Applicant/Agent: Marcus Peterson

Applicant Email Address: Marcus@BottsandBullets.com

Phone # 301-660-0523

Applicant Mailing Address: 1968 HWY 17 NORTH

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 # 386-290-8606

Owner's Mailing Address: same.

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 1968 HWY 17 NORTH, Guyton, GA

Present Zoning of Property AR-2 Tax Map-Parcel # 021A0020A01 Total Acres 3.72 AC

**CONDITIONAL USE REQUESTED:**

**Section 3.15A – Residential Business**  
*See Section 3.15A for requirements*

**Section 3.15B – Rural Business**  
*See Section 3.15B for requirements*

**OTHER** (provide relevant section of code): \_\_\_\_\_

Reason: Applying for rural business license.

How does request meet criteria of Section 7.1.6 (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:**  
RR 1/2" REBAR FOUND  
RS 3/4" REBAR SET  
PL PROPERTY LINE  
CMF CONC MON. FOUND  
N/F NOW OR FORMERLY  
PP POWER POLE  
EQUR USED TOTAL STATION  
TOPCON 303

**ERROR OF CLOSURE**  
1:24,000 PLAT NOT ADJUSTED  
**ADOLPH N. MICHELIS & ASSO.**  
3746 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH: (912) 829-3972

**SURVEYORS CERTIFICATION**

We, the undersigned, are duly licensed and sworn Surveyors of the State of Georgia, and we certify that the foregoing plat was prepared by us or under our direct supervision and that we are duly qualified to perform the duties of a Surveyor of the State of Georgia. We further certify that the foregoing plat was prepared in accordance with the rules and regulations of the Georgia Board of Surveyors and that we are duly qualified to perform the duties of a Surveyor of the State of Georgia.



*Adolph N. Michelis*  
GA REG. LIC. NO. 12933  
8-26-20  
DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING 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 occupied 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-subdivided until such road, at the subdivision'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, if we understand that it shall be my/our responsibility to properly sign 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-remaining parcels shall be included as one of the three lots. If 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.

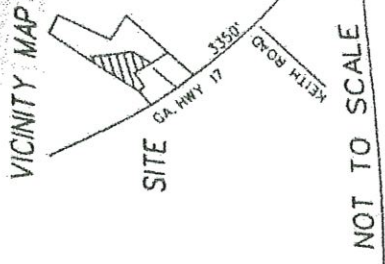
In the City of *Decatur*, 2020

*Debra A. Peterson*  
Debra A. Peterson  
Clifton Hall & Debra Starling

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



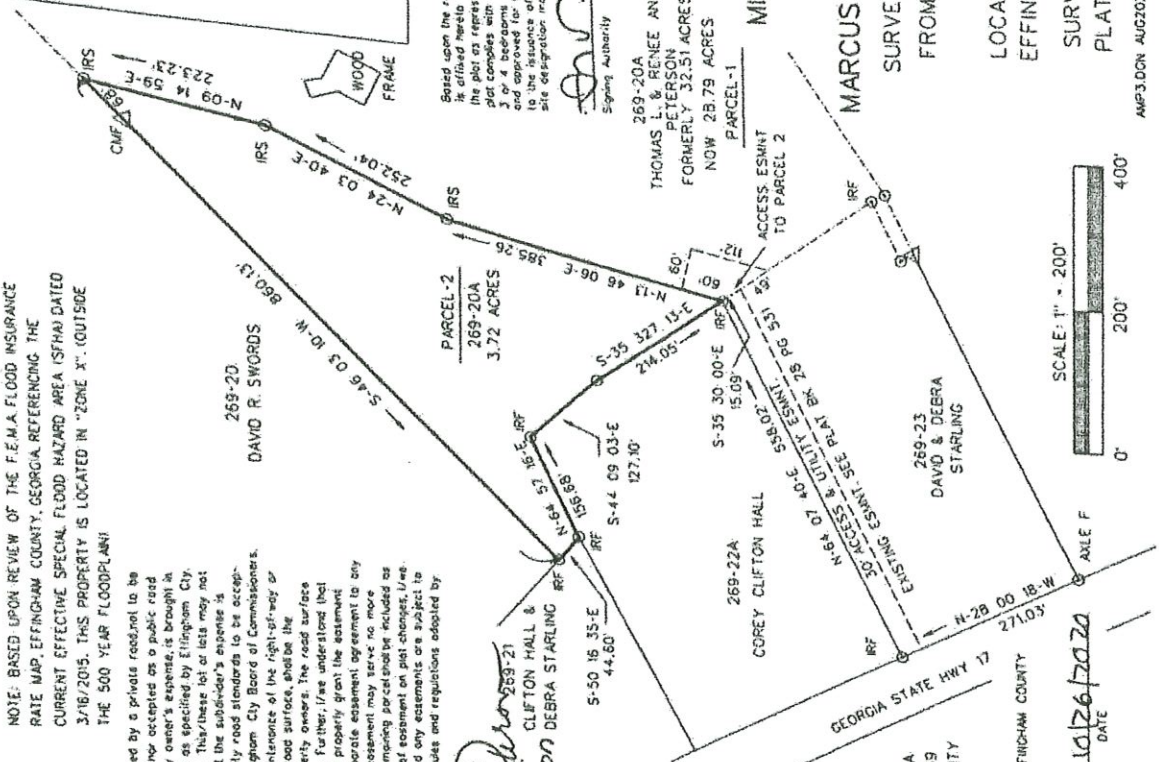
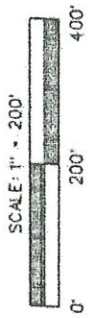
Based upon the representations of the engineer/surveyor, whose seal is on this plat, and any supplementary information provided, a review of the plat as represented by the said engineer/surveyor or finds that this plat complies with the OSGAS regulations for typical residence of 3 or 4 bedrooms with basic appropriate management system placement and approved for On site Sewage Management System placement prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

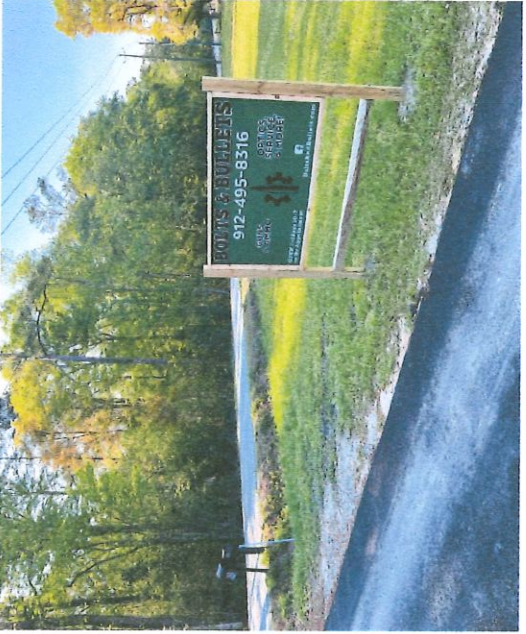
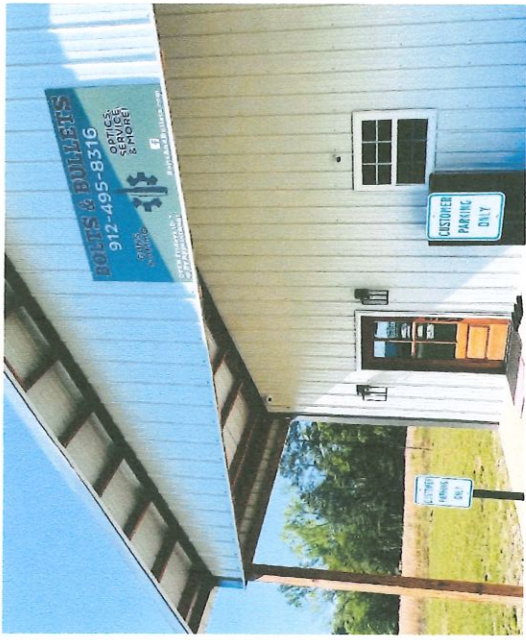
*Adolph N. Michelis*  
Title  
Date 8/26/20

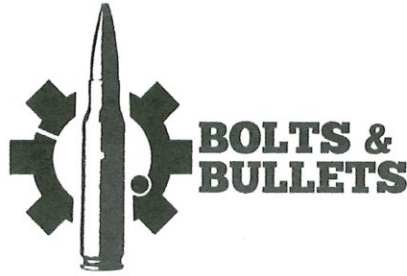
269-20A  
THOMAS L. & RENEE ANN PETERSON  
FORMERLY 37.51 ACRES  
NOW 28.79 ACRES  
INGRAM LAFAYETTE III TRUSTEE

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.DGN AUG2020









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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:

<u>Address</u>	<u>Household</u>	<u>Signature</u>
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    Roads    AR-2 Efn\_fin\_cache    0    0.05    0.1    0.2    0.2 mi

Tax Parcel Labels Effingham County Zoning    Red: Band\_1    0.1    0.2    0.4 km

Tax Parcels    AR-1    Green: Band\_2

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