



**City of Guyton, Georgia
Planning and Zoning
Public Hearing and Regular Meeting
July 22, 2025 at 7:00 P.M.**

**Guyton City Hall
310 Central Boulevard
Guyton, GA 31312**

AGENDA

- 1. Call to Order**
- 2. Public Hearing**
 - Ⓢ Consideration to approve variance to install an LED “blade” sign at Parcel G0010040 (114 Central Blvd)
- 3. Invocation and Pledge of Allegiance**
- 4. Consideration to Approve the Agenda**
- 5. Consideration to Approve the Minutes**
 - Ⓢ Public Hearing & Special Called Meeting 04.2.25
- 6. New Business**
 - Ⓢ Consideration to approve variance to install an LED “blade” sign at Parcel G0010040 (114 Central Blvd)
- 7. Consideration to Adjourn**

Rules of Decorum for All Meetings

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Guyton.

(A) General rules applicable to all (Mayor and City Council, Staff, Members of the Public)

- 1) Each speaker should refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
- 2) During designated times for members of the public to speak, members of the public will be permitted 10 minutes to discuss topics. After 10 minutes of discussion on a topic, members of the public will be limited to 3:00 minutes speaking time. The Mayor or presiding officer shall have the authority to grant additional speaking time. Notwithstanding the foregoing, during public hearings involving zoning decisions, members of the public will have no less than 10 minutes to speak in favor, and no less than 10 minutes to speak in opposition.
- 3) Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb persons who are addressing the Mayor and Council or Committee or Board or Commission, or members of those bodies who are speaking, or otherwise impede the orderly conduct of the meeting.

(B) Additional Rules for Mayor and City Council, Committees, Boards or Commissions

1. The Mayor and City Council, Committees, Boards, Authorities, or Commissions will conduct themselves in a professional and respectful manner at all meetings.
2. Questions for staff or individuals or other Council, Committee, Board or Commission members will be directed to the appropriate person to answer. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will attempt to answer or address questions presented one at a time without attempting to talk over another member.
3. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions are always free to criticize or question policies, positions, data, or information presented. However, members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will not attack or impugn the person presenting.

(C) Enforcement

The Mayor or presiding officer has the authority to enforce each of the Rules of Decorum regarding members of the public. If any Rule is violated, the Mayor or presiding officer will give the speaker a warning, citing the Rule being violated, and telling the speaker that a second violation will result in a forfeiture of the right to speak further. The Mayor or presiding officer also may have the offending speaker removed from the meeting if the misconduct persists. The Mayor or presiding officer shall not have any power under this provision regarding a Council, Committee, Board or Commission member.

City of Guyton, Georgia

Established 1887

Working Together to Make a Difference

City of Guyton Variance Application

Applicant Name: Marcus Peterson - owner Bolts+Bullets, LLC

Address: 114 Central Blvd. Guyton Phone: 301-660-0523

Email: marcus@BoltsAndBullets.com

Address or Location of Property: 114 Central Blvd., Guyton, GA 31312

In order that the general health, safety and welfare of the citizens may be preserved, and substantial justice maintained, I/we the undersigned request in connection with the property hereinafter described:

Tax Map Parcel Number: 60010040 Number of Acres 0.37

Present Use of Property: Retail. zoned C-1.

Proposed Use of Property: same. zoned C-1.

The subject property is described as follows: commercial Retail location.

VARIANCE: Describe the unusual conditions of the property pertaining to size, shape, location or topography, which justify the variance (attach additional pages if necessary):

see attached letter describing the variance request.

Bolts & Bullets – Sign Variance Application Letter

Bolts and Bullets, LLC requests a variance to be permitted to install a LED ‘blade’ style sign on the exterior of our business located at 114 Central Blvd to facilitate effective advertising and awareness to the public that passes through downtown Guyton. Every day in the store we hear, “I had no idea you were here,” though we’ve been in the location now for almost two years. We regularly hear very similar sentiments from our neighboring business owners as well. We have concluded that nobody sees Guyton – meaning people drive through the historic downtown district and completely ignore it as a block of broken-down old buildings that have nothing to offer. Bolts and Bullets wants to combat that problem, not only for the sake of our business but also for all Guyton businesses as well as the city itself. This simple sign can serve as an advertising platform for city and community events, other downtown businesses, and principally, our business.

According to the current city Ordinances and communications to the sign company, the proposed sign does not meet the following:

- "Since it will be an LED sign, they can animate it to do anything, it can't say "Stop", "Go", "Slow", "Danger", etc
 - We can agree not to use any visuals including messages as written above. The sign will display current events, sales, business, and information.
- Displays flashing or intermittent lights for less than 5 seconds.
 - We can agree to ensure that no single image, flashing or intermittent light is displayed for less than 5 seconds.
- “I would also like to know the height above the ground”
 - The sign is intended to be installed at the second-floor level above the currently installed window coverings.
- Section 913 Setbacks states "No sign shall overhang any public right-of-way (sidewalk) or public street."
 - Unfortunately, the only viable location for the sign, in order to facilitate 2-way viewing, places the sign above the sidewalk.
- Section 919 (14) states "Outdoor advertising or separate use signs that contain alphanumeric characters, graphics, or symbols defined by a small number of matrix elements using different combinations of light-emitting diodes (LED's) are prohibited
 - We would like a variance to this ordinance. The best method of sign advertising is through the use of LED. This method will allow us to keep the content displayed on the sign current and relevant while not forcing us to create new signage. The information displayed will never be out of date.

Subject Property:
114 Central Blvd.

Sign Location

Other Properties:

- 109 Lynn Bonds: Guyton Christian Church
- 110 Lynn Bonds: Renee Klock & Deborah Arnold
- 104 B Lynn Bonds Ave: John Black
- 112 Central Blvd: Malcolm & Linda Edwards
- 113 W. Central Blvd: City of Guyton
- 115 W. Central Blvd: JANR Properties, LLC

Streets: Central Blvd, W Central Blvd, N Central Blvd

- 202 Central Blvd.
Sweats Pharmacy LLC.
- 112 Central Blvd.
Malcolm & Linda Edwards
- 109 Lynn Bonds
Guyton Christian Church
- 110 Lynn Bonds
Renne Klock & Deborah Arnold
- 104 B Lynn Bonds
John Black
- 115 W Central Blvd.
JAMR Properties LLC
- 113 W Central Blvd.
City of Guyton



CITY OF GUYTON

PO Box 99 Guyton, Georgia 31312
Telephone – 912.772.3353 • Fax – 912.772.3152
www.cityofguyton.com
Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Meketa Brown
City Clerk
Fabian M. Mann

Date Received: _____ Date Issued: _____ Permit#: _____ Permit Fee: _____

Map/Parcel Number: G0010040 Old Map/Parcel Number: _____ Zoning: C-1

Setbacks: F _____ R _____ SI _____ SS _____ Flood Zone: NO Wetlands Present: Yes _____ No ☒

Project Address: 114 Central Blvd Guyton, GA Lot/Unit#: _____

Development: n/a Lot Size: .38 acres Power Company: GA power Co.

☒ New Construction ☐ Remodel ☐ Addition ☐ Accessory Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Fence ☐ Demolition

☐ Other: _____ Project Valuation: 13600.00

DESCRIPTION OF WORK:

Install 4'x4' 9mm double sided Cirrus blade style EMC

Dwellings: _____ # Floors: _____ # Bedrooms: _____ # Baths: _____

Building Area (Sq. Ft.): 16 Heated Area (Sq. Ft.): _____ Unheated Area (Sq. Ft.): _____

Type Roofing: _____ Foundation: _____ Exterior Wall Covering: _____

CLASS OF WORK:

☒ New Construction ☐ Existing Structure ☐ Erect ☐ Addition ☐ Alteration ☐ Repair ☐ Remodel

☐ Other: _____

CONTRACTOR / OWNER INFORMATION:

Owner: Guyton Mercantile LLC Contractor: TBD

Mailing Address: 114 Central Blvd Mailing Address: _____

Home Phone: 301*660*0523 Contact Phone: _____

Work Phone: _____ State/Local License #: _____

Email Address: marcus@boltsandbullets.com Email Address: _____

SUB-CONTRACTOR INFORMATION:

Electrical: **By owner** _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Engineer/Architect: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Plumber: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Mechanical: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Building Inspector: _____ Building Inspector Signature: _____

***All applications shall have two sets of drawings that are legible, two site plans that indicate all other structures, septic tank, and drain field areas and well locations along with distances from all property lines, an energy check sheet (ResCheck, etc), any dwelling that require a septic system will need approval from Effingham County Health Department.**

***NOTE: If any inspections are failed, re-inspect fees will be required to be remitted prior to the issuance of the Certificate of Occupancy or Certificate of Completion.**

Applicant: Courtney Aguilar, Cirrus LED
caguilar@cirrusled.com
502-565-8465

Bolts & Bullets LLC

114 Central Blvd Guyton GA 31312

Install

4'x4' 9mm blade style display

Project ID:

Revision 1 - 04/09/25

Project Manager: Aimee Ferguson

Sales Rep: Chase Maddox



Sign will be
installed here:

Parcel Highlights
Full Address
114 Central Blvd,
Guyton, GA 31312
Measurements
0.38 Acres
Owner
GUYTON MERCANTILE LLC
Zoning Type
Central Business

Parcel Details
Parcel ID
00010040
Parcel Address
114 CENTRAL BLVD
Parcel Address City
Guyton
Parcel Address Zip Code
31312
Record UUID
9603661d-ab5a-4c57-9b84-
5f2a6b1b096



Customer Approval
Signature:
Date:



Cirrus Systems 200 West Rd. Portsmouth, NH 03801
Tel (877) 636-2331 Email info@cirrusled.com

Bolts & Bullets, LLC - Install
114 Central Blvd, Guyton, GA, 31312

Bolts & Bullets – Sign Variance Application Letter

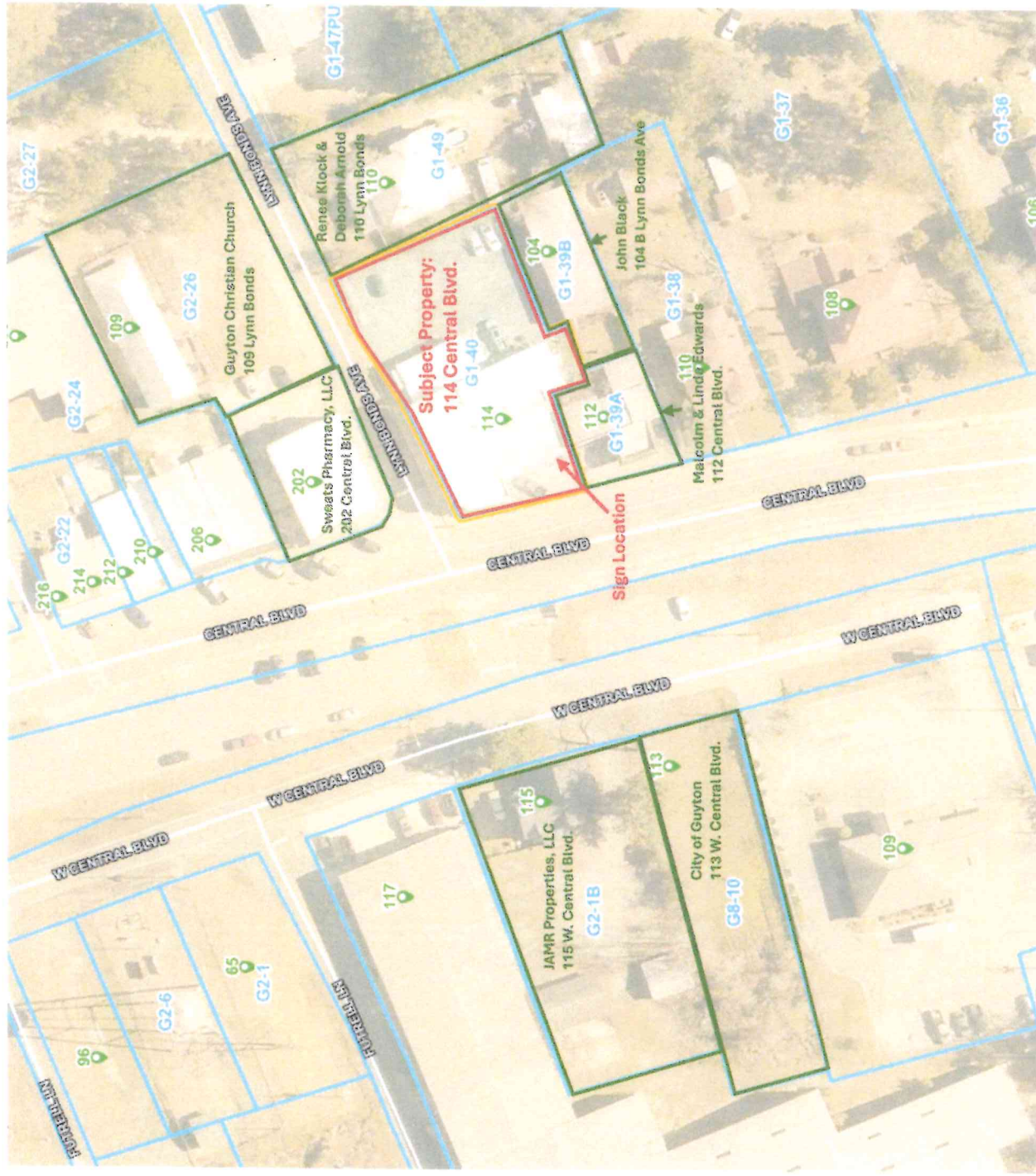
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Adjacent Properties:

- 202 Central Blvd.
Sweats Pharmacy LLC.
- 112 Central Blvd.
Malcolm & Linda Edwards
- 109 Lynn Bonds
Guyton Christian Church
- 110 Lynn Bonds
Renne Klock & Deborah Arnold
- 104 B Lynn Bonds
John Black
- 115 W Central Blvd.
JAMR Properties LLC
- 113 W Central Blvd.
City of Guyton





CITY OF GUYTON

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Working Together to Make a Difference

Mayor
Russell Deen
City Manager
Meketa Brown
City Clerk
Fabian M. Mann

Date Received: _____ Date Issued: _____ Permit#: _____ Permit Fee: _____

Map/Parcel Number: G0010040 Old Map/Parcel Number: _____ Zoning: C-1

Setbacks: F _____ R _____ SI _____ SS _____ Flood Zone: NO Wetlands Present: Yes _____ No ☒

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☒ New Construction ☐ Remodel ☐ Addition ☐ Accessory Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Fence ☐ Demolition

☐ Other _____ Project Valuation: 13600.00

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☒ New Construction ☐ Existing Structure ☐ Erect ☐ Addition ☐ Alteration ☐ Repair ☐ Remodel

☐ Other: _____

CONTRACTOR / OWNER INFORMATION:

Owner: Guyton Mercantile LLC Contractor: TBD

Mailing Address: 114 Central Blvd Mailing Address: _____

Home Phone: 301*660*0523 Contact Phone: _____

Work Phone: _____ State/Local License #: _____

Email Address: marcus@boltsandbullets.com Email Address: _____

SUB-CONTRACTOR INFORMATION:

Electrical: **By owner** _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Engineer/Architect: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Plumber: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Mechanical: _____ License Number: _____
Mailing Address: _____ Contact Phone: _____
Building Inspector: _____ Building Inspector Signature: _____

***All applications shall have two sets of drawings that are legible, two site plans that indicate all other structures, septic tank, and drain field areas and well locations along with distances from all property lines, an energy check sheet (ResCheck, etc), any dwelling that require a septic system will need approval from Effingham County Health Department.**

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Applicant: Courtney Aguilar, Cirrus LED
caguilar@cirrusled.com
502-565-8465

Bolts & Bullets LLC

114 Central Blvd Guyton GA 31312

Install

4'x4' 9mm blade style display

Project ID:

Revision 1 - 04/09/25

Project Manager: Aimee Ferguson

Sales Rep: Chase Maddox



Sign will be
installed here:



Parcel Highlights
Full Address 114 Central Blvd, Guyton, GA 31312
Measurements 0.38 Acres
Owner GUYTON MERCANTILE LLC
Zoning Type Central Business
Parcel Details
Parcel ID 00010040
Parcel Address 114 CENTRAL BLVD
Parcel Address City Guyton
Parcel Address Zip Code 31312
Parcel UUID 9603661d-9b5a-4c57-9b94- 512a61b1b096

Customer Approval
Signature:
Date:



Cirrus Systems 200 West Rd. Portsmouth, NH 03801
Tel (877) 636-2331 Email info@cirrusd.com

Bolts & Bullets, LLC - Install
114 Central Blvd, Guyton, GA, 31312