

**Talbot County Board of Commissioners**

**35 West Madison Street, P.O. Box 155  
Talbotton, Georgia 31827**

November 6, 2023

The Talbot County Board of Commissioners held two Public Hearings on Monday, November 6, 2023, at 10:00 a.m. at the Talbot County Board of Commissioners Office, located at 35 West Madison Street, Talbotton, GA 31827

Chair Larry Sparks, Vice Chair Ken Chapman, and Commissioners Franklin Holmes, Anthony Couch, and Walter Wilson, Jr., were present. Also in attendance were Carol Ison, County Manager, Edward Davis, County Attorney, and Jona Gibson, County Clerk.

Chair Sparks called the 1st Public Hearing to order at 10:00 a.m. and stated the purpose of the Hearing was to discuss the request to rezone Parcels 007-23217 and 007-23201 from R-1 (Residential) to C-1 (Commercial) by Teramore Development LLC.

Josh Rasmussen, for Teramore Development, appeared before the Board to inform them of the proposed use of the above-mentioned property. Originally, the proposed plan was to construct a Dollar General Marketplace with a footprint of over 12,000 square feet. This has been reduced to 10,640 square feet for the construction of a Dollar General Mini Market. This size store will be able to service the surrounding area and offer the same goods as a Dollar General Marketplace. Also requested in the rezoning application was a Parking Variance. The variance was to adjust parking from 57 spaces to 51. During the discussion of the rezoning application, Mr. Rasmussen received questions from Mr. Walker, a concerned resident, who had signed up to speak regarding the safety of the entrance to the market. Mr. Rasmussen assured everyone that GDOT had been contacted and no adjustments were needed regarding the market entrance. He said that Teramore Development would be willing to work with the Commissioners to present a proposal to GDOT to help with concerns about the entrance to the store, but GDOT would have the last say in the matter.

There being no further comment, this hearing was closed at 10:27 a.m.

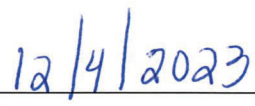
The next hearing was to discuss the request to rezone Parcels APN00717201 and FIPS-13263 from A-1 (Agricultural) to I-1 (Industrial) for the purpose of storing roll-off containers. Mr. Herman Ward informed the commissioners only dumpsters not in use would be housed on the property and that there is already a buffer in place to obstruct the view from the road. He also informed the commissioners that an automatic gate would be installed to keep out trespassers.

No one spoke in favor of or in opposition of the rezoning.

There being no further comment, this hearing was closed at 10:40 a.m.

  
\_\_\_\_\_  
Larry Sparks, Chairman

  
\_\_\_\_\_  
Carol Ison, County Manager

  
\_\_\_\_\_  
Date