

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
REGULAR SESSION
Tuesday, March 10, 2026

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Vice Chairman Scott Orenstein
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Demarcus Marshall
Commissioner Michael Smith

Chairman Slaughter called the meeting to order at 5:30 p.m. and recognized Leadership Lowndes Class Members.

County Manager, Paige Dukes, recognized Mrs. Jessica Ganas, Lowndes County Facilities and Marketing Coordinator, and presented her with an award for outstanding service and dedication related to the events held for Lowndes County's Bicentennial Celebrations last year.

INVOCATION

Commissioner Demarcus Marshall

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Demarcus Marshall

MINUTES

The minutes were presented for the work session of February 9, 2026 and the regular session of February 10, 2026. No revisions to the minutes were requested. Commissioner Wisenbaker made a motion to approve the minutes as presented, seconded by Commissioner Evans. All voted in favor, no one opposed. Motion carried. The work session meeting of February 23, 2026, and the regular session meeting of February 24, 2026, were canceled.

PUBLIC HEARING

REZ-2026-04 Jay Ma Khodiyar, ~1ac, 5507 Central St. (Clyattville), R-10 to C-G, County Water & Septic County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request by Mr. Khodiyar represents a change in zoning on a 1.0 acre property from Suburban Residential (R-10) zoning to General Commercial (CG) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property is largely triangular, surrounded by multiple intersections with frontages on Madison Highway, Main Street, Central Street and Davis Drive in Clyattville. Proposed access is from Madison Highway, Central Street and Davis Drive. The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Established Residential Character Area, abutting Community Activity Center, Rural Residential, and Agricultural Character Areas. Per Comprehensive Plan guidance, C-G zoning is not listed as a recommended zoning within an Established Residential Character Area. However,