

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, March 9, 2026

COMMISSIONERS PRESENT:

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

Commissioner Joyce Evans was not in attendance.

Chairman Slaughter called the meeting to order at 8:30 a.m.

**MINUTES**

The minutes were presented for the work session of February 9, 2026, and the regular session minutes of February 10, 2026. No revisions to the minutes were requested. 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, C-G zoning is across Madison Hwy, with C-G and C-C zoning approximately 500 feet south along Madison Highway. Mr. Dillard stated there are no wetlands, there is no county sewer available but there is county water available, if approved. Mr. Dillard showed a proposed site plan. The Comprehensive Plan does show as a Community Activity Center Corridor Area. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's potential for non-residential development (especially considering its size, shape and road frontages), the potential for economic development, potential aesthetic improvements, potential light and noise concerns, the aesthetic appearance and construction type, market and feasibility concerns, and the details and scale of the proposed development, and therefore recommends approval of the request for C-G zoning with the following conditions: