

LOWNDES COUNTY BOARD OF COMMISSIONERS
MINUTES
WORK SESSION
Monday, May 11, 2026

COMMISSIONERS PRESENT:

Chairman Bill Slaughter
Commissioner Joyce Evans
Commissioner Mark Wisenbaker
Commissioner Michael Smith

Vice Chairman Scott Orenstein and Commissioner Demarcus Marshall were 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 April 27, 2026, and the regular session of April 28, 2026. No revisions to the minutes were requested.

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R-10 to C-G, County Water & Septic County Planner, J.D. Dillard, presented the item stating the case has been withdrawn by the applicant.

REZ-2026-11 Blackwater Development LLC & Webb Fish Farm, 4130 Old Bemiss Rd., ~4.8ac, R-1 & R10 to C-G, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-1 (Low Density Residential) and R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation in this case is for the applicant to repurpose the old Webb Fish Farm buildings and allow for new commercial opportunities on approximately 4.8 acres. Mr. Dillard stated there are no wetlands on the property in question, but there are to the east. Mr. Dillard presented a conceptual layout and reviewed it with the Commission. 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, lot sizes, and zoning patterns, the availability of County Utilities, the current and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss Road shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also be responsible for the design, any acquisition of