

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
REGULAR SESSION  
Tuesday, May 12, 2026

COMMISSIONERS PRESENT:

Chairman Bill Slaughter  
Commissioner Joyce Evans  
Commissioner Demarcus Marshall  
Commissioner Michael Smith

Vice Chairman Scott Orenstein and Commissioner Mark Wisenbaker were not in attendance.

Chairman Slaughter called the meeting to order at 5:30 p.m.

**INVOCATION**

Commissioner Marshall

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Marshall

**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. Commissioner Marshall made a motion to approve the minutes as presented, seconded by Commissioner Evans. All voted in favor, no one opposed. Motion carried.

**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County Planner, J.D. Dillard, presented the item stating the case has been withdrawn by the applicant. Commissioner Smith asked if the applicant could reapply. Mr. Dillard responded yes, the applicant would have to go through the process again.

**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