

LOWNDES COUNTY BOARD OF COMMISSIONERS  
MINUTES  
WORK SESSION  
Monday, August 10, 2026

COMMISSIONERS PRESENT:

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

Chairman Bill Slaughter was not present.

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

**MINUTES**

The minutes were presented for the work session meeting of July 27, 2026 and the regular session meeting of July 28, 2026. No revisions to the minutes were requested.

**PUBLIC HEARING**

**REZ-2026-15 Mardun Ventures, LLC, 6434 Lake Alapaha Blvd, ~10.7ac, R-21 to E-A, County Water & Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from R-21 (medium density residential) zoning to E-A (Estate Agricultural) in order to use the property for silviculture operations. Mr. Dillard stated the subject property possesses road frontage on Lake Alapaha Blvd. a county-maintained road and is within the urban service and suburban character areas and does contain wetlands. The property has recently been planted with pine trees. The applicant is using this property for silviculture purposes and intends to do this for the next twenty years or longer. Staff is recommending R-A zoning instead of E-A zoning with two conditions: (1) Stables and livestock, chicken coops, kennels and cemeteries shall not be allowed. (2) Compliance with any recorded Lake Alapaha/Hidden Cove HOA Covenants and Restrictions shall apply. The Planning Commission recommended approval with the two conditions given by staff. Vice Chairman Wisenbaker stated he was unfamiliar with silviculture and asked what that was. Mr. Dillard responded it is forestry management. Commissioner Smith stated at the Planning Commission meeting there was a concern about bird cannon noise and asked if excessive or constant noise could be restricted; if there was a future use on agricultural property that could disturb neighbors. Mr. Dillard answered he was unsure if you can restrict potential agricultural operations. Commissioner Smith asked if it could be restricted to just pine trees. Mr. Dillard stated he was unsure. Commissioner Orenstein asked to verify whether the applicant's request was E-A zoning and if the applicant is satisfied with the R-A zoning. Mr. Dillard stated the original request was E-A zoning and the applicant is satisfied with the R-A zoning. County Manager, Paige Dukes, added the priority of the conditions listed is #2.