

ORDINANCE
ZONING MAP AMENDMENT
#26-01

AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DUBLIN, GEORGIA AS PREVIOUSLY AMENDED FOR THE PURPOSE OF REZONING 22.52 ACRES, MORE OR LESS, OF PROPERTY LOCATED ALONG WOODLAWN DRIVE AT TAX PARCEL D10B 210, DUBLIN, GA. FROM B3 (NEIGHBORHOOD BUSINESS) ZONE TO R5 (HIGH DENSITY RESIDENTIAL DEVELOPMENT) ZONE. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

The Mayor and Council of the City of Dublin hereby ordain that:

SECTION I. The official zoning map of the City of Dublin, Georgia as previously amended is further amended by reclassifying and rezoning the following described property from B3 (Neighborhood Business) Zone to R5 (High Density Residential Development) Zone:

LEGAL DESCRIPTION

22.52 acres, more or less, located along Woodlawn Drive commonly known as tax parcel D10B 210 and as shown on Appendix A attached hereto and incorporated herein by this reference.

SECTION II. Said rezoning request has been reviewed by the Dublin Planning Commission.

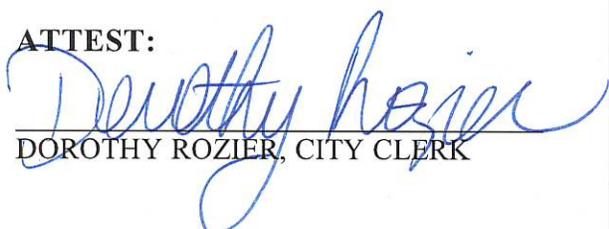
All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SO ORDAINED this 19th day of February, 2026 by a vote of 7 FOR and 0 AGAINST to approve this rezone.

CITY OF DUBLIN


JOSHUA E. KIGHT, MAYOR

ATTEST:


DOROTHY ROZIER, CITY CLERK

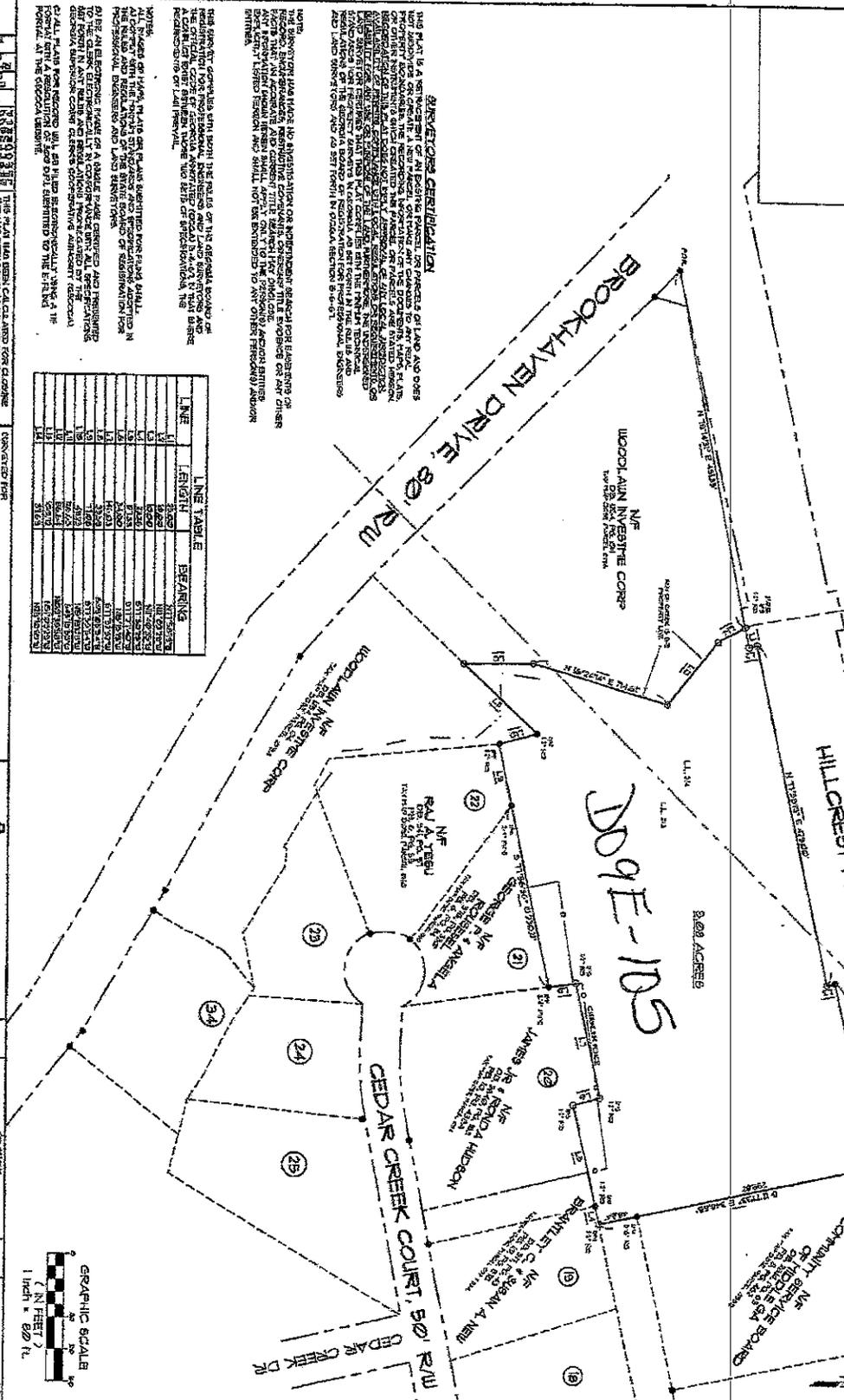


ORDINANCE

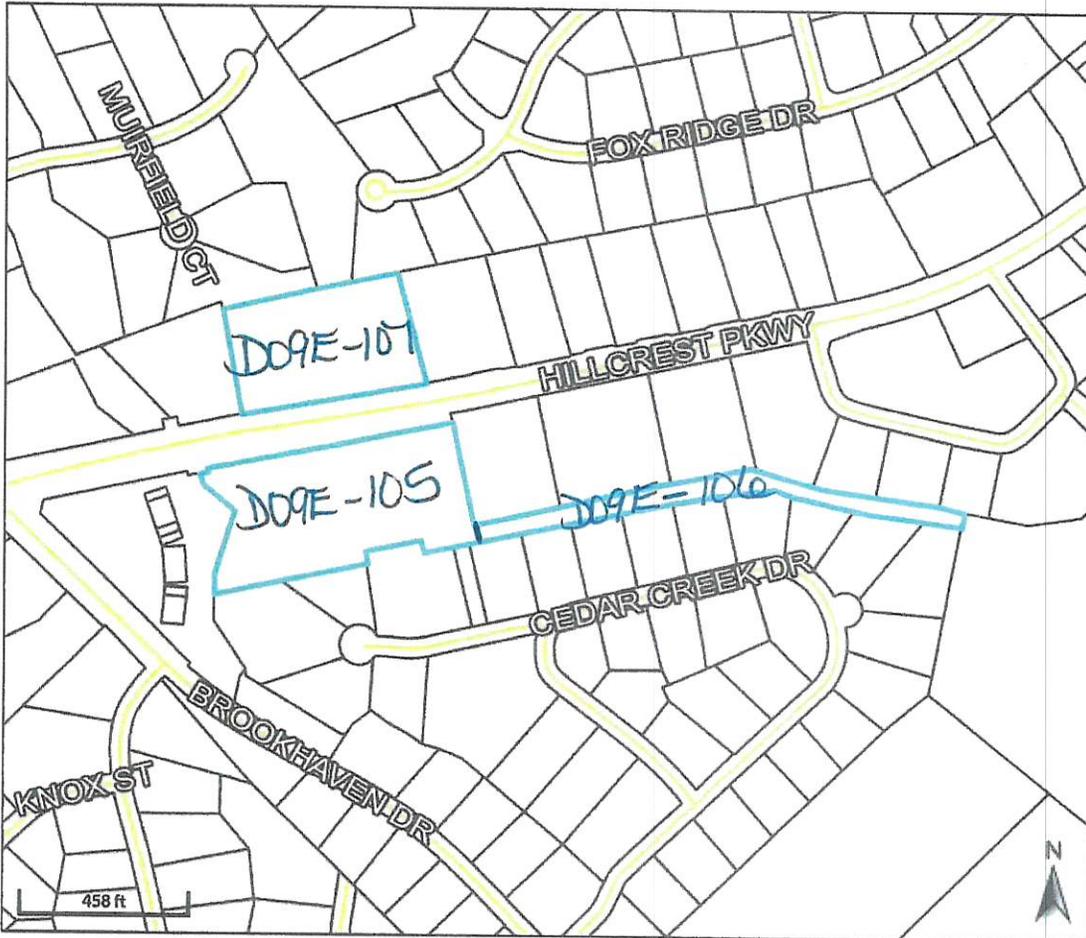
#26-01

E-Filed by:
 Laurens County Clerks Office
 Clerk of Courts Tanya Rogers
 10/22/2025 02:22 PM
 Plat Book: 00013
 Page: 0438
 \$10.00 Recording Fee

SCOTT B. THOMPSON, SR.
 1306 BELLEVUE AVENUE
 P. O. BOX 14985
 LAURENS COUNTY, GEORGIA 31040
 BOUNDARY SURVEY DUBLIN, GEORGIA 31040
 OF
 5.08 ACRES



CONVEYED FOR
JAMES HERMAN HUDSON JR.
 & **RONDA PATNE HUDSON**
 CITY OF DUBLIN, LAURENS COUNTY, GEORGIA
 L.L. 215 & 214, 801 LD, GMD, 342
TANNER
 REGISTERED SURVEYOR - LAND SURVEYOR
 1000 W. GEORGIA ST.
 DUBLIN, GEORGIA 31008
 DATE: 10/09/2025



Overview



Legend

- Parcels
- Roads

Parcel ID	D09F 064	Owner	SHAMROCK PROPERTIES INC	Last 2 Sales			
Class Code	Agricultural		1825 VETERANS BLVD	Date	Price	Reason	Qual
Taxing District	DUBLIN		DUBLIN, GA 31021	10/24/2022	\$1100000	LR	U
Acres	37.98	Physical Address	WOODLAWN EXT	1/1/2016	0	RS	U
		Assessed Value	Value \$151725				

(Note: Not to be used on legal documents)

Date created: 12/16/2025
 Last Data Uploaded: 12/16/2025 6:54:42 AM

Developed by SCHNEIDER
 GEOSPATIAL

D09E -105 5.08 AC (Plot B-438)
 D09E -106 1.41 AC
 D09E -107 3.17 AC



PO BOX 690 • DUBLIN, GEORGIA 31040 • 478-272-1620

POSTING DATE DECEMBER 29, 2025

NOTICE OF PUBLIC MEETING

NOTICE IS HEREBY GIVEN THAT WILL CURRY, SHAMROCK PROPERTIES, INC. HAS SUBMITTED A REZONING APPLICATION FOR 22.52 ACRES, MORE OR LESS, OF PROPERTY LOCATED AS PARCEL D10B 210, DUBLIN GEORGIA. REQUEST TO REZONE FROM B3 (NEIGHBORHOOD BUSINESS) TO R5 (HIGH DENSITY RESIDENTIAL DEVELOPMENT). PROPOSED USE IS A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

THIS REQUEST WILL BE HEARD BY THE PLANNING AND ZONING BOARD ON JANUARY 13, 2026 AT 5:30 P. M. IN THE HENRY "BUD" HICKS JR MEMORIAL CHAMBERS. ALL INTERESTED PERSONS ARE INVITED TO ATTEND THIS MEETING TO GIVE YOUR COMMENTS ON THIS REZONING REQUEST.



Sharon Eveland, City Planner

If you should have any questions, please call (478) 277-5070.



PUBLIC HEARING NOTICE

Notice is also hereby given that the Will Curry, Shamrock Properties, INC is initiating a rezoning for Parcel D10B 210, 22.52 acres more or less. The parcel is currently zoned as B3 (Neighborhood Business) and is being considered for rezoning as R5 (High Density Residential). Proposed use is a single-family homes.

The Mayor and Council will hold the *Public Hearing* in the Council Chambers of the Dublin City Hall in Dublin, Georgia on Thursday, **February 19, 2026** at **12:00 P.M.**

All interested persons are invited to attend.

Please run ad on Saturday, January 31, 2026