

**ORDINANCE  
ZONING MAP AMENDMENT  
#26-11**

AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DUBLIN, GEORGIA AS PREVIOUSLY AMENDED FOR THE PURPOSE OF REZONING .09 ACRES, MORE OR LESS, OF PROPERTY LOCATED AT TAX PARCEL D15D 077, DUBLIN, GA AND .17 ACRES, MORE OR LESS, OF PROPERTY LOCATED AT TAX PARCEL D15D 036, DUBLIN, GA FROM R4 (MULTI-FAMILY RESIDENTIAL) ZONE TO B-3 (NEIGHBORHOOD BUSINESS ZONE. PROPOSED USE IS NEIGHBORHOOD BARBERSHOP.

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 properties from R4 (Multi-Family Residential) Zone to B3 (Neighborhood Business):

LEGAL DESCRIPTION

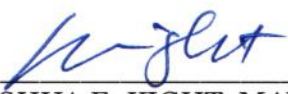
All that tract or parcel of land in the First Land District, City of Dublin, Laurens County, Georgia, containing 0.09 acres (Lot 11) and .17 acres (Lot 9), on that certain plat of survey prepared by Brent Tanner, RLS, dated June 16, 2025. The courses and distances of said plat are incorporated into and made a part of this description by reference and attached hereto Appendix A.

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All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 20<sup>th</sup> day of August, **2026** by a vote of 4 FOR and 0 AGAINST to approve this rezone.

CITY OF DUBLIN

  
\_\_\_\_\_  
JOSHUA E. KIGHT, MAYOR

ATTEST

  
  
\_\_\_\_\_  
DOROTHY ROZIER, CITY CLERK

BOUNDARY SURVEY  
OF  
LOT 7 & A PORTION OF LOT 11  
BLOCK 96  
0.26 ACRES

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| 11         | 48.03  | 081°30'06"W |
| 12         | 50.00  | 082°12'23"W |

SUBDIVIDE OR LAY OUT A NEW PARCEL, OR INCREASE THE SIZE OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT HAVE THE RECORDING INFORMATION OF THE DOCUMENTS THAT DEFINE ANY CLAIMS TO ANY REAL PROPERTY BOUNDARIES, CREATED BY THE PARCEL, OR LOCAL JURISDICTION, PLATS, OR OTHER INSTRUMENTS WHICH REQUIRE APPROVAL OR ANY LOCAL JURISDICTION, FOR RECOGNITION OF THIS PLAT DOES NOT REQUIRE APPROVAL OR REGISTRATION OR SUITABILITY FOR ANY TYPE OF PERMITTING CODES LAKE WITH LOCAL JURISDICTIONS, THE UNDERWRITTEN LAND SURVEYOR OR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN GEORGIA'S PLAT ACTS AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN OFFICIAL DECISION B-6-97.

THIS SURVEY COMPILED WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) § 43-4-1, IN THAT THERE IS A CONFLICT EXIST BETWEEN THOSE TWO SETS OF REGULATIONS, THE REGULATIONS OF LAW PREVAIL.

ALL IMAGES OF AERIAL, PLATS OR PLANS SUBMITTED FOR FILING SHALL  
A) COMPLY WITH THE MINIMUM STANDARDS AND SPECIFICATIONS ADOPTED IN THE RULES AND  
REGULATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND  
SURVEYORS.

D) BE AN ELECTRONIC IMAGE OF A SINGLE PAGE CERTIFIED AND PRESENTED TO THE CLERK ELECTRONICALLY IN CONFORMANCE WITH ALL PRECIFICATIONS SET FORTH IN ANY RULES AND REGULATIONS PROMULGATED BY THE GEORGIA SUPERIOR COURT CLERK'S COOPERATIVE AUTHORITY (GSCCA).

C) ALL PLATS FOR RECORO WILL BE FILED ELECTRONICALLY USING A TIF FORMAT WITH A RESOLUTION OF 300 D.P.I. SUBMITTED TO THE E-FILEING PORTAL AT THE OGC&CA WEBSITE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE  
FOOT IN 25.96 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MINIMUM CLOSURE OF ONE FOOT IN FEET 20, 200071 AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

☐ NO  
☒ FOUND  
 SET  
 BEGINNING  
 OF PLAT  
 OF FIELD  
 06/06/02  
 PAGE 3  
 OF  
 06/06/02  
 DET

AFTER REVIEW OF THE FEMA FLOOD INSURANCE  
 RATE MAP LEGEND - 0102 - C, DATED 6/1/00, IT HAS  
 BEEN DETERMINED THAT THE PROPERTY LIES WITHIN A  
 ZONE "X".  
 INSURANCE USED: CARLSON BROK-T RISK SYSTEM  
 AND SURVEYORS 2 DATA COLLECTION

SURVEYED FOR

JEFFREY WASHINGTON

16T L.D. GRAD. 342, CITY OF DUBLIN, LAURENS  
COUNTY, GEORGIA

# TÄNNER

ERNEST E. TANNER 419-219-9492  
1855 WILKIE DAIRY ROAD  
DUBLIN, GEORGIA 31021

DATE 06/16/2025

