

**ORDINANCE
ZONING MAP AMENDMENT
#25-08**

AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF DUBLIN, GEORGIA AS PREVIOUSLY AMENDED FOR THE PURPOSE OF REZONING 11.80 ACRES, MORE OR LESS, OF PROPERTY LOCATED AT PARCEL D05B 001, DUBLIN GA. FROM M2 (GENERAL INDUSTRIAL) ZONE TO B2 (HIGHWAY ORIENTED BUSINESS) ZONE. PROPOSED USE IS A PROFESSIONAL AND MEDICAL OFFICE AND SURGICAL BUILDING.

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 M2 (General Industrial) Zone to B2 (Highway Oriented Business) Zone:

LEGAL DESCRIPTIONS

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 132 OF THE 1ST LAND DISTRICT, LAURENS COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE 257 (RIGHT-OF-WAY VARIES) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF INDUSTRIAL BOULEVARD (RIGHT-OF-WAY VARIES), BEING THE TRUE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 45° 53' 44" EAST A DISTANCE OF 551.27 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 44° 29' 03" EAST A DISTANCE OF 30.03 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 11567.88 FEET, AN ARC LENGTH OF 262.46 FEET, A CHORD BEARING OF SOUTH 44° 50' 46" EAST, AND A CHORD LENGTH OF 262.46 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 16968.04 FEET, AN ARC LENGTH OF 165.97 FEET, A CHORD BEARING OF SOUTH 43° 36' 37" EAST, AND A CHORD LENGTH OF 165.97 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP); THENCE SOUTH 43° 36' 41" EAST A DISTANCE OF 245.90 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP);

THENCE LEAVING THE RIGHT-OF-WAY OF INDUSTRIAL BOULEVARD, SOUTH 89° 59' 52" WEST A DISTANCE OF 733.07 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP); THENCE NORTH 55° 12' 25" WEST A DISTANCE OF 384.09 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP); THENCE NORTH 11° 44' 30" WEST A DISTANCE OF 543.05 FEET TO AN IRON PIN SET (1/2" REBAR WITH ORANGE CAP) ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROUTE 257;

THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 69° 44' 31" EAST A DISTANCE OF 30.53 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 70° 47' 08" EAST A DISTANCE OF 258.70 FEET TO A CONCRETE MONUMENT FOUND AND THE TRUE POINT OF BEGINNING, CONTAINING 11.80 ACRES MORE OR LESS.

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 17th day of *July*, 2025 by a vote of (4) FOR and (0) AGAINST to approve this rezone.

CITY OF DUBLIN


JOSHUA E. KIGHT, MAYOR

ATTEST:


HEATHER M. BROWNING, CITY CLERK

