



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance
 Special Exception for: Guest house placement in Side yard

Applicant

Name: Tommy PARTRIDGE

Address: 1981 BARBER CREEK RD.
Stattham, GA 30666
(No P.O. Boxes)

Telephone: 404-200-6857

Email: Tommy@PARTRIDGEUniforms.com

Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: Tom

Date: 11/27/25

Notarized: Michael Hart

**Property**

Location: 1981 BARBER CREEK Rd.
Stattham, GA 30666

Tax Parcel Number: B0101 B

Size (Acres): 2.58 Current Zoning: AG

Future Development Map—Character Area Designation: Suburban

Use

Current Use: Residential

Proposed Use: Residential with guest house

Suburban neighborhood

Attachments (check all that apply)

Property Owner's Authorization (if applicable)
 Application Fee
 Warranty Deed(s), Legal Description, & Plat of Survey
 Disclosures
 Maps or Drawings Illustrating Variance Request
 Narrative Statement Explaining Variance Request
 Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

Variance from 351.02
guest house restriction to
allow guest house on side
yard

DOC#: 2024-004557
FILED IN OFFICE
9/16/2024 12:08:00 PM
BK: 1788 PG: 407-408
ANGELA ELDER-JOHNSON
CLERK, SUPERIOR COURT
OCONEE COUNTY, GA

After recording Return to:
Pacific Law Group, LLC.
625 Molly Lane, Ste 130
Woodstock, GA 30189
File No. 24-20812W

Parcel ID# B01001B



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF OCONEE

TRANSFER TAX
PAID: \$450.00
FT-61 108-2024-001441

THIS INDENTURE, Made this 9th day of September, 2024 between

Clarice B. Porterfield

as party or parties of the first part, (hereinafter referred to as "Grantor") and

Thomas Partridge, Nancy Partridge, James Partridge, and Laura Partridge

As Joint Tenants With the Rights of Survivorship

as party or parties of the second part, (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

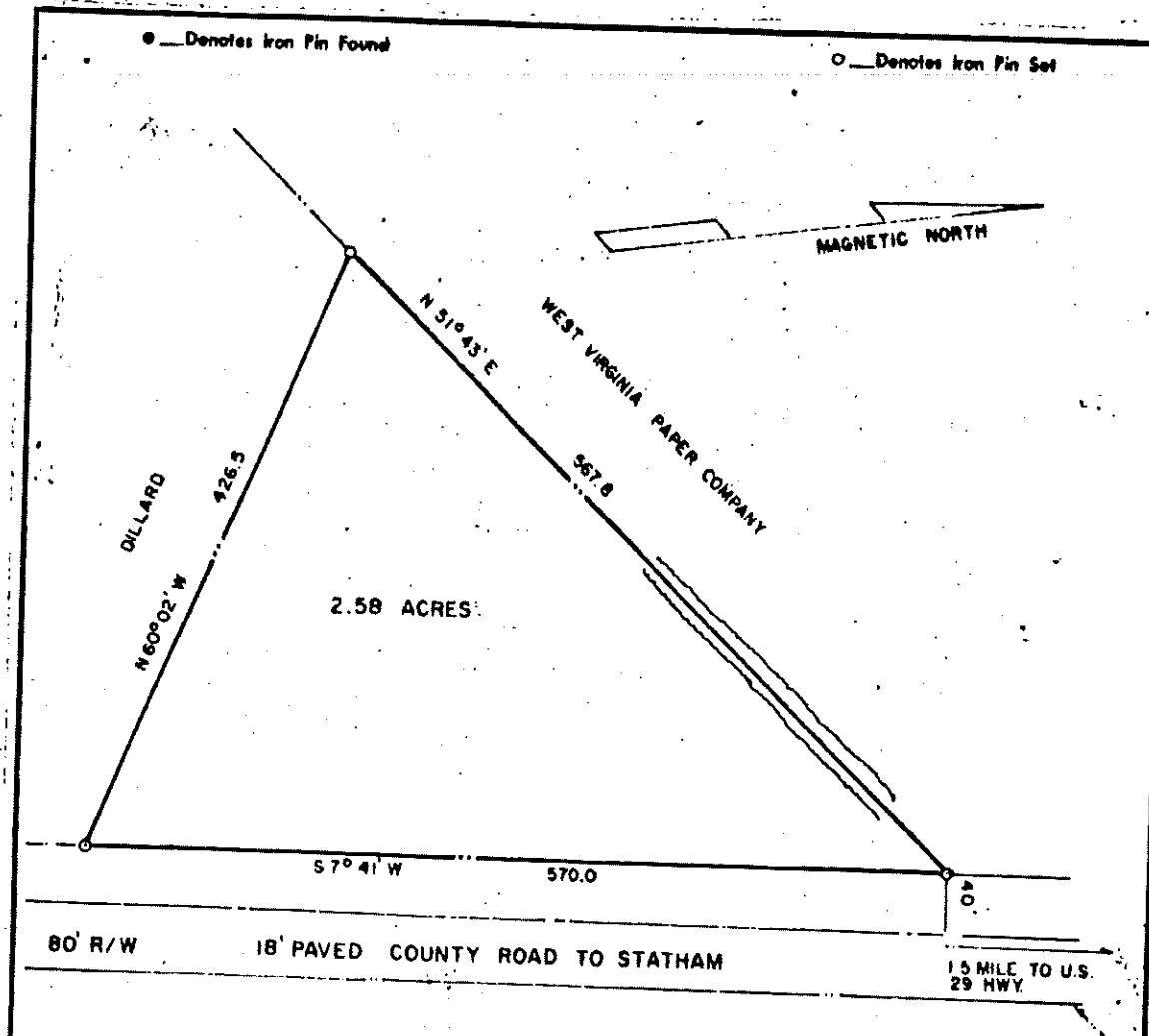
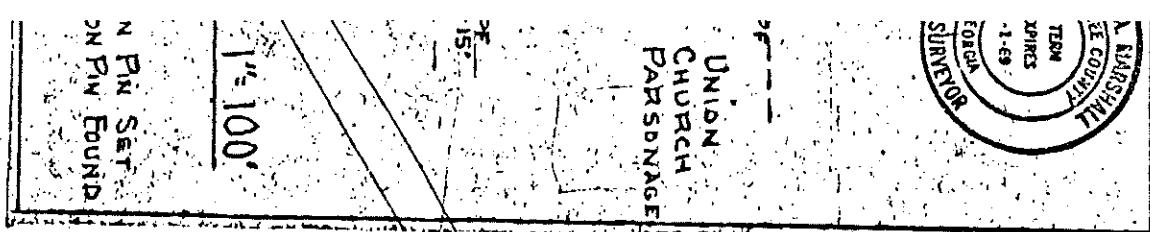
WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold, aliened, confirmed and conveyed, and by these presents does grant, bargain, sell, alien, confirm and convey unto the said Grantee, the following described property, to wit:

All that lot or parcel of land, with improvements thereon, containing 2.58 acres, more or less, situate, lying and being on Barber Creek Road in the 240th District, G. M., Oconee County, Georgia, and being particularly described on a plat thereof by Ben McLeroy & Associates, Surveyors, dated January 26, 1967, recorded in Plat Book 2, page 295, Oconee County Records, which plat is hereby incorporated into this description by reference and made a part hereof; subject property being generally triangular in shape and bounded now or formerly and generally as follows: Easterly by said paved road; southwesterly by lot of Dillard; and northwesterly by lands of West Virginia Pulp and Paper Company; and being the same property conveyed to Thomas N. Porterfield by Eugene Huff and Etta Bell Huff by Warranty Deed dated February 28, 1967, recorded in Deed Book MM, page 505, Oconee County Records.

Subject Property Address: 1981 Barber Creek Road Statham GA 30666

Parcel ID: B01001B

Subject to all covenants, conditions, zoning ordinances, restrictions and easements of record.



COUNTY: OCONEE		GMD: 240	STATE: GEORGIA
DATE: JAN 26, 1967		SCALE: 1" = 100	OWN. BY: JR
SURVEYED BY: BEN MCLEROY AND ASSOCIATES ENGINEERS & SURVEYORS ATHENS, GA.			

GEORGIA, OCONEE COUNTY, OFFICE
CLEVELAND, GA. Filed for
RECORD April 1, 1967
RECORDED May 1, 1967
Sealed M. C. Allen, Clerk

Location: S:\Projects\00 Residential Studio\Partridge, Tommy - 1981 Barber Creek Rd 2025-364\04_Plan Production\01-CAD\01-WORKING\01-STE Creation date: Tuesday, December 23, 2025 11:32:41 AM
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PAVING LEGEND		PROJECT INFORMATION	
HD = HEAVY DUTY	SD = STANDARD DUTY	ADDRESS	1981 BARBER CREEK ROAD
	SD PAVERS	PARCEL NUMBER	B 01 001B
	SD CONCRETE PAVING	ACREAGE	2.58 AC
		EXISTING ZONING	AG
		PROPOSED ZONING	AG
		EXISTING USE	SINGLE FAMILY RESIDENTIAL
		PROPOSED USE	SINGLE FAMILY RESIDENTIAL
		SURVEY INFO	BOUNDARY AND INFORMATION FROM SITE TAKEN FROM RECORD PLAT AND A SURVEY PREPARED BY SPAN LAND SURVEYORS FOR TOMMY PARTRIDGE DATED 12/22/2025. TOPOGRAPHIC INFORMATION FROM SURVEY.
OWNER			
Tommy Partridge 1981 Barber Creek Road Tommy Partridge CONTACT: Owner Name tommy@partridgeuniforms.com 770-451-6326			

spg

Project Info:

Sheet Issue: 12/22/2025 Project No. 25-3614

firm info:



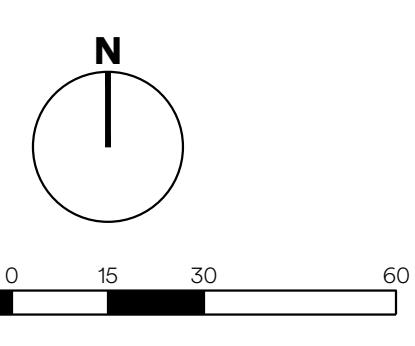
SPG Planners + Engineers

725 Electric Avenue, STE 320
Watkinsville, GA 30677

06.769.9515

Sheet Title:

Concept Plan



C-10

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: *N/A*

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

N/A

Signature of owner: *[Signature]*

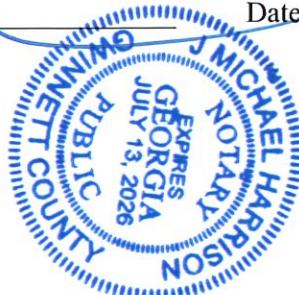
Date: *11/27/25*

Signature of applicant: *[Signature]*

Date: *11/27/25*

Signature of Notary Public: *[Signature]*

Date: *11/21/2025*



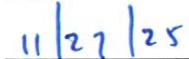
DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner



Date



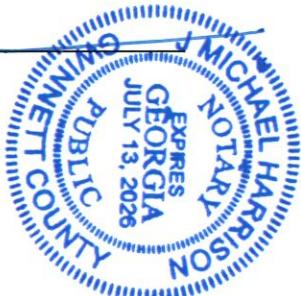
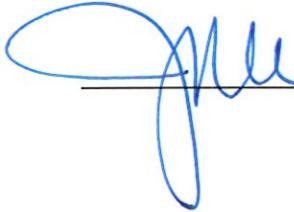
Signature of Applicant



Date



Signature of Notary Public



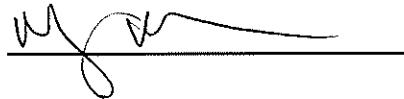
Date



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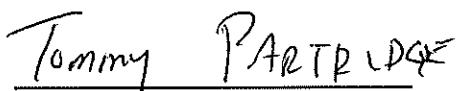
Signature of owner



Date

2/9/26

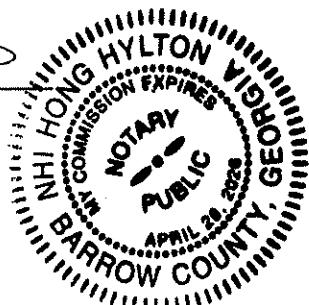
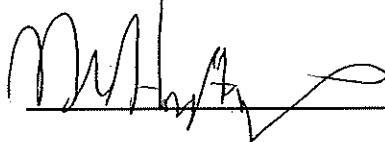
Signature of Applicant



Date

2/9/26

Signature of Notary Public



Date

2/9/2026



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1981 BARBER CREEK RD.

STATHAM, GA 30666

Tax Parcel #: B0101 B

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Tommy PARTRIDGE

Address (No P.O. boxes): 1981 BARBER CREEK RD.

City, State, & Zip Code: Statham, GA

Telephone Number: 404-200-6857

SIGNATURE OF OWNER OR MANAGING MEMBER: Tommy

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Nancy Partridge

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 2/9/26

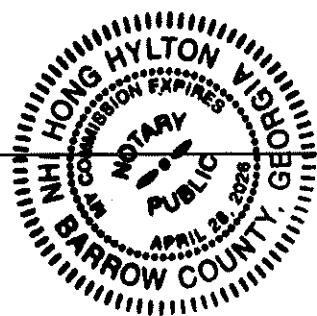
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 9 DAY OF February, 2026

NOTARY SIGNATURE: Hong Hylton

DATE: 2/9/2026

SEAL:



**PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING**

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Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable): A. A.

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: 71.1

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Signature of owner:

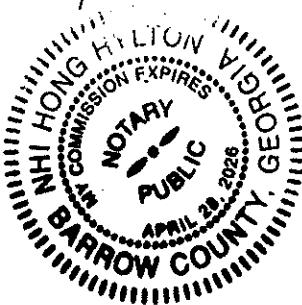
Date: 2/9/26

Signature of applicant: *Sammy PARTIDA*

Date: 2/9/26

Signature of Notary Public

Date: 2 | 9 | 2026





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1981 BARBER CREEK Rd.

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I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Tommy PARTRIDGE

Address (No P.O. boxes): 1981 BARBER CREEK RD.

City, State, & Zip Code: STATHAM, GA 30043

Telephone Number: 404 - 200 - 6857

SIGNATURE OF OWNER OR MANAGING MEMBER: Laura L. Partridge

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Laura L Partridge

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 2/5/24

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 5th DAY OF February, 2024

NOTARY SIGNATURE: J. Michael Garrison

DATE: 02/05/2024

SEAL:



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Laura L Partidge

Date

2/5/24

Signature of Applicant

Tommy Partidge

Date

2/5/24

Signature of Notary Public

John



Date

02/05/2026

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
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B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Signature of owner: Loren L. Partridge

Date: 2/5/26

Signature of applicant: Tommy Partridge

Date: 2/5/26

Signature of Notary Public: JPL

Date: 02/05/2026





OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1981 BARBER CREEK Rd.

StatHam, GA 30666

Tax Parcel #: B0101B

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: Tommy PARTRIDGE

Address (No P.O. boxes): 1981 BARBER CREEK RD.

City, State, & Zip Code: StatHam, GA 30043

Telephone Number: 404 - 200 - 6857

SIGNATURE OF OWNER OR MANAGING MEMBER: James R. Partridge

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): James R. PARTRIDGE

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE: _____

DATE: 2-5-26

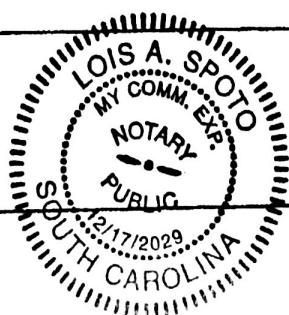
NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 5TH DAY OF FEBRUARY, 2026

NOTARY SIGNATURE: Lois A. Spoto

DATE: 2/5/26

SEAL:



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: N/A

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Signature of owner: Jay R. Gandy

Date: 2-5-26

Signature of applicant: Tommy PARTRIDGE

Date: _____

Signature of Notary Public: Lois A. Spoto

Date: 2/5/26



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

Signature of owner

Date

2-5-24

Signature of Applicant

Date

Signature of Notary Public

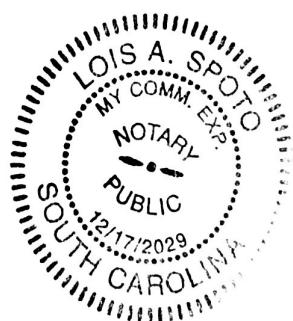
Signature of Notary Public



The signature is handwritten in black ink, appearing to read "Lisa A. Jacob". It is written in a cursive style with a horizontal line through it.

Date

2/5/26



* * * * * Legal Description * * * * *

All that certain tract or parcel of land, lying and being in the 240th G.M.D. of Oconee County, Georgia, containing 2.578 acres and being more fully described as follows:

Commencing at a PK Nail Found at the centerline intersection of Barber Creek Road and Georgia Club Boulevard; Thence S 03°09'14" E a distance of 1887.39' to an IPF on the western right-of-way (R/W) of Barber Creek Road (80' R/W), said point being the True Point of Beginning;

Thence along said R/W S 07°52'06" W a distance of 56.60' to a point;
Thence S 08°54'41" W a distance of 92.99' to a point;
Thence S 07°51'19" W a distance of 209.80' to a point;
Thence S 07°53'24" W a distance of 147.47' to a point;
Thence S 08°10'49" W a distance of 63.01' to an IPF;
Thence leaving said R/W N 59°40'24" W a distance of 426.65' to an IPF;
Thence N 52°07'01" E a distance of 568.00' to the True Point of Beginning.

1981 Barber Creek Rd.

SPECIAL EXCEPTION VARIANCE SUBMITTED 12/17/25

INTRODUCTION

Variance requested: A Special Exception Variances from UDC Code Section 351.02 - Guest House Restrictions is requested to allow construction of a new residential home to the side existing residence and convert existing home to a guest house.

Property Address: 1981 Barber Creek Rd. Statham, GA 30666.

Parcel Info: Parcel B0101B

Existing / Proposed Zoning: AG

Existing / Proposed Use: Existing & proposed use is residential

VARIANCE REQUEST NARRATIVE

The subject AG-zoned property contains 2.58 acres and is the principal residence of the property owners Tommy and Nan Partridge. The Partridge's would like to build a new house on their property as allowed in the Unified Development Code (UDC) of Oconee County and convert the existing home into a guest house for their parents to live. While the minimum standards outlined in the UDC for a guest house will be met, the proposed location of the new home would be located on the side of the converted guest house. Since the property is less than 5-acres, approval of a special exception variance is required per section 351-02. c.

To comply with section 351-02. Guest House Restrictions, the new house will be architecturally compatible with the existing structure (sliding and brick). The new house will be at least 4100 sq ft to comply with the required 50% increase of the size of guest house (2010 sq ft).

The existing single-family home is located towards the right side of the 2.58-acre of the triangle-shaped parcel and is approx. 95 ft from Barber Creek Rd. Building a new home directly in front of the current home is not possible. The only suitable option would be on side of the current house.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to Oconee County UDC Section 1303.3 a special exception variance may be granted upon finding that the relief, if granted:

- a. Would not cause substantial detriment to the public good; and

The proposed new house located on the side of the current house will be in positioned to flow with the neighboring properties 1943 Barber Creek Rd. and 1941 Barber Creek Rd. Granting a variance will not cause substantial detriment to the public good.

- b. Would not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity; and

The location of the proposed new house would be in a clear grassy area. Granting a variance for a house in the side yard will not be injurious to use and enjoyment of the environment or other property in the immediate vicinity.

- c. Would not diminish and impair property values within the surrounding neighborhood; and

Granting a variance for a guest house will not diminish nor impair property values within the surrounding neighborhood.

D. Would not impair the purpose and intent of this Development Code.

The guest house regulation specifically allows guest houses within the side yard of lots under 5-acres if approved by a special exception. Granting a variance for this side yard guest house will not impair the purpose and intent of the UDC Development Code.

ADJACENT PROPERTIES

NORTH: R2 Zone- The Georgia Club

WEST: R1-MPD Zone- The Georgia Club

SOUTH: AG Zone- Existing single-family home

EAST: R1-MPD Zone- Existing single-family home/Barber Creek Rd.

CONCLUSION The owners of the subject property would like approval to build a new house within their side yard of the existing house and convert the existing house to guest house. As all requirements for approval of a variance are met, granting this special exception variance is in accordance with the purpose and intent of the Oconee County UDC.

Official Tax Receipt
Jennifer Riddle
Oconee County Tax Commissioner
7635 Macon Highway
Suite 300
Watkinsville, GA 30677

Trans # Year Bill #	Property Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	AMOUNT PAID	TOTAL BALANCE
	PARTRIDGE THOMAS NANCY JAMES & LAURA 1981 BARBER CREEK RD STATHAM, GA 30666				0		
13653 2025-14977	B 01 001B/01 1788/407 1577/331 40/241 2/295 BARBER CREEK	3,324.75	0.00	0.00	3,324.75	3324.75	0.00

Register: 999 | CHECK #20251113

Paid by: CoreLogic

Thursday, November 13, 2025 6:49:34 PM

