



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.
Statham, 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: [Signature] Date: 11/27/25 Notarized: [Signature]



Property

Location: 1981 BARBER CREEK RD.
Statham, GA 30666

Tax Parcel Number: B0101B

Size (Acres): 2.58 Current Zoning: AG

Future Development Map—Character Area Designation: Suburban neighborhood

Use

Current Use: Residential

Proposed Use: Residential with

guest house

?

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

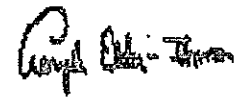
Provide the code section and briefly explain the requested variance

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

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

DOCH: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

Parcel ID# B01001B



LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF OCONEE

TRANSFER TAX
PAID: \$450.00
PT-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.

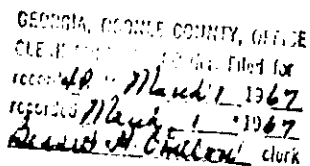
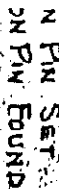
WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good consideration in hand paid at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledges), has granted, bargained, sold, aliened, confirmed and conveyed, 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 Ettie 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

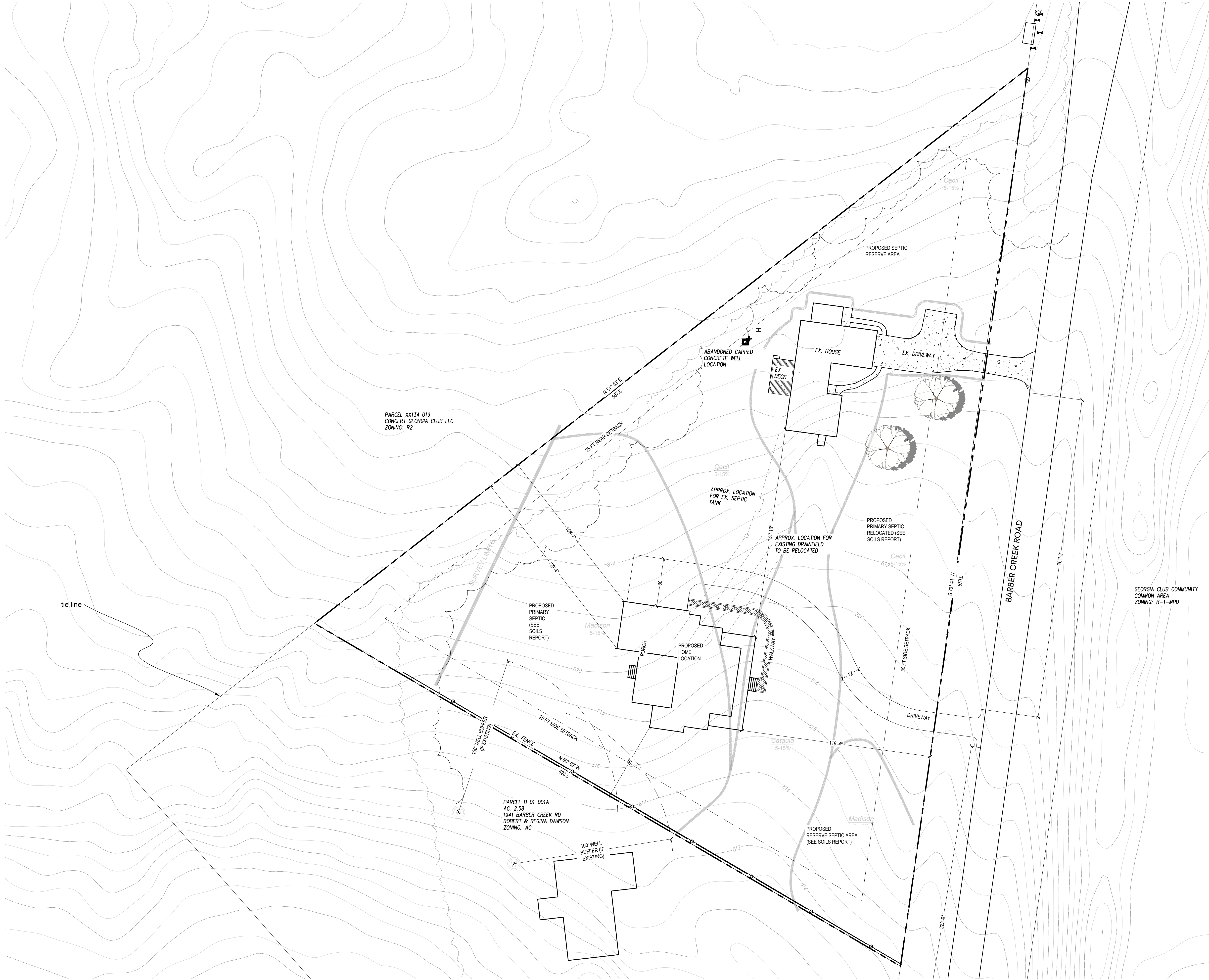
Parcel ID: B01001B



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



NO
CO
GT

Location: S:\1 Projects\00 Residential Studio\Partridge, Tommy - 1981 Barber Creek Rd 2025-3614\04-Plan Production\01-CAD\01-WORKING\0-SITE Creation.dwg: Tuesday, December 23, 2025 1:32:41 AM
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| PAVING LEGEND | |
|---|--------------------|
| HD = HEAVY DUTY SD = STANDARD DUTY | |
|  | SD PAVERS |
|  | SD CONCRETE PAVING |

| PROJECT INFORMATION | |
|---------------------|--|
| ADDRESS | 1981 BARBER CREEK ROAD |
| PARCEL NUMBER | B 01 001B |
| 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 FOR SITE TAKEN FROM RECORD PLATS AND A SURVEY PREPARED BY SPG 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

Seals:



Project Info:

Partridge Residence
1981 Barber Creek Road
Statham, GA
Oconee County, GA

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

Firm Info:



SPG Planners + Engineers

1725 Electric Avenue, STE 320
Watkinsville, GA 30677

706.769.9515
www.onespg.com

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]

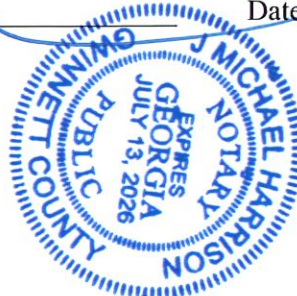
Date: 11/27/25

Signature of applicant: [Signature]

Date: 11/27/25

Signature of Notary Public: [Signature]


Date: 11/27/2025



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

11/27/25

Signature of Applicant



Date

11/27/25

Signature of Notary Public





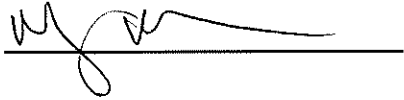
Date

11/27/2025

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OCONEE COUNTY, GEORGIA

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Signature of owner



Date

2/9/26

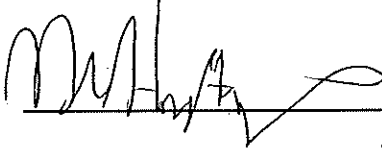
Signature of Applicant

Tommy PARTIDGE

Date

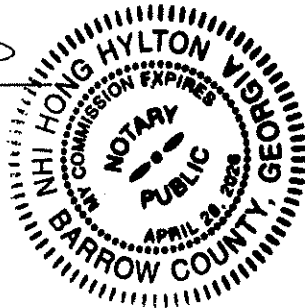
2/9/26

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 #: 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

Telephone Number: 404-200-6857

SIGNATURE OF OWNER OR MANAGING MEMBER: [Signature]

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: [Signature]

DATE: 2/9/2026

SEAL:



PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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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: 2/9/26

Signature of applicant: Tommy PARTIDA

Date: 2/9/26

Signature of Notary Public: [Signature]

Date: 2/9/2026





**OCONEE COUNTY PROPERTY OWNER AUTHORIZATION
FOR APPLICATIONS**

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1981 BARBER CREEK RD.

STATHAM, GA 30666

Tax Parcel #: B0101B

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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: 2/5/26

NOTARIZATION:

SWORN TO AND SUBSCRIBED BEFORE THIS 5th DAY OF February, 2026

NOTARY SIGNATURE: [Signature]

DATE: 2/5/2026



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 Partridge

Date

2/5/26

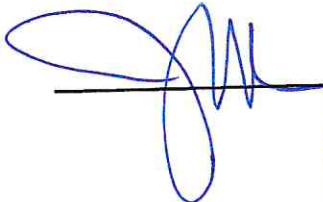

Signature of Applicant

Tommy Partridge

Date

2/5/26

Signature of Notary Public

Date

02/05/2026

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

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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: Laura L. Partridge

Date: 2/5/26

Signature of applicant: Tommy Partridge

Date: 2/5/26

Signature of Notary Public: [Signature]

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:

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

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:

DATE: 2-5-26

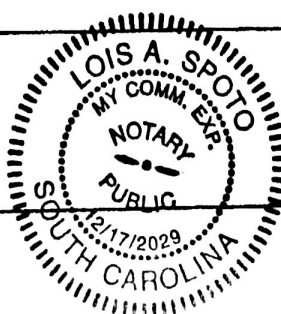
NOTARIZATION:

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

NOTARY SIGNATURE:

DATE: 2/5/26

SEAL:



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.

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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: [Signature]

Date: 2-5-21

Signature of applicant: Tommy PARTADEE

Date: _____

Signature of Notary Public: Lois A. Spota

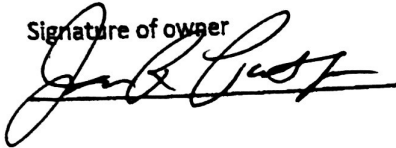
Date: 2/5/24



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.

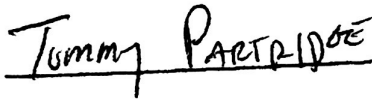
Signature of owner



Date

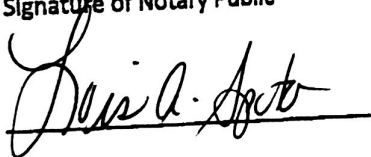
2-5-26

Signature of Applicant



Date

Signature of Notary Public



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 Variance 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 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 | | |

