

SUBJECT:

**Request for Appeal - ZBA Case# 25-02-009V -
Parks Huff for Lake Arrowhead Communities,
LLC.**

MEETING DATE:

May 6, 2025

SUBMITTED BY:

Kristen Roberts

SUGGESTED ACTION:

Consider request from Steven McLendon to appeal a decision by the Zoning Board of Appeals and to call for a public hearing to be held on July 15, 2025.

COMMISSION DISTRICT:

1

LOCATION:

2324 Lake Arrowhead Dr, Waleska, GA 30183

TAX MAP AND PARCEL #:

22N08 026

FACTS AND ISSUES:

The property is located at 2324 Lake Arrowhead Drive, Waleska, GA 30183. On April 10, 2025, the Zoning Board of Appeals heard a request by Parks Huff for Lake Arrowhead Communities LLC for a variance to the Prior Community Development District Ordinance, Article 5, Section E to reduce the front building setback to twelve (12) feet for 66 proposed lots. The Zoning Board of Appeals voted to approve the request 3-1. On April 18, 2025, Mr. Steve McLendon, resident of Lake Arrowhead, requested to appeal this decision.

Per Article 15, Section 15.16 of the Cherokee County Zoning Ordinance, "An appeal of a decision by the Zoning Board of Appeals shall be to the Cherokee County Board of Commissioners, effected by submission of a letter of appeal to the Board of Commissioners, no later than ten (10) calendar days after the Zoning Board of Appeals' decision has been rendered and provided to the applicant. The letter of appeal shall be placed on an agenda at the Board of Commissioners' next regularly scheduled meeting, and the Board of Commissioners shall determine at such meeting whether it will consider the appeal. If the Board of Commissioners decides that it will consider the appeal, the appeal shall then be placed on a future agenda of the Board of Commissioners. A denial of a review by the Board of Commissioners shall be an affirmation of the decision of the Zoning Board of Appeals and shall constitute the final decision of the Board of Commissioners of Cherokee County".

ATTACHMENTS:

[Complete Application 009V \(1\).pdf](#)

[Staff Report 009V.pdf](#)

LAPOA Board Letter of Support for Unit 16 Variance.pdf
Appeal Request_Redacted.pdf
25-02-009V P. Huff.pdf
BOC Presentation_Huff Appeal_009V.pdf