



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: November 25, 2025

Subject: **5342 Robin Trail | Appeal of Planning Commission | on a 2.15± acre tract | Zoned AR-IV, Tax Parcel 15039D000018 | Proposed Use: Single-family residence | Yuemian Zhen, applicant**

The request before you is the **appeal of Yuemian Zhen** of the November 4, 2024 Planning Commission decision to deny a building permit for a single-family residence, affirming the decision of Beth Garmon, Planning and Zoning Director. This item is located within Commission District 1.

At their November 4, 2024 meeting, the Hall County Planning Commission's final action vote was to **deny (3-2)**.

Mr. Braswell - Aye
Mr. Hunt - Nay
Ms. Pilcher - Aye
Mr. Sosebee - Aye
Mr. Varner - Nay

Staff recommendation: **Denial**, as no section of the house complies with the requirement of Section 17.40.050.D. which requires the minimum dimensions of a dwelling unit be greater than sixteen feet in both length and width.

There **no comments submitted** in advance of the Planning Commission meeting and **no one people spoke during the public hearing**.

Had the Planning Commission not been appealed, their decision would have been the final action.

- **Approving** the appeal **overturns** the Planning Commission decision and **approves** the building permit request without modification of the plans.
- **Denying** the appeal **upholds** the Planning Commission decision and **denies** the building permit request without modification of the plans.