



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (04/07/25)

REPORT TO: Meeting (04/08/25)

ITEM NO: 189/2025

SUBJECT: **4212 Roy Parks Road | Rezone** | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant** Note: Tabled at the February 27, 2025 Voting Meeting until the March 27, 2025 Voting Meeting. Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting.

Meetings:

Work Session Date: 04/07/25

Voting Meeting Date: 04/08/25

Executive Summary:

Presenter: BG
Recommendation: Denial

Purpose of Request:
4212 Roy Parks Road | Rezone | from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested \$ 0.00
Are funds within current budget? No
Source of Funds
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	WLI	CR
Clerk			
JR			

Attachments:

Board Memo
Request to Table - Rec'd 4/4/2025
Request to Table
Recommendation Report
Application
Narrative
Narrative Supplement
Clean Eagle RNG Presentation
Clean Eagle, LLC Information Booklet
Certarus Information Booklet
Site Plans
Buffer Map
Radius Maps
Gas Transmission Lines Map
Maps
Renderings
Proposed Sound Walls
Noise Impact Report
Forsyth County Board of Commissioners and Planning Commission Letters
Water Availability
Environmental Health Comments
Public Works Comments
GDOT Comments
Fire Comments
Public Comments
Support Letter - Candler United Methodist Church
Informational Packet - rec'd 3/21/2025
Notice Sign