



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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To: David Gibbs, 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: March 31, 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 | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility | Clean Eagle RNG, LLC, applicant**

The request before you is from Clean Eagle RNG, LLC to rezone from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) for a natural gas facility. This item is located within Commission District 3.

At the Board of Commissioners meeting on March 27, 2025, the board **voted to table** the request to the **April 8, 2025 Board of Commissioners meeting**.

On February 10, 2025 the applicant **requested to table** from the February 27, 2025 to the **March 27, 2025** meeting.

At their January 21, 2025 meeting, the Hall County Planning Commission voted to recommend **denial (4-0, Sosebee absent)**.

Staff recommendation: **Denial**, as the proposed use is inconsistent with the future land use designation of "Rural Scenic Nodes and Corridors" in the Comprehensive Plan.

Public Comment:

- January 21, 2025 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in favor** during the public hearing.
- December 16, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting. The public comment portion was not held.

- November 18, 2024 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting. The public comment portion was not held.