



## AGENDA ITEM

### Planning & Zoning

**REPORT TO:** Work Session (06/09/25)

**REPORT TO:** Voting Meeting (06/12/25)

**ITEM NO:** 302/2025

**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. Note: Tabled at the April 8, 2025 Meeting until the May 8, 2025 Voting Meeting. Note: Tabled at the May 8, 2025 Meeting until the June 12, 2025 Voting Meeting.

### Meetings:

**Work Session Date:** 06/09/25

**Voting Meeting Date:** 06/12/25

### 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:**

Request to Table - Rec'd 5/7/2025  
Board Memo  
Recommendation Report  
Request to Table - Rec'd 4/4/2025  
Request to Table  
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  
Letter from Steve Gilliam re: GA Public Service Commission Particular Use Approval  
GA Public Service Commission Tariff