

Town of Clermont
Town Council Meeting
December 3, 2024

The Clermont Town Council met on December 3, 2024. The Mayor called the meeting to order at 7:00 p.m. Present: Mayor James Nix, Council Members James Castleberry, Marcia Kesler, Amanda Nix, John Brady, and Seth Weaver. Town Clerk Amy Lomax also attended.

APPROVAL OF THE AGENDA: Seth Weaver motioned to approve the agenda. James Castleberry seconded, and all Council members voted in favor. The motion passed.

INVOCATION AND PLEDGE OF ALLEGIANCE: James Castleberry led the invocation, and Mayor Nix led the Pledge of Allegiance.

MINUTES- November 2024: Seth Weaver motioned to approve the November 2024 Minutes. James Castleberry seconded the motion, and all Council members present voted in favor. The motion passed.

FINANCIAL STATEMENT: The Mayor and Council reviewed the October 2024 Financial Report.

REPORT: PLANNING AND ZONING: The Mayor and Council reviewed this report.

SECOND READING ORDINANCE NO. 82-2024-09-01 CDI PROPERTIES, LLC VARIANCE REQUEST: The Mayor gave the second reading of Ordinance 82-2024-09-01. This is an Ordinance amending the zoning map of the Town of Clermont, Georgia, by granting a side setback variance starting at 28 feet and going down to 8 feet to allow a storage building to be located on that lot designated as tax map parcel #12063 000057 within the Town of Clermont, Georgia, and owned currently or formerly by CDI Properties, LLC, and being more particularly described on plats or deeds, which are attached hereto and, which are incorporated by reference into this ordinance, and providing that the zoning classification upon said property shall be subject to a certain variance; repealing conflicting ordinances to the extent of the conflict; to provide for severability; to provide for an effective date; and for other purposes.

John Brady made a motion to approve Ordinance 82-2024-09-01. Amanda Nix seconded the motion, and all Council Members present voted in favor. Motion passed.

PUBLIC HEARING- HARRISON AND JOAN KINNEY ANNEXATION/REZONING - 6351 CLERMONT HIGHWAY: The Mayor opened the public hearing at 7:05. He stated that the purpose of the public hearing was an Annexation/Rezoning request by Harrison and Joan Kinney for the property at 6351 Clermont Highway. He asked if anyone would like to speak in favor of the request. After hearing comments from the petitioner, Harrison Kinney, he asked if anyone else would like to speak in favor of the request. There being none, he then asked if anyone

would like to speak in opposition to the request. There were no comments from the public. He asked if the Council had any comments or questions. There being none, the Mayor closed the public hearing.

FIRST READING ORDINANCE 82-2024-10-01: ANNEXATION REQUEST - HARRISON AND JOAN KINNEY 6351 CLERMONT HIGHWAY: The Mayor gave the first reading of Ordinance 82-2024-10-01. This is an ordinance to annex and bring within the corporate limits of the Town of Clermont, Georgia, all that tract or parcel of land owned by Harrison and Joan Kinney, and being in land lot 33 of the 12th land district, Hall County, Georgia and being Hall County tax parcel number 12033 000014, and being more particularly described by a plat of survey or deed and attached to the annexation ordinance and incorporated herein by reference thereto, and made a part of this description for this annexation ordinance; to provide for an effective date; and for other purposes. The second reading of this ordinance will take place at the January Town Council meeting on January 7, 2025.

FIRST READING ORDINANCE 82-2024-10-02- HARRISON AND JOAN KINNEY REZONING-6351 CLERMONT HIGHWAY: The Mayor gave the first reading of Ordinance 82-2024-10-02. This is an ordinance amending the zoning map of the Town of Clermont, Georgia, by rezoning all that tract or parcel of land owned by Harrison and Joan Kinney, and being all those lots or parcels of land located in land lot 33 of the 12th land district of Hall County, Georgia and being Hall County tax parcel number 12033 000014, and being more particularly described on a deed or plat which is attached hereto and, which is incorporated by reference into this ordinance, at the time of annexation as Agricultural Residential IV District (AR-IV) under the Clermont Zoning Ordinance [and currently zoned prior to annexation as Agricultural Residential District IV (AR-IV) under the Hall County Zoning Ordinance], without conditions; repealing conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes. The second reading of this ordinance will take place at the January Town Council meeting on January 7, 2025.

PUBLIC HEARING: JIMMY MCDONALD ANNEXATION-6359 CLERMONT HIGHWAY: The Mayor opened the public hearing at 7:10. He stated that the purpose of the public hearing was an Annexation/Rezoning request by Jimmy McDonald for the property at 6359 Clermont Highway. The Mayor asked if anyone would like to speak in favor of the request. After hearing comments from the petitioner, Jimmy McDonald, he asked if anyone else would like to speak in favor of the request. There being none, he then asked if anyone would like to speak in opposition to the request. There were no comments from the public. He asked if the Council had any comments or questions. There being none, the Mayor closed the public hearing.

FIRST READING ORDINANCE 82-2024-10-03: ANNEXATION REQUEST- JIMMY MCDONALD-6359 CLERMONT HIGHWAY. The Mayor gave the first reading of Ordinance 82-2024-10-03. This is an ordinance to annex and bring within the corporate limits of the Town of Clermont, Georgia, all that tract or parcel of land owned by Jimmy McDonald, and being in land lots 33 and 34 of the 12th land district, Hall County, Georgia and being Hall county tax parcel number 12033 000002a, and being more particularly described by a plat of survey or deed and

attached to the annexation ordinance and incorporated herein by reference thereto, and made a part of this description for this annexation ordinance; to provide for an effective date; and for other purposes. The second reading of this ordinance will take place at the January Town Council meeting on January 7, 2025.

FIRST READING 82-2024-10-04: REZONING REQUEST- JIMMY MCDONALD - 6359 CLERMONT HIGHWAY: The Mayor gave the first reading of Ordinance 82-2024-10-04. This is an ordinance amending the zoning map of the Town of Clermont, Georgia, by rezoning all that tract or parcel of land owned by Jimmy McDonald, and being all those lots or parcels of land located in land lots 33 and 34 of the 12th land district of Hall County, Georgia and being Hall County tax parcel number 12033 000002a, and being more particularly described on a deed or plat which is attached hereto and, which is incorporated by reference into this ordinance, at the time of annexation as Agricultural Residential IV District (AR-IV) under the Clermont Zoning Ordinance [and currently zoned prior to annexation as Agricultural Residential District IV (AR-IV) under the Hall County Zoning Ordinance], without conditions; repealing conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes. The second reading of this ordinance will take place at the January Town Council meeting on January 7, 2025.

FIRST READING ELECTION ORDINANCE- 82-2024-12-01: The Mayor gave the first reading of Ordinance 82-2024-12-01. This is an ordinance providing for the 2025 General Election for the Town of Clermont, Georgia; to provide for a title for said ordinance; to establish and set the date and time of the 2025 General Election for the seat of Mayor and two Council seats upon the Town Council of the Town of Clermont, Georgia; to provide for the qualifying fees for said positions; to provide for the opening and closing of the qualifying period for said positions; to provide for the appointment of election officials, including the Election Superintendent, the Chief Registrar, the Absentee Ballot Clerk, the Custodian of voting machines, the Chief Poll Manager, the Assistant Poll Managers, and the Deputy Registrar; to provide for the last date of voter registration; and for other purposes. The second reading of this ordinance will take place at the January Town Council meeting on January 7, 2025.

EXECUTIVE SESSION (PERSONEL): Seth Weaver motioned that the Council go into Executive Session at 7:17 pm. James Castleberry seconded the motion, and all Council Members voted in favor. Motion passed.

RETURN FROM EXECUTIVE SESSION: Seth Weaver motioned that the Council return to regular session at 7:40 pm. Amanda Nix seconded the motion, and all Council Members present voted in favor. Motion passed.

PROJECT UPDATES: Mayor Nix asked if anyone had any project updates or anything they would like to say.

Mayor Nix informed the Council that the work is beginning on the new Town Hall. They will start putting up a silt fence this week, and grading should begin soon. Seth asked the Mayor to clarify what debt the Town would incur building the New Town Hall. The Mayor said there would be no

debt to the Town. Most of the funds will come from money already set aside for the project. The remainder will come from the General Fund.

ADJOURN: Seth Weaver motioned to adjourn at 7:43 p.m. James Castleberry seconded the motion, and all Council members present voted in favor. Motion passed.



Amy Lomax, Town Clerk

