

**Town of Clermont
Town Council Meeting
June 4, 2024**

The Clermont Town Council met on June 4, 2024. The Mayor called the meeting to order at 7:00 p.m. Present: Mayor James Nix, Council Members James Castleberry, Marcia Kesler, Seth Weaver, Amanda Nix and John Brady. Town Clerk Amy Lomax and Town Attorney David Syfan also attended.

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

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

MINUTES-MAY 7, 2024: Amanda Nix motioned to accept the May 7, 2024, minutes. John Brady seconded the motion, and all Council members voted in favor. Motion passed.

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

PLANNING AND ZONING REPORT: The Mayor and Council reviewed the May 2024 Planning and Zoning report.

PUBLIC HEARING ORDINANCE NO. 82-2024-04-04 CANTRELL VARIANCE REQUEST:

Mayor Nix opened the public hearing for a Variance application from Lauren and Cole Cantrell at 7:02 pm. Town Attorney David Syfan will be conducting the public hearing. Attorney Syfan stated that the purpose of the public hearing was a variance request by Lauren and Cole Cantrell to allow a 30' x 30' accessory building to be located on their at 6378 Shoal Creek Road, property tax parcel # 12063-000052. He then explained the procedures of a public hearing in accordance with the Georgia Zoning procedures law. He will allow the Cantrells to come up and state what they would like to do, and then he will give those who would like to speak in favor of the application a chance to speak, and then he will give those who would like to speak in opposition of the application a chance to speak. Each side is allowed 10 minutes to state what they want the Council to consider. He may extend the time limit depending on the number of people wanting to speak. After hearing comments from the petitioner, the Council, and the public, the public hearing for the Cantrell Variance was closed at 7:09 p.m.

The Mayor gave the first reading of Ordinance No. 82-2024-04-04 an Ordinance amending the Zoning Map of the Town of Clermont, Georgia, by granting a variance to allow a 30' x 30' accessory building to be located on that lot designated as tax map parcel # 12063 000052 within the Town of Clermont, Georgia, and owned currently or formerly by Cole Cantrell and Lauren Cantrell, 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. The second reading of the Ordinance and the vote by the Council will take place at the July 2024 Town Council Meeting.

BUFFER REQUEST 325 HOLLY SPRINGS ROAD: Attorney David Syfan stated that under Georgia Zoning Law, a public hearing is not mandatory for a buffer request, but since interested parties are present, he would like to handle this agenda item in a public hearing manner. The request is from Mr. Efrain Carrillo to install a wooden fence in place of the plant buffer currently planned for his property at 325 Holly Springs Road. Under the Town of Clermont Zoning Ordinance, if you have a commercial property that adjoins the residential property, you must have a plant buffer or request approval from the Town of Clermont Town Council to install a fence rather than a plant buffer. Mr. Carrillo does not currently have a plan for the development of the property, and the Town of Clermont Zoning Ordinance requires that the size of the plant buffer is determined by the intensity of the type of business being conducted on the property. Due to not having a plan for the development of the property and concern about a plant buffer possibly having to be removed when grading for development in the future, Mr. Carrillo is asking for approval from the Council to install approximately 800 ft of 6ft high wooden fencing 3ft feet from the property line. Mr. Carrillo and his representative, Mr. Joe Elias from the Norton Agency, addressed the Council. Mr. Carrillo restated what Attorney Syfan had said. Due to not having a development plan, he would like to install a wooden fence 6' in height. Mr. Carrillo has obtained a permit from the Environmental Protection Division to clear the property, and the EPD has asked him to complete a soil stabilization plan. It has been a lengthy process, but he is meeting with someone from EPD on June 27, 2024, to assess the property, and he hopes the permit will be closed then. Attorney Syfan asked the Council if they had any questions or comments after hearing comments and questions from the Council. Attorney Syfan asked the public if they would like to speak. Several property owners from the neighborhood adjoining Mr. Carrillo's property spoke in opposition to the Council allowing a fence to be installed as a buffer rather than a planted buffer. After much discussion from the public, Mr. Carrillo and the Council, Seth Weaver, made a motion to table the agenda item until the July 2024 Town Council meeting to allow a representative from the Town to meet with Mr. Carrillo and visit the property. Marcia Kesler seconded the motion. James Castleberry said he would like the motion amended to include that, if possible, a representative from the Town also meet with EPD at the meeting they have scheduled with Mr. Carrillo on June 27th to get more information about the situation. All Council Members present voted in favor. Motion passed.

PUBLIC HEARING FOR THE 2024-2025 TOWN OF CLERMONT BUDGET: Mayor Nix opened the public hearing on the proposed budget at 8:26 pm. The proposed budget is \$667,000.00. Mayor Nix asked if anyone had any comments or questions on the budget. There were no comments or questions from the Council or the Public. The public hearing was closed at 8:27 pm.

BUDGET FY 2023/2024: The Mayor read aloud Resolution 2024-06-01. This resolution is to approve the FY 2024-2025 budget of \$667,000.00. James Castleberry made a motion to approve the budget resolution. John Brady seconded, and all Council members voted in favor. Motion passed.

APPROVAL OF THE DRAFT OF THE TSPLOST INTERGOVERNMENTAL AGREEMENT WITH HALL COUNTY: John Brady made a motion to approve the draft of the

TSPLOST agreement with Hall County and the other Municipalities in the County and to authorize Mayor Nix to execute the final agreement on the Town's behalf. Seth Weaver seconded the motion, and all Council Members present voted in favor. Motion Passed.

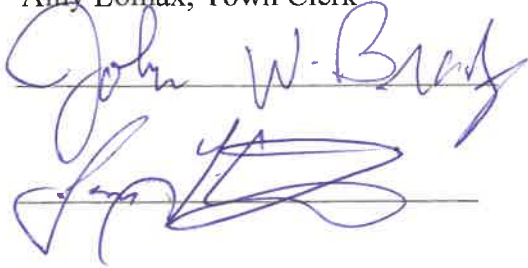
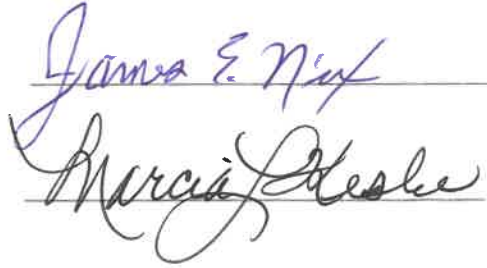
PROJECT UPDATES: There were no project updates.

PUBLIC COMMENTS: The Mayor asked if anyone in the audience had any comments. There were no comments from the audience.

ADJOURN: James Castleberry motioned to adjourn at 8:34 p.m., and Marcia Kesler seconded the motion. All Council members voted in favor, and the motion passed.



Amy Lomax, Town Clerk


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