

Town of Clermont  
Town Council Meeting  
June 6, 2023

The Clermont Town Council met on June 6, 2023. The Mayor called the meeting to order at 7:00 pm. Present: Mayor James Nix, Council Members Doug Myers, James Castleberry, Seth Weaver, and Marcia Kesler. Town Clerk Amy Lomax also attended.

**APPROVAL OF THE AGENDA:** Doug Myers motioned to approve the agenda. Marcia Kesler seconded, and all Council Members present voted in favor. Motion passed.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** Council Member Seth Weaver led the invocation, and Mayor Nix led the Pledge of Allegiance.

**MINUTES-May 2023:** Seth Weaver motioned to accept the May 2023 Minutes. Doug Myers seconded the motion, and all Council members present voted in favor. Motion passed.

**FINANCIAL STATEMENT:** The Mayor and Council reviewed the April 2023 Financial Report.

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

**PUBLIC HEARING ON ANNEXATIONS:** Mayor Nix opened the public hearing at 7:03 pm on three proposed annexations. The proposed annexations are for property belonging to Daniel Hensley for 11.96 acres, parcel number 12033 000026. The property is located at 5850 Ransom Free Rd: Clermont, Ga 30527, The Property Georgiann Hicks, for 19.99 acres, parcel number 12033 000004. The property is located at 5849 Ransom Free Rd. Clermont, Ga 30527, and the property belonging to Tim and Gina Pilcher, for 1.05 acres, parcel number 12033 000204, and 18.99 acres, parcel number 12033 000027. The property is located at 5875 Ransom Free Rd. Clermont, Ga 30527. The current zoning of all the properties is AR-IV, and the property will remain AR-IV if annexed into the Town. Mayor Nix said he would like to allow the property owners to speak first and then allow anyone else who would like to speak for or against to speak. He then gave the first reading of:

**ORDINANCE:82-2023-06-02: AN ORDINANCE ANNEXING PROPERTY BELONGING TO DANIEL HENSLEY.**

An ordinance amending the Zoning Map of the Town of Clermont, Georgia, by rezoning all that tract or parcel of land owned by Daniel A. Hensley, and being all those lots or parcels of land located in land lots 33 and 40 of the 12<sup>th</sup> land district of Hall County, Georgia and being Hall County tax parcel number 12033 000026, and as more particularly described in that limited warranty deed recorded at deed book 8294 pages 720-721 of the Hall County, Georgia deed records, of Hall County, Georgia 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 District (AR-IV) [and

currently zoned prior to annexation as Agricultural Residential District IV (AR-IV)], without conditions; repealing conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes.

**ORDINANCE: 82-2023-06-03: AN ORDINANCE ANNEXING PROPERTY BELONGING TO GEORGIANN HICKS.**

An ordinance amending the Zoning Map of the Town of Clermont, Georgia, by rezoning all that tract or parcel of land owned by Georgiann C. Hicks and being all those lots or parcels of land located in land lot 33 of the 12<sup>th</sup> land district of Hall County, Georgia and being Hall County tax parcel number 12033 000004, and as more particularly described in that limited warranty deed recorded at deed book 8349 pages 430-432 of the Hall County, Georgia deed records, of Hall County, Georgia 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 an Agricultural District (AR-IV) [and currently zoned prior to annexation as Agricultural Residential District IV (AR-IV)], without conditions; repealing conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes.

**ORDINANCE: 82-2023-06-04: AN ORDINANCE ANNEXING PROPERTY BELONGING TO TIM AND GINA PILCHER.**

An ordinance amending the Zoning Map of the Town of Clermont, Georgia, by rezoning all that tract or parcel of land owned by Timothy R. And Gina L. Pilcher, and being all those lots or parcels of land located in land lot 33 of the 12<sup>th</sup> land district of Hall County, Georgia and being Hall County tax parcel numbers 12033 000204 and 12033 000027, 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 District (AR-IV) [and currently zoned prior to annexation as Agricultural Residential District IV (AR-IV)], without conditions; repealing conflicting ordinances; to provide for severability; to provide for an effective date; and for other purposes.

Mayor Nix asked Daniel Hensley if he would like to come up and say anything. Mr. Hensley said he moved to Georgia three years ago from Tennessee. He has always had a farm. He was approached several years ago when he first moved here by Mrs. Pilcher and Mrs. Hicks and asked if he would be willing to annex. He initially said no because where he is from, if you go into the City, it is less Agriculture friendly than being in the County, so he resisted annexing, but after he has lived here for several years and understood the dynamics of the area better, he now understands that the Town of Clermont is more Agricultural friendly than the County. He said his daughter is nine and attends Wauka Mountain Elementary School. It makes sense because their values and involvement in the community line up with the Town of Clermont far better than they do with Hall County, so at that point, He decided to request annexation into the Town of Clermont. These are the reasons he made the request. When he bought his property, he bought it from an

investor, and it had been pulled out from the Conservation program, but he has applied to go back under it if that raises any concerns for anyone; that's how and why that happened.

The Mayor asked the Council if they had any questions for Mr. Hensley. There being none, he asked Georgianne Hicks if she had any comments. Mrs. Hicks said she didn't at this time. Mayor Nix asked Gina Pilcher if she would like to say anything. Gina addressed the Council and said that when she and her husband first got married, they built a house in Chestnut Mountain; when they first moved there in 1986, there wasn't anything but cows and chickens, but she said as everyone knows over the years, the south end of the County has grown. So, when her last child left, they decided to move to North Hall to be closer to her parents and to get back to the country. She found the land on Ransom Free Road, approached the owner, and convinced him to sell it to her. Her land is already in conservation. They have an 18.99 hayfield and a tiny little white house that they live in. They would like to be in the Town of Clermont because of what the Town stands for, and she wants to be a part of that, and for the first time in her life, she would like to be in a Town. She said she hoped that she could be included in the Town.

The Mayor said that the Planning and Zoning Commission has already had a public hearing on the proposed annexations and has recommended their approval. He asked if anyone else had any questions or comments for or against the annexations. There being none, he said he would hold the public hearing open.

**FIRST READING OF ZONING AMENDMENT ORDINANCE 82-2023-06-05:** The Mayor gave the first reading of Ordinance # 82-2023-06-05. This is an ordinance to amend the compilation of ordinances of the Town of Clermont, Georgia, and the Ordinance establishing the Zoning Ordinance of the Town of Clermont, Georgia; to update the Zoning Ordinance in order for the Ordinance to comply with the provisions of the Georgia Zoning Procedures Law; and for other purposes.

This is an Ordinance that the Town is required to adopt to comply with Statutory changes resulting from the passage of House Bill 1405, Zoning Procedures Law. The Planning and Zoning Commission will have a public hearing on June 20<sup>th</sup> at 7:00 pm, and the Council will have the second reading at the Town Council meeting on July 6<sup>th</sup>.

**RESOLUTION 2023-06-02 TO APPOINT THE MAYOR TO BE THE ZONING OFFICIAL FOR THE TOWN OF CLERMONT:** James Castleberry made a motion to adopt Resolution 2023-06-02. This is a resolution to appoint the Town Mayor of the Town of Clermont, Georgia, to be the Zoning Official for the Town of Clermont, Georgia, and to perform the duties of the Zoning Official as provided by the Zoning Ordinance for the Town of Clermont, Georgia, as amended; to provide that the Zoning Official can delegate certain duties of the Zoning Official to appropriate staff and personnel of the Town of Clermont, Georgia; to provide that the Zoning Official has the full and complete authority to consult with the Town Engineer, the Town Attorney, and other professionals, as needed, in the performance of the duties of the Zoning Official; and for other purposes. Marcia

Kesler seconded the motion, and all Council Members present voted in favor. Motion passed.

**APPROVAL OF THE FINAL DRAFT OF THE TSPLOST INTERGOVERNMENTAL AGREEMENT WITH HALL COUNTY:** Seth Weaver made a motion to approve the final 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. Doug Myers seconded the motion, and all Council Members present voted in favor. Motion Passed.

**CLOSE PUBLIC HEARING ON ANNEXATIONS:** With there being no further comment on the proposed annexations, the Mayor closed the public hearing at 7:47 pm.

**ADOPT BUDGET FY 2023/2024:** The Mayor read aloud Resolution 2023-06-03. This resolution is to approve the FY 2023-2024 budget of \$592,000.00. Seth Weaver made a motion to approve the budget resolution. James Castleberry seconded, and all Council members present voted in favor. Motion passed.

**PROJECT UPDATES:** The Council had no project updates.

**PUBLIC COMMENTS:** The Mayor asked the audience if they wanted to say anything. Cabe Cain addressed the Council and said he was here because he had heard the Town had a meeting last week on Planning and Zoning. He was not at the meeting, but word had gotten back to him that someone said maybe he had done underhanded dealings or paid some money under the table through the Town of Clermont to build his building (Cain Equipment). The reason he came to this meeting was just in case there was any doubt or questions that he had snuck something in or paid someone under the table to get something done. He would like to defend himself on that. He brought all his permits and paperwork if anyone wanted to look at them. He wanted to clear the air about it. Seth Weaver told Cabe he was glad he had come to the meeting to address this. Seth said he was not at the meeting, but it had also bothered him when he heard it. Cabe said several people had brought it to his attention, and he wanted to have a chance to clear up any questions anyone might have. James Castleberry said that the Council doesn't usually attend those meetings because they don't want to influence their Planning and Zoning Appointee. He said his Appointee had given him a summary of the meeting. Cabe asked James what was said. James Castleberry said he didn't know what was said but that some unsubstantiated allegations were made. James Castleberry told Cabe that no one gave any of the allegations any credit whatsoever.

Gina Pilcher addressed the Council and said she had a question for clarification. She asked if the Zoning Amendment Ordinance included HB 1405 and Senate Bill 513. Amy said that the information she had received from the Attorney is that it covered HB 1405.

Danielle Iglehart addressed the Council and asked if all ballfield scheduling had to go through the NH Jr. Trojan organization. Amy said that was the agreement they had reached with the organization. It is a public field, but if you want to use it at a scheduled time, it's better to go through them. Danielle said some of the women in Town had organized a Sandlot baseball game. It was for all ages, and all skill levels, and all the kids enjoyed it.

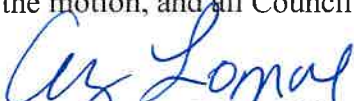
They discussed doing it again, and Danielle told them she would ask on their behalf. They had tried to reach out to Jr. Trojans several times but had not heard anything. She asked if the contact information could be passed along so they could make sure what they have is accurate. Amy said she would get her their information.

Seth Weaver said he had a question for the three people who wanted to annex. What drew you to Clermont? He said he had heard from Daniel Hensley and Gina Pilcher but would like to hear from Rob and Georgiann Hicks. Georgiann said that they had lived here for 20 years. Seth said what he understood was that they wanted to get away from congested areas like Tennessee and South Hall. Is that correct? Daniel Hensley said not for him; he is from a very rural Town, and they moved to North Hall to be closer to the family because of a job transfer at his request. When he moved here, he was looking for farmland and needed to be in the North Hall area. He said they lucked up on their property when they bought here, and he had no clue that he was getting a house on the Hall County and Clermont line. As he got used to the area, he discovered the little Town less than a mile from where we lived. They got their daughter involved in going to the Clermont Library, and they got to know the Town and the area.

Rob Hicks addressed the Council and told them he wanted to annex Clermont because he lived on the other side of 129 and worked eighty hours a week, and his wife got together with Gina and purchased this property. He loves Clermont, so he moved to this side of 129. He eventually came to work for the Town of Clermont. He would like to get more involved in the Community, and he would like to be able to vote. He moved to Clermont because they loved the Town.

Rob said that while he was speaking to the Council, he wanted to ask them about doing a Veteran's Park. He has had many people asking him about doing something like that. The Council told him that was in the works to do.

**ADJOURN:** Seth Weaver made a motion to adjourn at 7:47 pm. Doug Myers seconded the motion, and all Council members voted in favor. Motion passed.

  
Amy Lomax, Town Clerk