

FANNIN COUNTY SUBDIVISION COMMITTEE

2/23/2022 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Wednesday, Feb 23, 2022, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Feb 18, 2022 at 1:00 pm with the following board members being present:

Board members present:

A.J. Self
Jarret Tucker
Matt Siompson
Jim Simpson

Guests & others present: Di Hopkins, Daniel Harrison, Alan Handrix & Eddie Haas.

1. **Call to Order / Establish Quorum;** Commissioner A.J. Self, Chair, called the meeting to order at 9:06 p.m. Quorum established.
2. **Introductions; None**
3. **Public Forum; None**
4. **Approve Meeting Minutes from 12/15/2021**
Motion: Matt Simpson 2nd Jim Simpson
5. **Approve Meeting Minutes from 1/26/2022**
Motion: Jim Simpson 2nd Matt Simpson
6. **Discussion consideration and action regarding: Engineering review of plats, EST & Freese & Nichols engineering-AJ Self**
Recommend CC to go out for bids Suggested Criteria:
← 1. Prioritize Review and upgrade the Subdivision Regulations. (Can ARP money be used to finance)
Also consider
2 County Wide Thoroughfare plan
3. Impact Fees (Can these fees be placed immediately considering number of lots?)
4. Development reviews
Bid needs to break down all prices and set a time frame, County to consider penalties for going over the time frame. Also ask for Michelle to come to the next meeting to fully establish criteria & procedure.
Action: A.J. Self to take to Commissioners Court, Matt Simpson to also do more research to see if we can add impact fees.
Motion: Jarret Tucker 2nd Matt Simpson Passed 4-0
7. Discussion, consideration and action regarding Jim Allen Subdivision Regulations from TX Agri life class in Hopkins County – A.J. Self
Tabled while we wait on bids.

8. Discussion, consideration and action regarding enforcement letter and protocol –AJ Self
Action: Di Hopkins to work on protocol and enforcement letter for the subdivision committee.
Motion: Commissioner Self 2nd Jarret Passed 4-0

9. **Discussion, consideration and action regarding Private roads-AJ Self**
Regulations The Fannin County Subdivision Regulations state that platting is required for any lots sized subdivision that add a road, and that all roads should be built to County Standard regardless if they are private or to be adopted.
Commissioner Self feels that if we require roads to be made to County standard then developers will expect the County to adopt them, Commissioner Self recommended amending regulations that if roads are Private that the county should not expect them to be built to county specs. Remove 4.45 amend 8.2?
Action: Matt Simpson to work on necessary amendments to Regulations
Motion AJ Self 2nd Jarret passed 4-0

10. Discussion, consideration and action regarding Subdivision Committee members - AJ Self
Action: AJ Self to take to CC to Add Maureen Henderson and a Person from CAD to the Committee membership.
Motion: AJ Self 2nd Jim Simpson Passed 3-0

11. Discussion, consideration and action regarding update of subdivision regulations - AJ Self
Remove until discussions with engineering companies.

12. Discussion, consideration and action regarding new Subdivision related topics in the County;
None

13. Set next subdivision committee regular meeting;
March 30th 2022, 9:00am. **Motion: Commissioner Self, 2nd Matt Simpson Motion passed 3-0**

14. Adjourn; 10.05am
Motion: Jim, 2nd Jarret Tucker . Motion passed 3-0.

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on Feb 23, 2022 at 9:06 a.m.

ATTEST:



Di Hopkins - Director
Fannin County Development Services