

FANNIN COUNTY SUBDIVISION COMMITTEE

03/28/2024 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, March 28, 2024 the Fannin County Subdivision Committee held a public meeting after public notice was posted on March 24th in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

A.J. Self	Jarrett Tucker
Di Hopkins	Andy Garner
Judge Cunningham	Christie Ussery

Guests & others present: Donna, Mrs. Allison

- 1. Call to Order / Establish Quorum;**
Called to order 9:06, a quorum was established. Six present, three absent: County clerk, Maureen Henderson, and Deana Station
- 2. Introductions;** Melinda Allison from the Fannin County Historical Commission
- 3. Public Forum;**
Mrs. Allison was present to discuss cemeteries that were being found and destroyed with all the new development. Mrs. Allison reminded everyone that even one grave or one stone constitutes a cemetery. If there is evidence of a cemetery it is required that it is filed with the clerk's office. Ms. Hopkins referred to section 4.2.2 n of the subdivision regulations; verbiage can be changed to include: Head stones Burial sites and Plaques. Other recommendations produce a flyer; place a notice on the development website with a link to the county clerk's office that will allow people to print off the information.
Municipal ETJ's : Mr. Garner spoke with Dr. Susan Thomas, the Leonard and Trenton attorney, about the boundary lines and she made it known that they are working on the boundary lines, after they have been established they will need to go through the city council for approval.
The 911 addresses system that is currently handled by TCOG is in need of an upgrade, the process through other counties was discussed some go through development services or even CAD, this need further research.
Motion to Table: Di Hopkins 2nd Jarret Tucker passed 6-0
- 4. Approve Meeting Minutes from: 2/29/2024**
Motion to approve: Jarrett Tucker, 2nd: CAD (Christie Ussery) Pass: 6-0
- 5. Discussion consideration and action regarding: One-time severance- Di Hopkins**
Ms. Hopkins mentioned that currently tracts that qualify for an exemption to platting are not recorded through the county. It might be considered to have these tracts handled in a similar way to the one time severance, by having a county approved affidavit, signed by a notary, to be filed at the County Clerk's office with the necessary survey and or meets and bounds. Ms. Hopkins was concerned that this could take up a lot of Commissioners Court time. Judge Cunningham suggested that these could be run through Commissioners Court once a month and that a small process fee could be applied. More research is needed before a decision is to be made.
Motion to Table: Di Hopkins 2nd:Jarrett Tucker Pass:6-0
- 6. Discussion, consideration, and action regarding Subdivision regulations road frontage Family Exemption allowing 30ft. road frontage for lots less than 2 acres that cannot be further divided – Di Hopkins**
Ms. Hopkins spoke with Nathan Voight: TCOG 911 address system, concerning the county's definitions of private drives and private roads, Mr. Voight voiced a concern that the definitions could be too stringent, and suggested re-visiting those definitions. It was suggested that we look at other Counties for options.
Motion to Table: A.J. Self, 2nd: Jarrett Tucker Pass: 6-0

7. **Discussion, consideration & action regarding: Subdivision regulations add verbiage to require traffic study be developed to be reviewed by county engineer. 4.2.1 L?- Di Hopkins**
A developer can have the engineer do it but it has to go through the county's hired engineer for final approval. We need to make the verbiage clean in section 4.2.9 L, Mr. Garner said he would look at the verbiage more and see what needed to be done.
Motion to table: Di Hopkins, 2nd: Christie Ussery, Abstained Andy Garner
Pass: 5-0

8. **Discussion consideration and action regarding: New subdivision related topics in the County:**
There was discussion on costs and processing times being experienced with the hiring of an engineer for Plat and civil engineering review by the County, it was suggested that we go out for a RFP for an engineer and that moving forward it might be best to adopt Flat Fees.
Motion to go forward to commissioners Court to recommend a RFP: A.J. Self, 2nd: Di Hopkins Pass:6-0

9. **Set next Subdivision Committee Regular Meeting date:**
Thursday, April 25, 2024
Motion: Christie Ussery, 2nd: Judge Cunningham, Pass:6-0

10. **Adjourn**
Motion to adjourn: Jarrett Tucker, 2nd: Christie Ussery, Pass: 6-0 Adjourned 10:17am

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on March 28, 2024 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services