

FANNIN COUNTY SUBDIVISION COMMITTEE

04/25/2024 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, April 25, 2024 the Fannin County Subdivision Committee held a public meeting after public notice was posted on April 19th in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

Commissioner Self	Mr. Tucker
Ms. Hopkins	Mrs. Staton
Judge Cunningham	Mr. Garner

Guests & others present: Ms. Lee, Mrs. Allison, Mr. Keen, Mrs. Peebles, Mr. Sullivan, Mr. Logue

1. Call to Order / Establish Quorum;

Called to order at 9:04 a.m.

6 members present and 3 absent

2. Introductions;

Mr. Sullivan and Mr. Logue were present with Lakewood Capital.

Mrs. Peebles was here in place of her nephew to discuss agenda item 8

3. Public Forum;

N/A

4. Approve Meeting Minutes from: 3/28/2024

Approved with a Correction to line 1, add the word development. (With all the new DEVELOPMENT)

Motion: Mr. Tucker 2nd: Judge Cunningham Passed: 6-0

5. Discussion, consideration & action regarding: waiver of the distance between points of ingress egress (5.1 d 0.25 mile) for Brewer property, ID# 75376- Di Hopkins

Mr. Sullivan and Mr. Logue are asking for a waiver to have one point of ingress and egress. It was noted that having a gate on the furthest southern part of the properties road frontage would create an entrance/exit on a blind curve. They presented a concept plan with an entrance gate and exit gate. This plan will have enough of a setback to allow even emergency vehicles to turn around before the gates if necessary.

Motion to approve waiver to go to commissioner's court

Motion: Mrs. Staton 2nd: Ms. Hopkins Passed: 6-0

6. Discussion, consideration & action regarding: One time severance & exceptions to platting affidavits- Di Hopkins

There was discussion on how to process affidavits for exemptions to platting, it was suggested that a list of affidavits be brought to commissioners court once a month for presentation. The affidavits to be issued would need to be done on Official County affidavits only. Judge Cunningham and Mr. Garner said they would get with Mrs. Biggar to see the limitations that they have, and then draft up an affidavit for each exemption for the next subdivision meeting. Judge Cunningham and Mr. Garner suggested tabling this agenda item until the next meeting.

Motion: Ms. Hopkins 2nd: Mr. Tucker Passed: 6-0

7. Discussion, consideration & action regarding: verbiage in Subdivision regulations for requirements on utility upgrades for a Shot plat or final plat- Di Hopkins

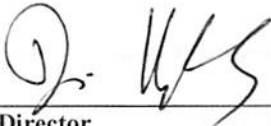
Letters of intent were discussed, some Counties such as Grayson are not doing those anymore because the water meters are being required for new development so quickly, if the meter is not in place in a timely manner the availability may be lost. A letter of intent does not guarantee the availability of a meter indefinitely. It was decided to see how other Counties are handling this and getting more information for the next Subdivision meeting.

Motion: Table agenda item. Motion: Ms. Hopkins 2nd: Judge Cunningham Passed: 6-0

8. **Discussion, consideration and action regarding: Subdivision regulations regarding a family exemption on road frontage- Di Hopkins**
Mrs. Peebles presented a request for a waiver asking for a waiver of two 1 + acre lots out of four, for her nephew , for a small 4 lot family subdivision that was exempt from platting per the family exemption.
It was decided to recommend a waiver to change the road frontage from 60 ft. to 30 ft. for two lots that would be less than 2 acres and could not be further subdivided.
Motion: Grant the waiver and present to commissioner court. Motion: Mr. Garner 2nd: Mrs. Staton Passed: 6-0
9. **Discussion, consideration & action regarding: Subdivision regulations add verbiage to require traffic study by developer to be reviewed by county engineer. 4.2.1 L?- Di Hopkins**
There was discussion on the traffic study, it was concluded that there is adequate verbiage already in the subdivision regulations to require traffic studies, so the verbiage will be drawn up a little better and let it be known that full plats will require traffic studies. Traffic studies will need to be done before preliminary plats and this should be added to the checklist, the application will need to be approved through commissioner's court. Judge Cunningham said he would also look into TxDots requirements and see if the County can require the same thing as they do, and if we can also decide what we should and should not include.
Motion to table this agenda item until next Subdivision meeting Motion: Ms. Hopkins 2nd: Mr. Tucker Pass 5-0
Abstain: Mr. Garner
10. **Discussion, consideration & action regarding: New subdivision related topics in the County;**
No new business was discussed.
11. **Set next Subdivision Committee Regular Meeting date**
May 30 2024
Motion: Ms. Hopkins. 2nd: Mr. Tucker. Pass: 6-0
12. **Adjourn:**
11:11 a.m. Motion to adjourn. Motion: Mr. Tucker 2nd: Ms. Hopkins Pass: 6-0

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on April 25, 2024 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services