

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 02/29/2024 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, February 29, 2024 the Fannin County Subdivision Committee held a public meeting after public notice was posted in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

Di Hopkins	Jarrett Tucker
Judge Cunningham	Andy Garner
Maureen Henderson	Deana Staton
Christie Ussery	

Guests & others present: John, Donna Lee

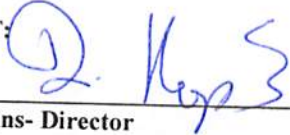
- 1. Call to Order / Establish Quorum;**  
Commissioner Self not present 9:01 called to order
- 2. Introductions;**  
Commissioner Kopf, Donna Dickins, Bret Hollom, John King, Clark Sanderson, Toby Wilson & Dwight Wilson.
- 3. Public Forum;**  
N/A
- 4. Approve Meeting Minutes from: 1/18/2024**  
Motion to pass: Maureen Henderson, 2<sup>nd</sup>: Deana Staton Pass:7-0
- 5. Discussion consideration and action regarding: Approving a private road and road name. Coming off CR 2600 that concerns 8 tracts of land needing a 911 address- Di Hopkins**  
Mr. Sanderson discussed how he is needing a 911 address for 8 tracts of land, the developer divided property into large lots over 5 acres with a cul-de-sac road, the lots have already been sold, but the developer failed to go through the platting procedure, thinking it was unnecessary due to the lot sizes. The road must be made to County standards and then approved through Commissioners Court as a private road with a road agreement signed by all property owners. Then it can be presented to Commissioners Court for approval to be named as a private road.
- 6. Discussion, consideration and action regarding: RV parks and regulations- Di Hopkins**  
Mr. Wilsons was asking to be considered as grandfathered for an expansion of their RV Park. They asked to take into consideration the Plumbing and electrical services that have been run before the RV park regulations were adopted. Mr. Wilson had also had a septic system installed, Ms. Hopkins reported that Grandfathering had been granted if the ATC for septic had been approved before regulations were adopted, Mr. Wilson had not permitted his septic system, also the system that was installed was not up to code.  
Per the Counties requirements the illegal septic tank has been pumped, crushed and back filled.  
Judge Cunningham stated that these rules are here for a reason, the Wilsons can still do their RV Park if they build it according to the adopted RV park regulations. Maureen Henderson also brought up the point that with the amount of traffic that it will be bringing in it just is not safe because that Hwy. has no shoulder and no turning lane into that RV Park. It was suggested that this could be presented to Commissioners Court, for a final ruling.  
Motion to decline: Maureen Henderson 2<sup>nd</sup>: Judge Cunningham Vote to Decline 7-0  
  
Bret Hollom presented plans for a RV Park resort in the county. He asked to be considered grandfathered because he has ran an upgraded water line to the property ,installed culverts, received a 911 address and started drainage work.. He wants to be grandfathered in to avoid the asphaltting of the road  
Motion to decline: Judge Cunningham, 2<sup>nd</sup>:Maureen Henderson Vote 7-0

7. **Discussion, consideration & action regarding: Short plat procedure for utilities bonding etc.- Di Hopkins**  
Ms. Hopkins asked if bonding for utilities should be in place before approving a short plat. A short plat can be 2 lots to 200 as long as no road is put in. There is nothing in place now to say when to bond. It was decided to keep short plats and have them bond for utilities.  
Motion to pass: Maureen Henderson, 2<sup>nd</sup>: Deana Staton Pass:7-0
  
8. **Discussion consideration and action regarding: Subdivision regulation road frontage Family Exemption allowing 30ft. for lots less than 2 acres for a family subdivision- Di Hopkins**  
Should the County allow a 30ft. rd. frontage with a family exemption? This was tabled for further discussion.
  
9. **Discussion consideration and action regarding: New subdivision related topics in the County:**  
N/A
  
10. **Set next Subdivision Committee Regular Meeting date:**  
Thursday March 28, 2024  
Motion: Di Hopkins, 2<sup>nd</sup>: Deana Pass: 7-0
  
11. **Adjourn:**  
10:52 Motion: Di Hopkins, 2<sup>nd</sup>: Deana, Pass: 7-0

**The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on January 18, 2023 at 9:00 a.m.**

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ATTEST:



Di Hopkins- Director  
Fannin County Development Services