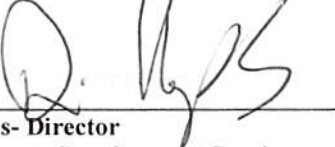


companies to be able to turn around and get to where they need to go. And the roads do have to be the standard that is specified in the regulations.

10. **Discussion, consideration & action regarding: New subdivision related topics in the County;**
Soto Oaks 2 preliminary plat will be taken to Savoy City Council and if they want to pass it off and let the County handle it we will move forward. Soto Oaks 2 has completed everything that has needed to be completed. Mr. Garner said he will look into the ETJs and get back.
11. **Set next Subdivision Committee Regular Meeting date:**
Thursday February 27th, 2025
Motion: Deanna Staton 2nd: John King Pass: 5-0
12. **Adjourn:** 10:18 a.m.
Motion: Judge Cunningham 2nd: John King Pass: 5-0

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on January 30, 2025 at 9:00 a.m.

ATTEST:



Di Hopkins- Director
Fannin County Development Services

FANNIN COUNTY SUBDIVISION COMMITTEE

1/30/2025 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, January 30th, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on January 23rd, 2025 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

Di Hopkins
Judge Cunningham
Deanna Staton
Maureen Henderson

CAD Christie Ussery
John Keen

1. **Call to Order / Establish Quorum;**
9:05 Meeting called to order 6 members present
2. **Introductions;**
Troy Waggoner Commissioner Pct. 1, Malinda Allison, Dale McQueen, Burl Woodlard, Eric Benge, Becky Butler, Andy Garner, Roger Cada Mayor of Savoy
3. **Public Forum;**
Mr. Garner wanted to let everyone know that Mr. Garner is no longer a voting member on the committee
4. **Approve Meeting Minutes from: 12/12/2024**
Agenda Item 10. Deanna Statons last name was incorrect on the minutes.
Motion to approve changes with correction: Maureen Henderson 2nd: Deanna Staton Approve: 6-0
5. **Discussion, consideration & action regarding: Electing committee positions: Chair & Co Chair**
Commissioner Self: chair. Maureen Henderson co-chair
Motion: Maureen Henderson 2nd: Deanna Staton Approve: 6-0
6. **Discussion, consideration & action regarding: Adding verbiage to regulations for the transfer of properties less than 1 acre, when the property is contiguous with an existing property owned by the buyer.**
If a piece of property that is less than 1 acre is bought by a property owner from a neighbor to add to their property, it can be accepted as long as they immediately add it to their property ID.
7. **Discussion, consideration & action regarding: Definition of single family residence, dwelling, usable property**
This was tabled
8. **Discussion, consideration & action regarding: Adding verbiage to clarify lot size**
Usable Property-Property less unusable easements and unusable ~~grade~~ Slope (For OSSF use)
The chosen added verbiage is :
All single-family dwellings, whether site built, manufactured housing or other, shall have individual on-site sewage facilities system (each single-family dwelling will have its own individual on-site sewage facilities system). Each single-family dwelling shall have individual lots of at least one (1) acre of usable property. If serviced by a well the lot size shall be at least two (2) acres of useable property. This does not eliminate the connection of a single recreational vehicle (RV) to a homeowner's on-site sewage facilities system for temporary use.
Motion to adopt definition for OSSF use: Christy Ussery 2nd: Maureen Henderson Approve 6-0
9. **Discussion, consideration & action regarding: Adding verbiage used for driveway/ road in RV parks**
Eric Benge came to discuss the RV regulations and what the definition of a "street" was he was also curious if they would need 911 addresses. Judge Cunningham said that when it came to 911 addresses his biggest priority is public safety and 911 addresses are very important for firetrucks and EMS to be able to find the emergency they are looking for. And wider roads are necessary for when emergency vehicles have to get in there or water and electric