

2.FANNIN COUNTY SUBDIVISION COMMITTEE

11/17/2021 Meeting Minutes

THE STATE OF TEXAS, COUNTY OF FANNIN

On Wednesday, Nov 17th , 2021, the Fannin County Subdivision Committee held a public meeting after public notice was posted on Nov 10, 2021 at 10:05am. with the following board members being present:

Board members present:

A.J. Self
Jarret Tucker
Cody Jones
Dean lackey
Jim Simpson

Guests & others present: Di Hopkins.

1. **Call to Order / Establish Quorum;** Commissioner A.J. Self, Chair, called the meeting to order at 9:09 a.m. Quorum established.
2. **Introductions;** No introductions
3. **Public Forum;** No one spoke in public forum.
4. **Approve Meeting Minutes from 10/27/2021;**
Motion: Approve the 10/27/2021 minutes, Cody Jones, 2nd Commissioner Lackey. Motion passed 5-0.
5. **Discussion consideration and action regarding: Drainage studies and drainage plans-Cody Jones.**
Discussion on Drainage studies included options of considering fire regulations, and reviews by fire Marshal, also of having a waiver passed by Commissioners Court rather than just one commissioner.
Motion: Establish a requirement for a waiver of a drainage study to be approved through Commissioners Court. Cody Jones, 2nd Jim Simpson, Passed 5-0
6. **Discussion, consideration and action regarding ingress & egress of subdivisions – Cody Jones**
Discussion on points of Ingress & Egress, included how many lots would it be necessary to insist on multiple points of ingress & egress, and a waiver of multiple points be approved by Commissioners Court prior to plat submittal.
Motion: Establish a requirement for a waiver of multiple points of ingress & egress to be approved through Commissioners prior to Platt submittal Cody Jones, 2nd Jim Simpson Passed 5-0
7. **Discussion, consideration and action regarding enforcement letter protocol –AJ Self**
Commissioner Self reported that he is still researching this.
Motion to table Commissioner Self, 2nd Jim Simpson No action
8. **Discussion, consideration and action regarding update of subdivision regulations – Cody Jones**
Di Hopkins presented a section of the regulations to be reviewed. Discussion included reviewing this section for the next subdivision meeting.
Motion to review regulations for the next meeting: AJ Self 2nd Cody Jones. Motion passed 5-0
9. **Discussion, consideration and action regarding new Subdivision related topics in the County;**
Discussion: ½ acre minimum sized lots for Fannin County, Commissioner Lackey commented that Grayson County Commissioners Court have passed a ½ acre lot minimum requirements, it was mentioned that this was currently under review by TCEQ, Grayson County believe it will be passed, could this be a

good move for Fannin County? Jim Simpson commented that he thought this would not be a good move for Fannin County at this time, Cody Jones agreed, Dean Lackey then said he thought it was not the time to move forward with this for Fannin County.

Discussion: Duplex septic requirement in the unincorporated parts of Fannin county, the regulations require 1 acre minimum per septic system, septic's cannot be on another person's property, therefore a duplex could have a shared system if they were owned by the same person, even if rented to separate individuals, but they could not share a system if each side was owned by different individuals.

10. **Set next subdivision committee regular meeting; Dec 15th 2021, 9:00am,
Motion: Commissioner AJ Self, 2nd Jarret Tucker 2nd. Motion passed 5-0**
11. **Adjourn;
Motion: Commissioner AJ Self, 2nd Jarret Tucker. Motion passed 5-0.
Adjourned 10:06 am**

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on Nov 17, 2021 at 9:00 a.m.

ATTEST:



Di Hopkins - Director
Fannin County Development Services