

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 05/25/2023 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, May 25, 2023, the Fannin County Subdivision Committee held a public meeting after public notice was posted on March 19, 2023 at 2:.m. with the following board members being present:

Board members present:

Jarrett Tuckerr	Laura Robinson
Maureen Henderson	Richard Glaser
Di Hopkins	Edwina Lane
Christie Usser	Matt Simpson

Guests & others present: Carla Easton, Shane Grissom, John Keene, Judge Cunningham

**1. Call to Order / Establish Quorum;**

9:02 a.m. called to order. 8 present 1 absent. Quorum met.

**2. Introductions;**

Carla Easton, Shane Grissom, John Keene

**3. Public Forum;**

John Keene brought up concerns he had with utility easements and that when the county widens a road it moves the utility taking the utility easement off of private land and putting it the County ROW. He was informed that the easement is still there, and that the county cannot come and “take” it. He suggested that the property owners should be notified when they are planning on widening the road. He stated that the water lines should not be on county property, because of the risk of damage from driving over them, as well as being cut when working on the road. Carla Easton gave her insight and informed him that whoever owns the easement has to be notified of a road being built, or they may take legal action as long as it is a private easement and not a public utility easement. It was also discussed that if a subdivision goes in that has not been platted then it needs to be reported. In the subdivision handbook there should be language saying that the developer is responsible to move utility lines. The utility lines do not want to be in TX Dot ROW. It was suggested by the members, that there be a monthly meeting to review plats with Utility companies and discuss what needs to be done.

Shane Grissom attended the meeting and discussed how he is a 3<sup>rd</sup> party company for subdivisions. They have fire marshals, building inspectors; developers pay them through the county so they will technically be county employees. They will make sure that things are built to the County’s standards. It was also discussed what happens to a road that is in an HOA and it was figured out that there are protections if an HOA disbands.

**4. Approve Meeting Minutes from 04/27/2023**

Motion: Edwina Lane

2<sup>nd</sup>: Christie

Passes 8-0

**5. Discussion consideration and action regarding private roads and private driveways- AJ Self:**

Private driveways goes to one residence and a private road goes to more than one residence. Judge Cunningham said he would email Di more information he had this afternoon.

**6. Discussion, consideration and action regarding Subdivision Regulations –A.J. Self:**

Carla discussed some of the changes that were made, that had been discussed in the previous meeting. Requirements for Geotechnical reports will also be put in the handbook, so that it will be required. Bill 203.7 is being discussed and could affect some aspects of things that were maybe going to be put into the handbook. It was also discussed to look into and see if the county can put into the handbook that private gated communities must accommodate fire and EMS.

**7. Discussion consideration and action regarding changing Road lot frontage from 30 ft. to 60 ft. –AJ Self**

Pass

**8. Discussion consideration and action regarding new subdivision related topics in the County;**

Di brought to the attention of the Committee a plat that will be going to Commissioners court this Tuesday. Asked if anyone had any ideas that could possible help this plat to be approved. It was suggested that if anything the lot sizes would need to be changed, the road easement would also have to be widened to 60ft.

**9. Set next subdivision committee regular meeting date.**

Thursday June 29, 2023

Motion: DI Hopkins  
2<sup>nd</sup>: Matt Simpson

10. **Adjourn**

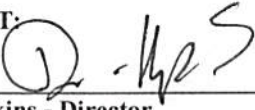
11:01 a.m.

Motion: Jarrett Tucker  
2<sup>nd</sup>: Matt Simpson

The above and foregoing represents true and correct minutes of the Fannin County Subdivision Committee meeting that was held on May 25, 2023 at 9:02 a.m.

---

ATTEST:



---

Di Hopkins - Director  
Fannin County Development Services