

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 01/18/2024 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, January 18, 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:

<b>A.J. Self</b>	<b>Jarrett Tucker</b>
<b>Di Hopkins</b>	<b>Andy Garner</b>
<b>Judge Cunningham</b>	<b>Deana</b>
<b>Maureen Henderson</b>	<b>Laura Robinson</b>

Guests & others present: John, Donna Lee

- 1. Call to Order / Establish Quorum;**  
Christy is not present 9:00 called to order
- 2. Introductions;**  
John Keene- South West Fannin SUD, Dwight and Toby Wilson Refuge RV resort
- 3. Public Forum;**  
Republican Women are putting on a forum at the multi-purpose complex Saturday January 20, 2024 the doors open at 9.
- 4. Approve Meeting Minutes from: 12/20/2023**  
There was a change made on the minutes #5 a typo was amended.  
Motion: Jarrett Tucker 2nd: Judge Cunningham Passes 8-0
- 5. Discussion consideration and action regarding RV parks regulation changes and fees- Di Hopkins**  
**OSSF GPD**  
Consider a change to the OSSF minimum GBP requirement for RV's from 40 gal per day (GPD) to 80GPD, due to RVs now being used more as a permeant residence rather than for vacation purposes.  
The fee structure in the RV regulations needs to be adjusted it will be \$24 for the first page and \$4 for very other page after  
Motion to increase to 80 GPD for RVs and new fee for County Clerk filing.  
Maureen Henderson 2<sup>nd</sup>: Jarrett Tucker Passes 8-0

#### **Discussion**

John Keene: for water usage currently they consider 8RVs equal to 1 residence for GPD, for evaluating line size, this might help them in their calculations.

If there are two or more RVs on a property rented or not it is considered an RV park.

The County does not currently have a waiver fee, consider a non-refundable waiver fee of \$1000, Waivers will need to be filled with the county clerk and they will still need to pay the filing fee as well. The waiver will need to be part of processing and will be added in the regulations.

#### **Waiver of RV park Regulations**

Consider a waiver of the RV Park regulations for Roads inside an RV Park.

It is voted on to not recommend the waiver that was sent in.

Motion: not to recommend approval of waiver to Commissioners Court

Judge Cunningham 2<sup>nd</sup>: Jarrett Tucker vote in agreement 7-0

#### **Discussion**

Bergenholts has sent in a waiver asking for road width to be reduced from 60 Ft. to 30 Ft. asked to waiver the need for asphalt roads to allow Gravel roads.

Dwight and Toby Wilson also came to the meeting asking to be considered to be grandfathered in for an expansion of their RV park so that they do not have to apply for an RV park permit, and follow the new

regulations, Toby Wilson stated that they had the water, electric and septic in place for the expansion before the regulations were adopted.

Di Hopkins reported that at this time RV parks have only been considered to be grandfathered when the Septic system Approval to Construct had been approved by the County before the RV park Regulations were adopted. On inspection of the property it had be found that there had been an unapproved conventional septic installed, that was failing. At this time the Wilsons reported that they have pumped and crushed the tank, per county recommendation to come back in to compliance.


The Judge advised that they get something together with a concept plan for the Committee and bring it to the next meeting for them to look at.

6. **Discussion, consideration and action regarding Subdivision regulation changes and fees- Di Hopkins**  
Add to section 2 Definitions: Drainage Study and Drainage Plan, this should help define what is necessary to qualify for a short plat procedure.  
Addition to 4.1.3 c Registered DR designee, so that we can use a qualified third party for OSSF reviews.  
Addition to short/minor plat fee: plus of engineering fee (cost of 3<sup>rd</sup> party review of Drainage study)  
Addition to fee: a nonrefundable waiver fee of \$1000  
Motion to approve changes: Judge Cunningham, 2nd: Maureen Henderson Passes 7-0
7. **Discussion, consideration & action regarding: New subdivision related topics in the County;**  
Discuss two plats that will be coming up in court.  
The first plat Five Points Preliminary plat had questions raised about if they are going to upgrade the County Road and on a road that looked that it would need a bridge.  
The second Plat Soto Estates Final plat no issues discussed.
8. **Set net Subdivision Committee Regular Meeting date.**  
Motion to set the next meeting to Thursday February 29<sup>th</sup> 2024 Di Hopkins 2<sup>nd</sup>: Maureen Henderson Pass 7-0
9. **Adjourn**  
10:35 Motion: Jarrett Tucker 2nd: Deana passed 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:

  
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Di Hopkins- Director  
Fannin County Development Services