

# FANNIN COUNTY SUBDIVISION COMMITTEE

## 3/27/2025 Meeting Minutes

### THE STATE OF TEXAS, COUNTY OF FANNIN

On Thursday, March 27<sup>th</sup>, 2025 the Fannin County Subdivision Committee held a public meeting after public notice was posted on March 20<sup>th</sup>, 2025 in the entry foyer of Fannin County Court House. With the following members being present:

Board members present:

<b>Commissioner Self</b> <b>Maureen Henderson</b> <b>Di Hopkins</b> <b>DA- John Skotnik</b> <b>Co Clerk- Jenny Garner</b>	<b>John Keen</b> <b>Christy Ussery</b> <b>Deanna Staton</b> <b>David (Andy) Garner for</b> <b>Judge Cunnigham</b>

- 1. Call to Order / Establish Quorum;**  
Meeting began at 9:00 a.m. 6 members at meeting start, 9 members present by approx. 9.15am.
- 2. Introductions;**  
Millers, Troy Waggoner Commissioner Pct. 1, Roger Cada Mayor of Savoy, Andy Garner
- 3. Public Forum;**  
N/A
- 4. Approve Meeting Minutes from: 1/30/2025**  
Motion: John Skotnik  
2<sup>nd</sup>: Christy CAD  
Passed: 9-0
- 5. Discussion, consideration & action regarding: Splitting properties with a shared driveway through TXDOT, 60 Ft. road frontage requirement fulfilled, PID#73378,-Turpin**  
Tabled
- 6. Discussion, consideration & action regarding: Affidavits for all divisions of property**  
It was decided to move forward with affidavits for all splits of property qualified for an exemption, this can be enforced by working with the appraisal district.. The affidavit will show the qualifying exemption, it does not have to go through Commissioners Court for approval, but they can be reported monthly.  
Motion: Commissioner Self.  
2<sup>nd</sup>: Maureen Henderson  
Passed: 9-0
- 7. Discussion, consideration & action regarding: Setting any public hearings required**  
Set Public hearing for subdivision verbiage recommendations & Removal of John Skotnik from the Subdivision by laws, for April meeting.  
Motion Christy Ussery  
2<sup>nd</sup> Maureen Henderson  
Passed: 9-0
- 8. Discussion, consideration & action regarding: New subdivision related topics in the County;**  
For PID# 71735 11.00 acres on CR 4730, Leonard TX, The Millers asked for a waiver of the subdivision regulations 5.3e, asking to reduce the 60 ft. road frontage to 30ft road frontage for two family lots which will be smaller than 2 acres each.  
There was discussion for allowing the waiver if the survey would ensure adequate ROW / road width for CR 4730, adjacent to the property road frontage, However it was then discussed that this would cause issues with the mortgage company requiring a partial release to allow the transaction, a new survey showing the dedicated portion, plus an appraisal, these issues could be both costly and time consuming 6+months. . It was suggested that the

Millers talk with their own attorney on this situation. There was no recommendation to move the waiver to Commissioners Court for approval.

John Skotnik asked if there was a definition of parent tract & daughter tract in the regulations, Di Hopkins will look into this.

John Skotnik Fannin County DA asked to be removed as a permanent position on the Subdivision board and to Add David (Andy) Garner instead; Di Hopkins believes this will require a public hearing to make changes to the by-laws, to be scheduled for the next subdivision meeting.

**9. Set next Subdivision Committee Regular Meeting date:**

Thursday April 24<sup>th</sup>, 2025 9:00 a.m.

Motion: Di Hopkins

2<sup>nd</sup>: Deana Staton

Passed: 9-0

**10. Adjourn:**

Adjourn at 9:42 a.m.

Motion: Di Hopkins

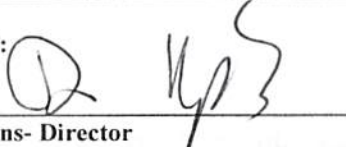
2<sup>nd</sup>: CAD Christy

Passed: 9-0

**The above and foregoing represent true and correct minutes of the Fannin County Subdivision Committee meeting that was held on March 27, 2025 at 9:00 a.m.**

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ATTEST:



**Di Hopkins- Director**  
**Fannin County Development Services**