

2024 Annual Report



2024 Annual Report

Putnam County Commission

Andy Skidmore, President Brian Ellis

Steve Deweese (served January – November)

Putnam County Planning Commission

David Mills, President
Jim Dodrill, Vice President
Mary (Edie) Davis
Brian Ellis
Tim Engel
David Hobba
Bryan Hoylman
Vic Mays
Jacob Pack
Donald Pauley
Steve Perry
Adam Sigman
Sara Steorts
Travis Willard
Glen Yeager, II

Putnam County Board of Zoning Appeals

Jared Tully, President
Robert Stonestreet, Vice President
Tony Hodge, Secretary
Jessie Parker, Jr.
Mike Steorts
Greg Mick (Alternate)

Office of Planning and Infrastructure

David Coll, Planning Director Melissa Sargent, Senior Planner, CFM Jordan Chapman, Planner Denise May, Admin. Planner Sandy Mellert, Planner

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Commercial Approvals for 2024

| OWNER/BUSINESS | SITE LOCATION | TYPE OF BUSINESS | COST | APPROVAL DATE |
|--|---|---|-----------------|---------------|
| Four Seasons Resort, LLC | 824 Hobba Dr., Buffalo | Pavilion | \$ 150,000.00 | 02/13/2024 |
| Union Enterprises, LLC | Rolling Meadows Rd, Scott Depot | Commercial Building | \$ 1,200,000.00 | 03/12/2024 |
| Harmoni Towers Asset Co., LLC | 346 Dupont Rd, Poca | Cell Tower Upgrade | \$ 150,000.00 | 06/21/2024 |
| FBD, LLC-Agriculture | WV Rt 817, Frazier's Bottom | Agriculture | \$ 4,000.00 | 03/14/2024 |
| Once Upon a Farm | 18010 Winfield Rd, Frazier's Btm. | Privacy Fence | \$ 7,200.00 | 03/15/2024 |
| Tri-County YMCA, Inc. | 179 Church Camp Rd, Hurricane | Bridge, Camp YMCA | \$ 363,000.00 | 04/11/2024 |
| Crown Castle USA, INC. | 3553 Teays Valley Rd, Hurricane | New Cell Tower | \$ 30,000.00 | 05/06/2024 |
| Mouldagraph Corporation | 4134 1st Avenue, Nitro | Commercial Building | \$ 2,900,000.00 | 06/06/2024 |
| Tolley Contracting-AJ Investments | 3728 Winfield Rd, Winfield | Commercial Building Contractor Supplies | \$ 10,000.00 | 06/26/2024 |
| Once Upon a Farm | 18010 Winfield Rd, Frazier's Btm. | Additional Privacy Fence | \$ 1,400.00 | 07/09/2024 |
| Central Contracting | 15 Scary Creek, Industrial Park, Winfield | Commercial-Carport | \$ 59,000.00 | 07/10/2024 |
| University Physicians & Surgeons, Inc. (dba Marshall Health) | 100 & 300 Corporate Center Drive Scott Depot | Marshall Health-Strayer Building Renovations | \$ 5,000,000.00 | 08/22/2024 |
| Charter Foods -Taco Bell | 13974 Winfield Rd, Winfield | Restaurant | \$ 1,118.000.00 | 08/21/2024 |
| Teays Valley Baptist Church | 3927 Teays Valley Rd, Hurricane | Additional Classrooms | \$ 1,800,000.00 | 08/30/2024 |
| Fireside Restaurant | 439 State Rt 34, Hurricane | Storage Building | \$ 13,000.00 | 08/09/2024 |
| Panaro Contracting | 5609 St Rt 34, Winfield | Storage Building | \$ 10,000.00 | 09/13/2024 |
| Valley Pointe Properties, LLC - DG & Human Bean | 73 Pointe Place, Hurricane | Retail & Restaurant | \$ 2,241,000.00 | 09/30/2024 |
| Parker Brother Properties, LLC | 6250 Teays Valley Road, Scott Depot | Commercial Building | \$ 500,000.00 | 10/25/2024 |

Pulnam County PLANNING & INFRASTRUCTURE

Commercial & Industrial Development Permits

Commercial & Industrial Development Permits

Pulnam County PLANNING & INFRASTRUCTURE

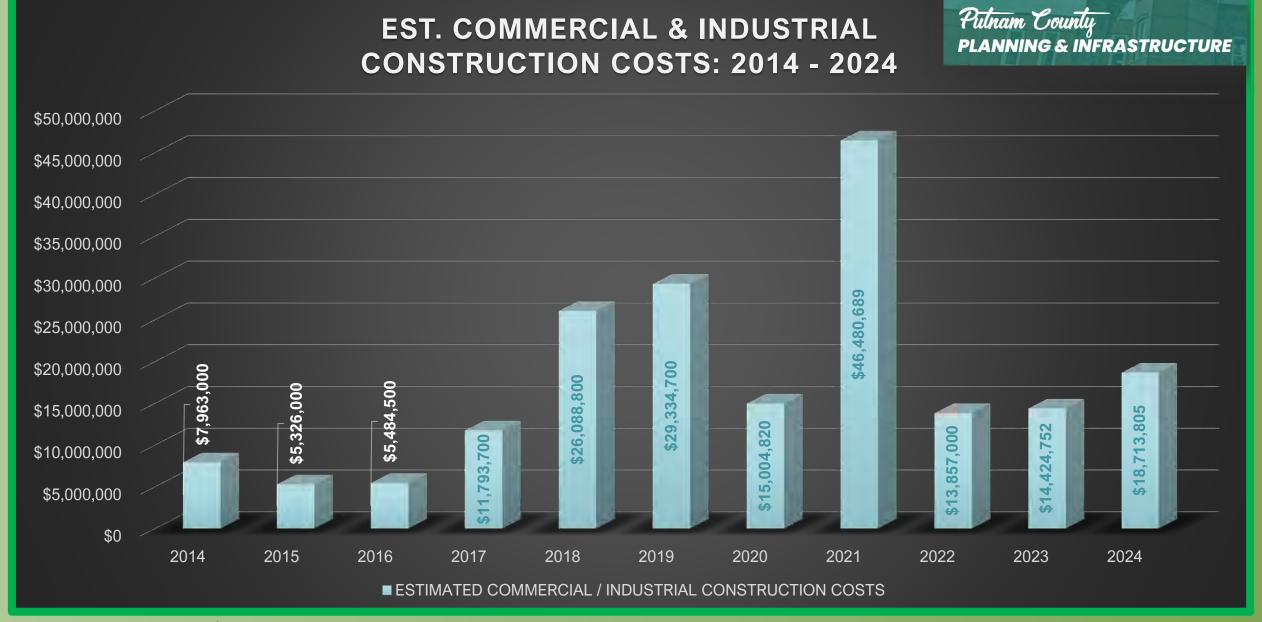
Putnam County Planning Commission Annual Report 2024

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| CUITILEIGIA | Approvals for 2024 |
| | pp |

| OWNER/BUSINESS | SITE LOCATION | TYPE OF BUSINESS | COST | APPROVAL DATE |
|------------------------------|---------------------------------|------------------------------|-----------------|---------------|
| Apex Pipeline Services, Inc. | 503 River Rd, Nitro | Office Addition | \$ 130,000.00 | 11/21/2024 |
| KC Logistics | Buffalo Road, Buffalo | Commercial Truck Terminal | \$ 3,000,000.00 | 11/22/2024 |
| Rolling Frito Lay Sales, LP | 58 Cinema Drive, Scott Depot | Sales | \$ 17,300.00 | 11/27/2024 |
| Calvery Baptist Church | 3653 Teays Valley Rd, Hurricane | Commercial lighting | \$ 1,905.00 | 12/06/2024 |
| Crown Castle USA, INC. | 1535 Midland Trail, Hurricane | Cell Tower Upgrade | \$ 8,000.00 | 12/18/2024 |
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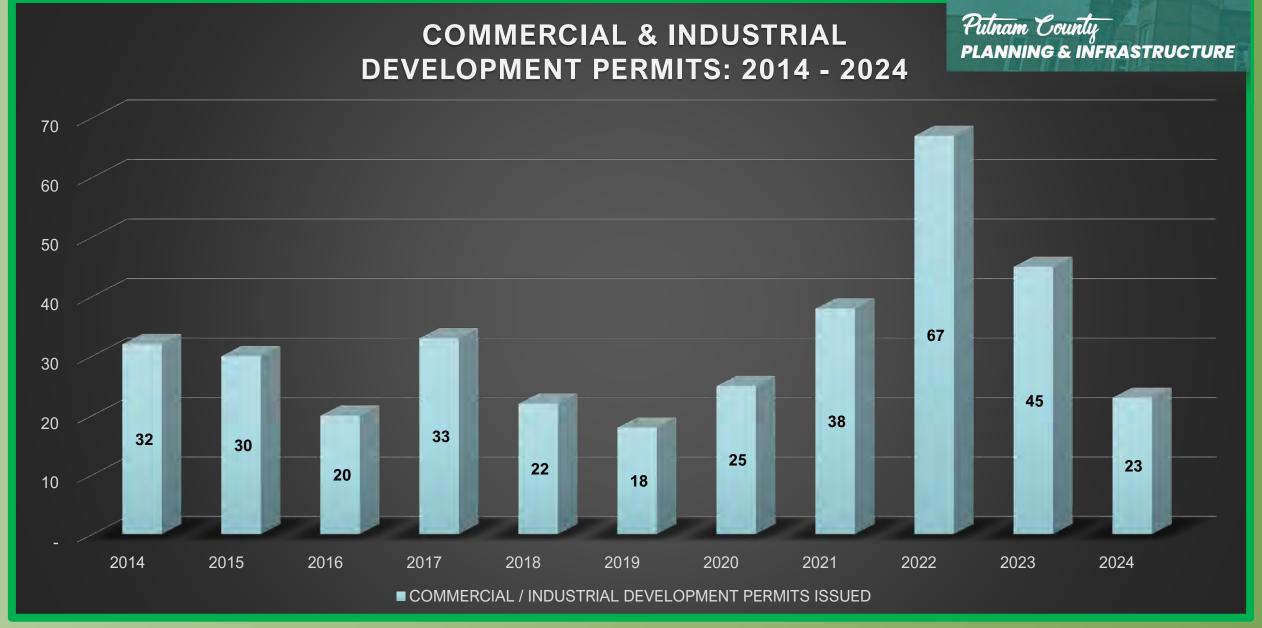
Estimated Construction Cost of Commercial & Industrial **Development Permits** for 2024:

\$18,713,805.00



Last 10-Year Average: \$17.6 million per year of est. commercial & industrial construction costs

- \$18.7 million in 2024 was an INCREASE of \$1.1 million (+6%) compared to the last 10-year average
- \$18.7 million in 2024 was an INCREASE of \$4.3 million (+30%) compared to 2023



Last 10-Year Average: 33 commercial & industrial development permits issued per year

- 23 commercial & industrial development permits issued in 2024 was a decrease of 10 permits (-30%) compared to the last 10-year average
- 23 commercial & industrial development permits issued in 2024 was a decrease of 22 permits (-49%) compared to 2023

















Expansion of Religious Institution

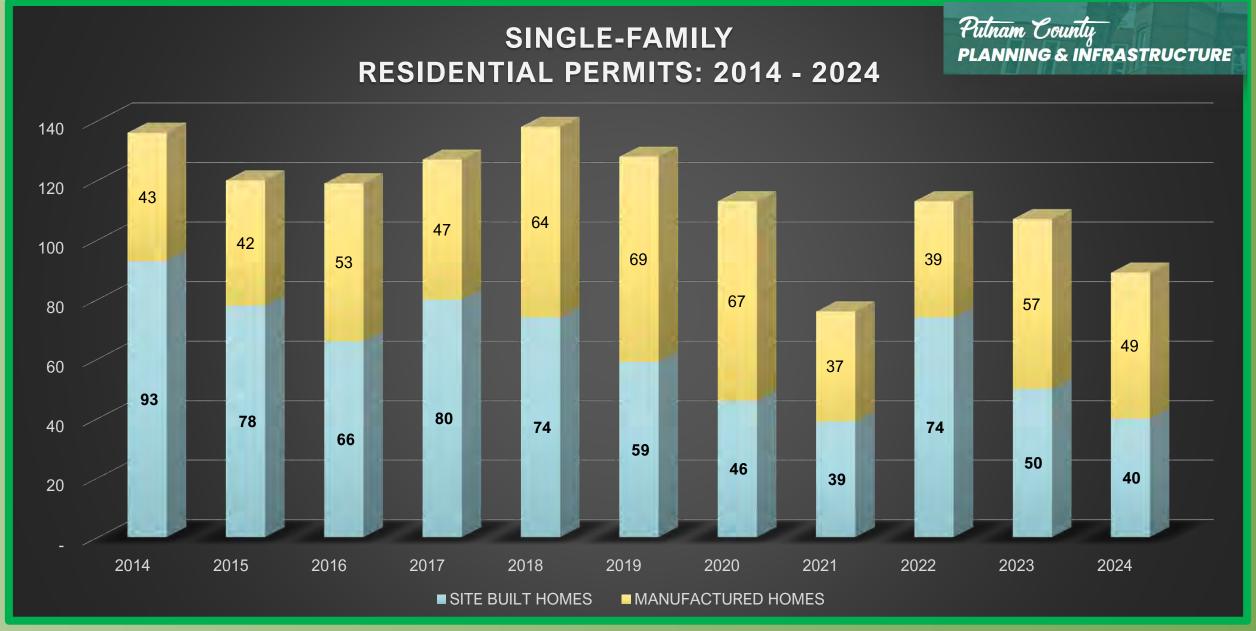
Pulnam County
PLANNING & INFRASTRUCTURE



Fast Food Restaurant

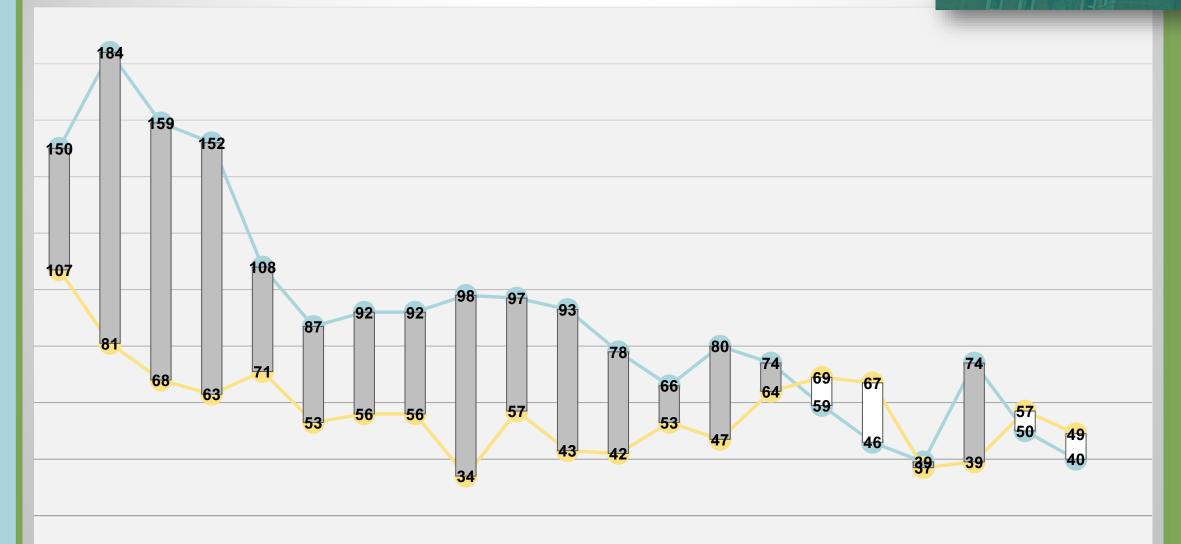






Last 10-Year Average: 117 single-family residential permits issued per year

- 89 single-family residential permits issued in 2024 was a decrease of 28 permits (-24%) compared to the last 10-year average
- 89 single-family residential permits issued in 2024 was a decrease of 18 permits (-17%) compared to 2023







Alexander's Place – Phase 1: Major Subdivision Development





Alexander's Place – Phase 2: Major Subdivision Development



Alexander's Place – Phase 3: Major Subdivision Development



Alexander's Place – Phase 3: Major Subdivision Development





<u>Approved Major Subdivision Development:</u>
The Oaks at Clayton Pointe





<u>Approved Major Subdivision Development:</u>
The Oaks at Clayton Pointe



Approved Major Subdivision Development: Cobblestone – Section 1 – Phase 2





Approved Major Subdivision Development: Cobblestone – Section 1 – Phase 2



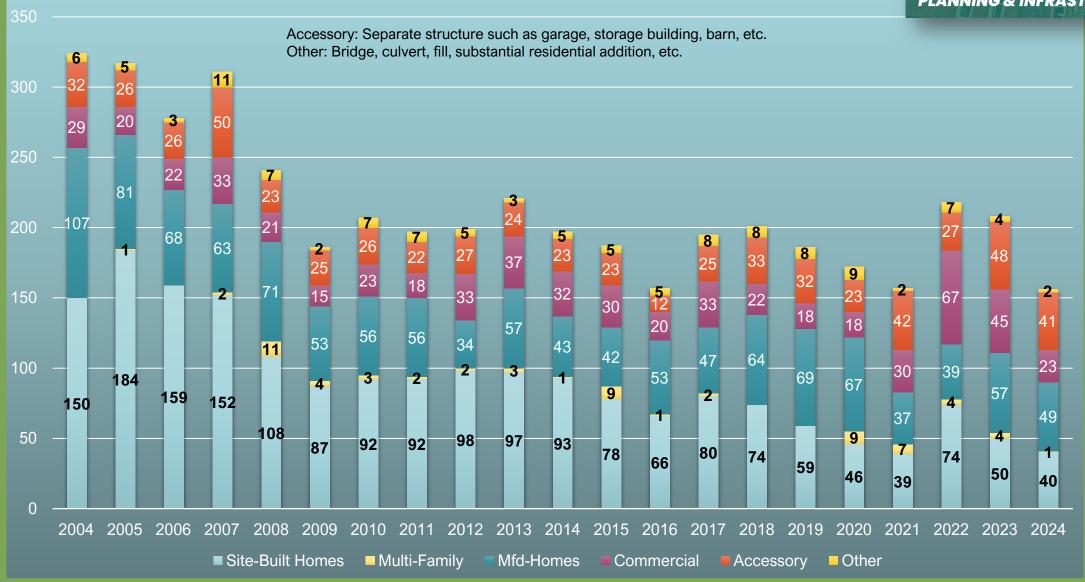
Multi-Family Residential Development



Major Subdivision Development:
The Residences at Jordon Place – Phase 1

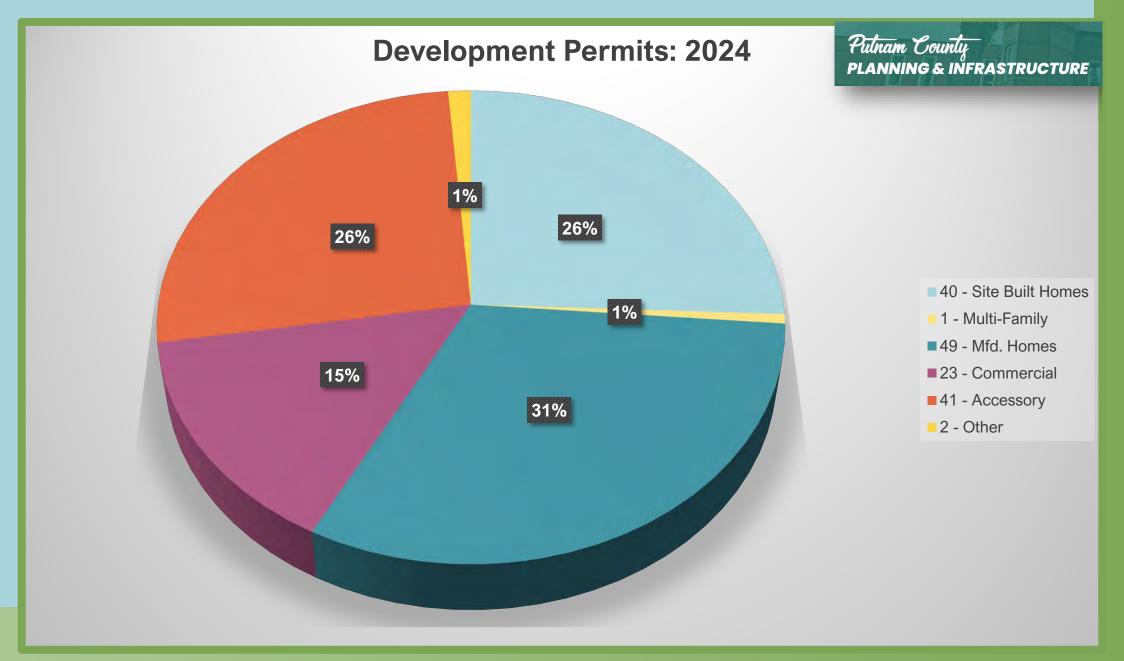


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Last 10-Year Average: 187 development permits issued per year

- 156 development permits issued in 2024 was a decrease of 31 permits (-17%) compared to the last 10-year average
- 156 development permits issued in 2024 was a decrease of 52 permits (-25%) compared to 2023

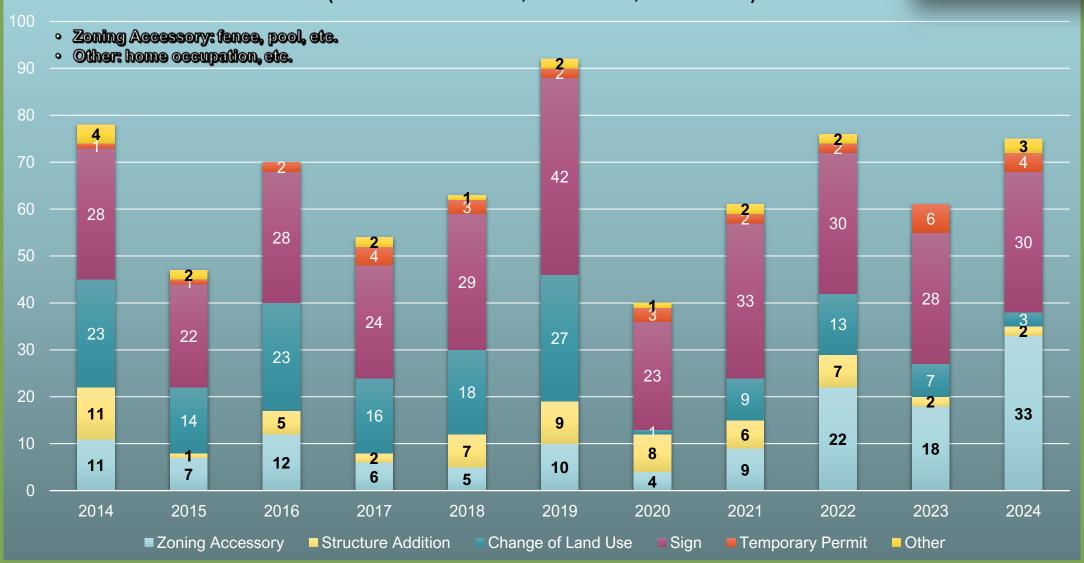


Accessory: Separate structure such as garage, storage building, barn, etc. Other: Bridge, culvert, fill, substantial residential addition, etc.

Zoning Permit Approvals: 2014 – 2024

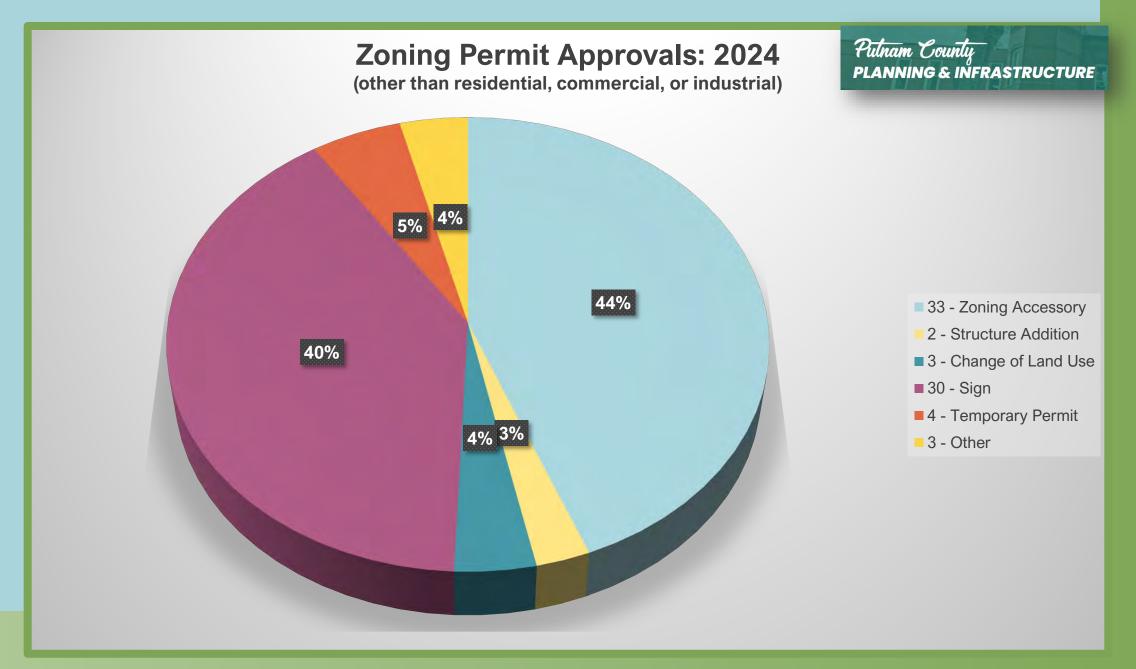
Putnam County
PLANNING & INFRASTRUCTURE

(other than residential, commercial, or industrial)



Last 10-Year Average: 64 zoning permit approvals per year

- 75 zoning permits issued in 2024 was an INCREASE of 11 permits (+17%) compared to the last 10-year average
- 75 zoning permits issued in 2024 was an INCREASE of 14 permits (+23%) compared to 2023



- Zoning Accessory: fence, pool, etc.
- Other: home occupation, etc.



















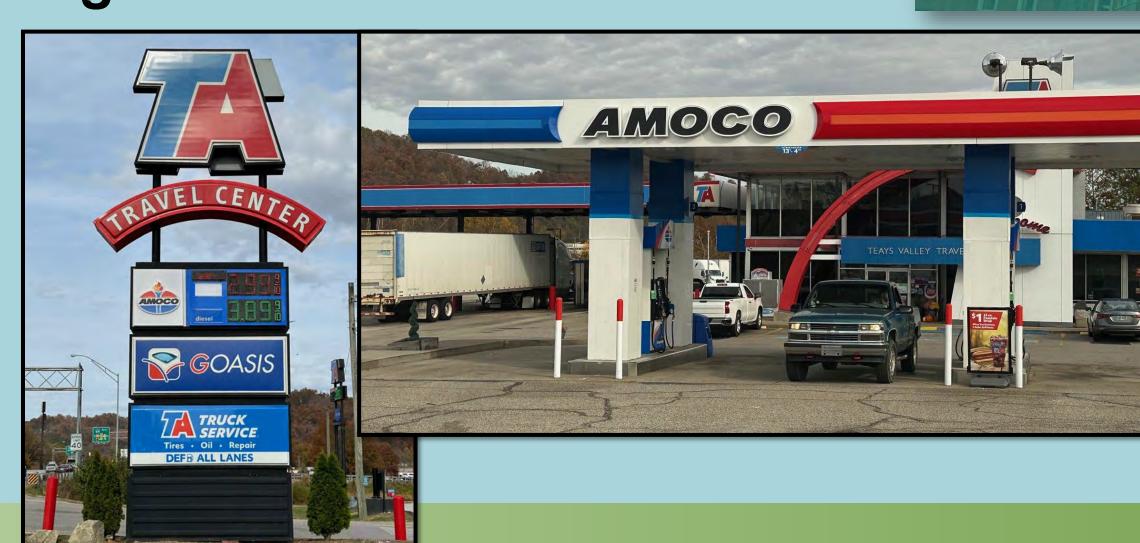
Pulnam County PLANNING & INFRASTRUCTURE



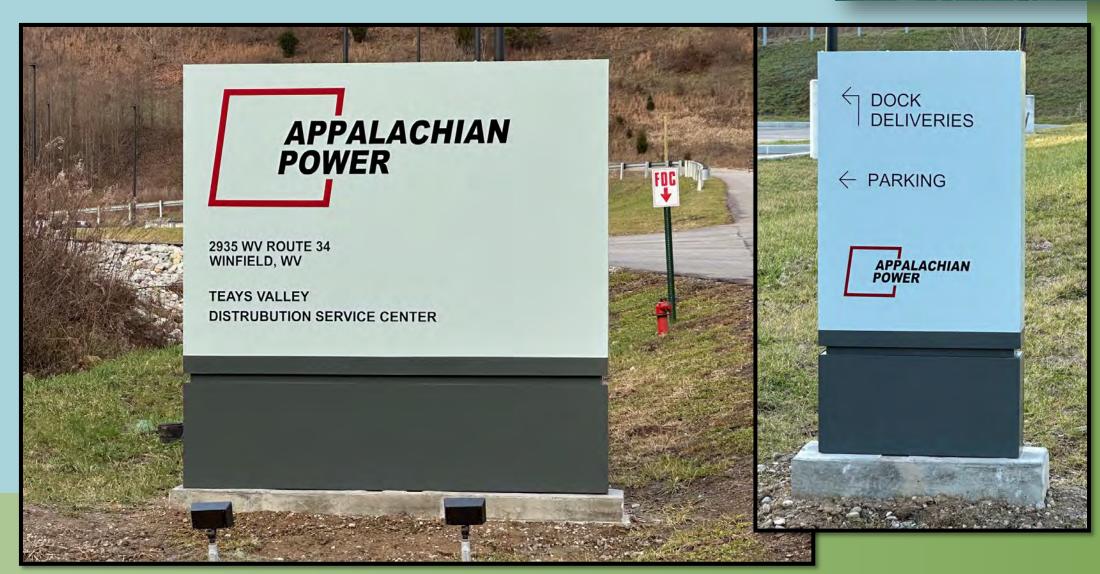


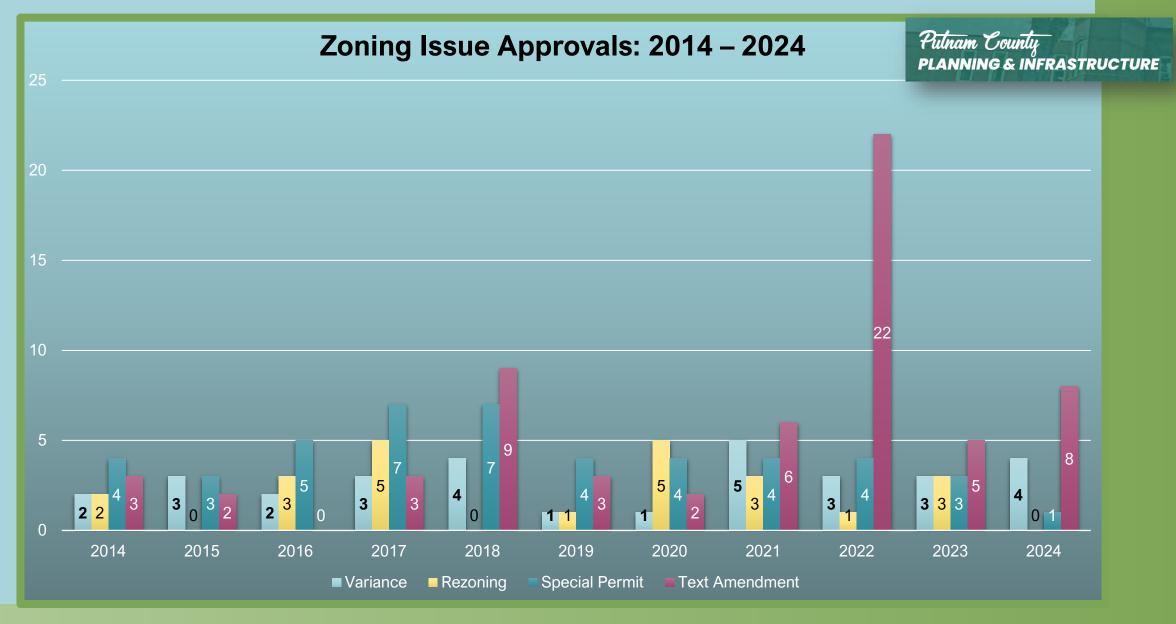


Pulnam County PLANNING & INFRASTRUCTURE



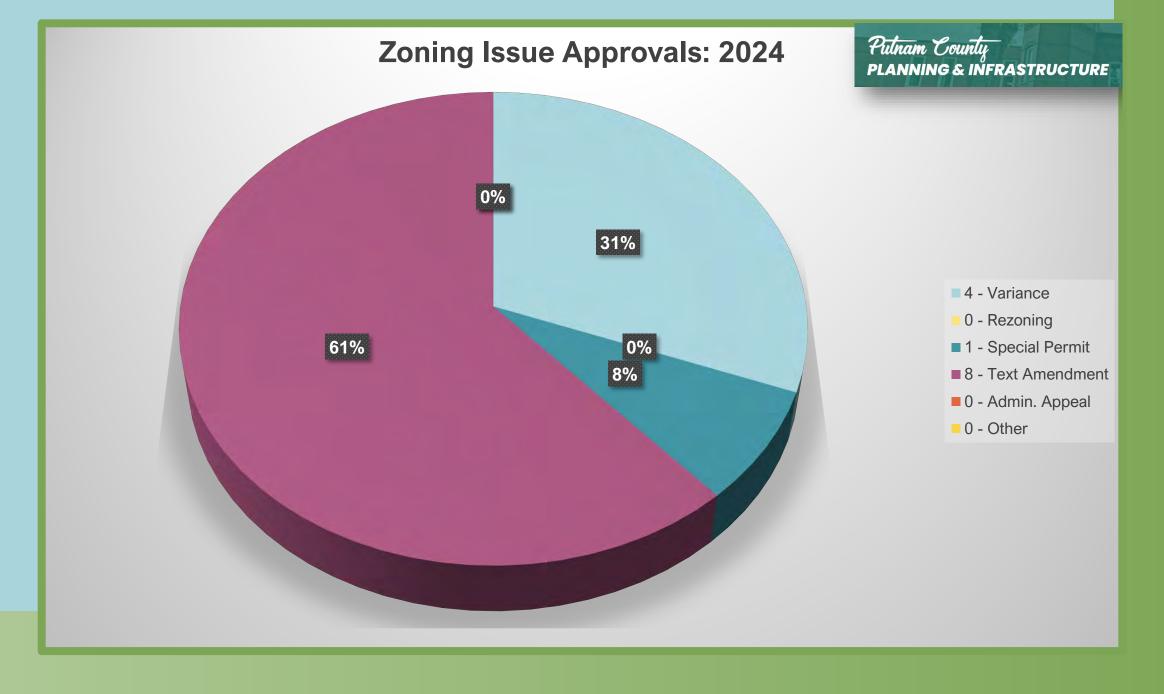
Pulnam County PLANNING & INFRASTRUCTURE





Last 10-Year Average: 15 zoning issue approvals per year

- 13 zoning issue approvals in 2024 was a decrease of 2 (-13%) compared to the last 10-year average
- 13 zoning issue approvals in 2024 was a decrease of 1 (-7%) compared to 2023



Major Subdivision Lots Preliminary Plat Approvals: 2014-2024



2014: 50 lots

Bella Woods, Section I, Phase 3 - 13 lots

Long Meadow – 14 lots

Peaceful Acres - 23 lots

2015: 147 lots

Panaro Pointe – 6 lots

Castleknock Phase 2 - 36 lots

Nautical Pointe, Phase 2 – 4 lots

Alexander's Place – 101 lots

2016: 38 lots

Cresta Bella - 12 lots

Middlebrook – 26 lots

2017: 43 lots

Cresta Bella - 24 lots

Fieldstone IV – 2 lots

Stanford Heights – 17 lots

2018: 35 lots

Valley Pointe – 5 lots

Allbritton - 8 lots

The Woods – 2 lots

Lusari Court – 13 lots

David Lee Manor Section 2 – 4 lots

Holly Brook Section III, Phase 2 – 1 lot

Liberty Park – 2 lots

2019: 6 lots

The Residences at Paul's Place – 6 lots

2020: 26 lots

Cottages of Mount Vernon – 12 lots

The Residences at Paul's Place - 9 lots

Pine Creek Addition – 1 lot

Colonial Oaks, Section 2 – 4 lots

2021: 46 lots

The Bend at Meadow Valley – 46 lots

2022: 4 lots

Teays Terrace Townhomes – 4 lots

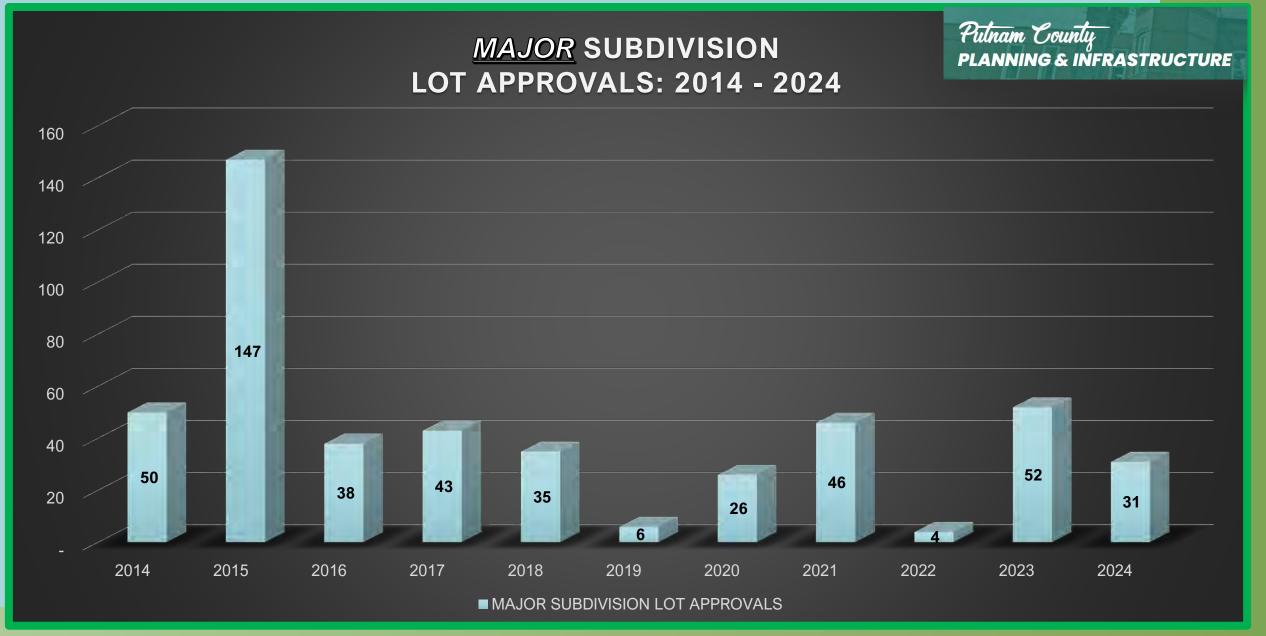
2023: 52 lots

The Residences at Jordon Place - 38 lots

The Oaks at Clayton Pointe - 14 lots

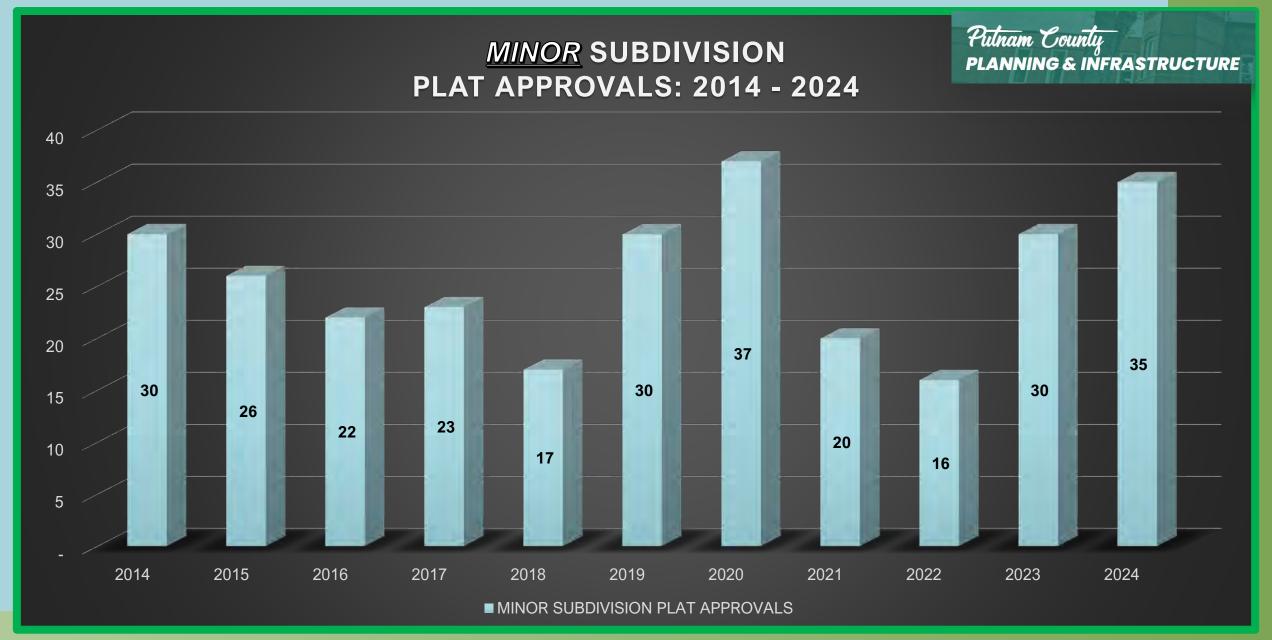
2024: 31 lots

Cobblestone - Section 1 - Phase 2: 31 lots



Last 10-Year Average: 44 major subdivision lot approvals per year

- 31 lots in 2024 was a decrease of 13 lots (-29%) compared to the last 10-year average
- **31** lots in 2024 was a decrease of 21 lots (-40%) compared to 2023



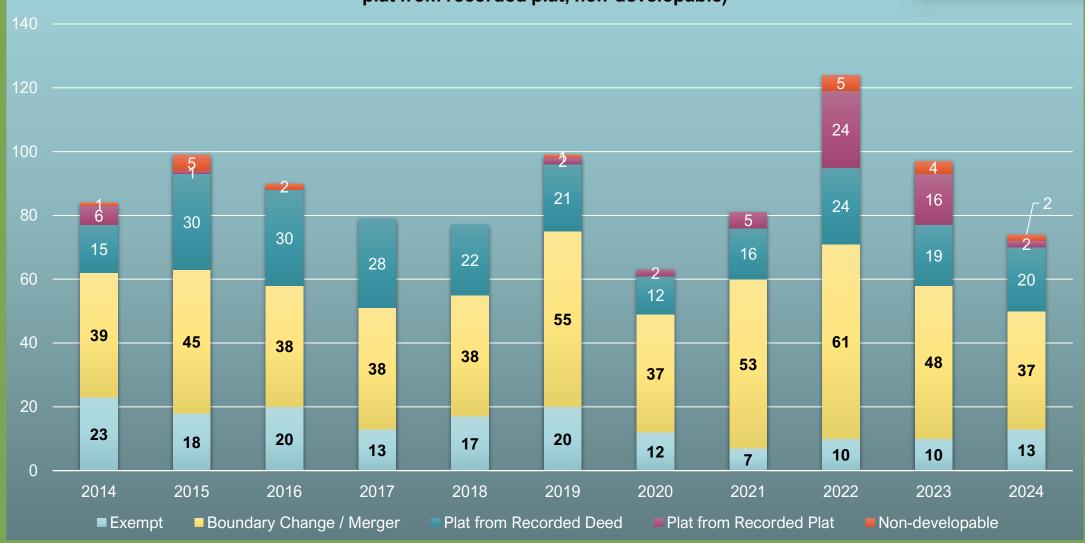
Last 10-Year Average: 25 minor subdivision plat approvals per year

- 35 approvals in 2024 was an **INCREASE** of 10 (+40%) compared to the last 10-year average
- 35 approvals in 2024 was an INCREASE of 5 (+17%) compared to 2023



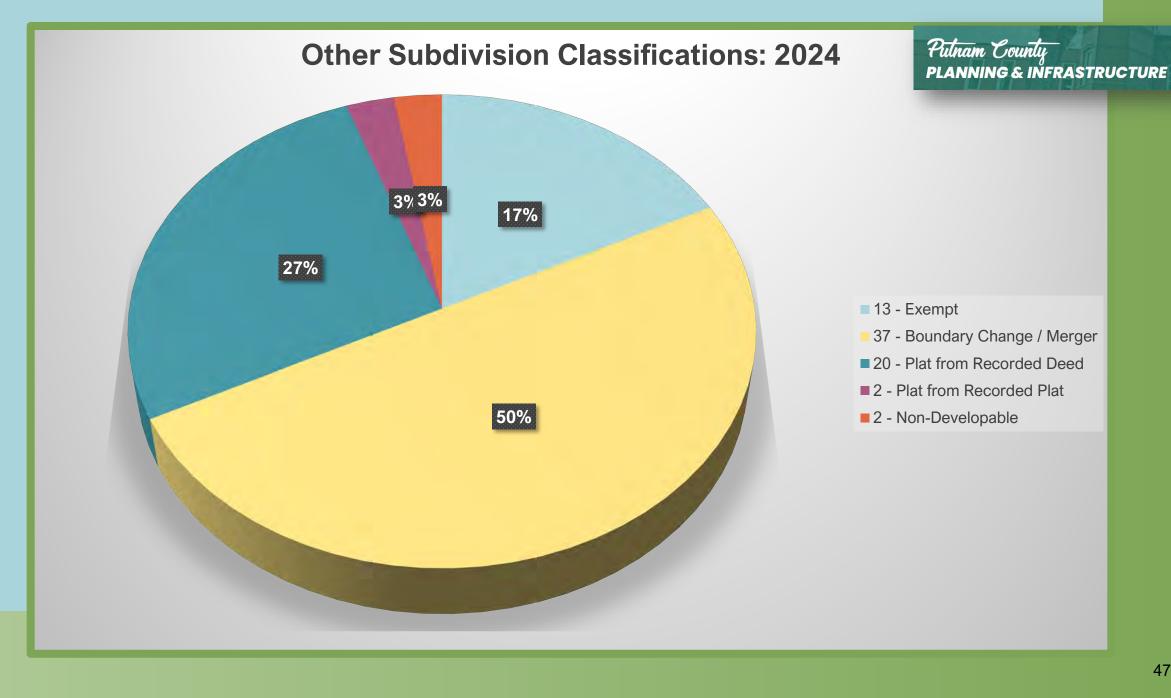
Pulnam County
PLANNING & INFRASTRUCTURE

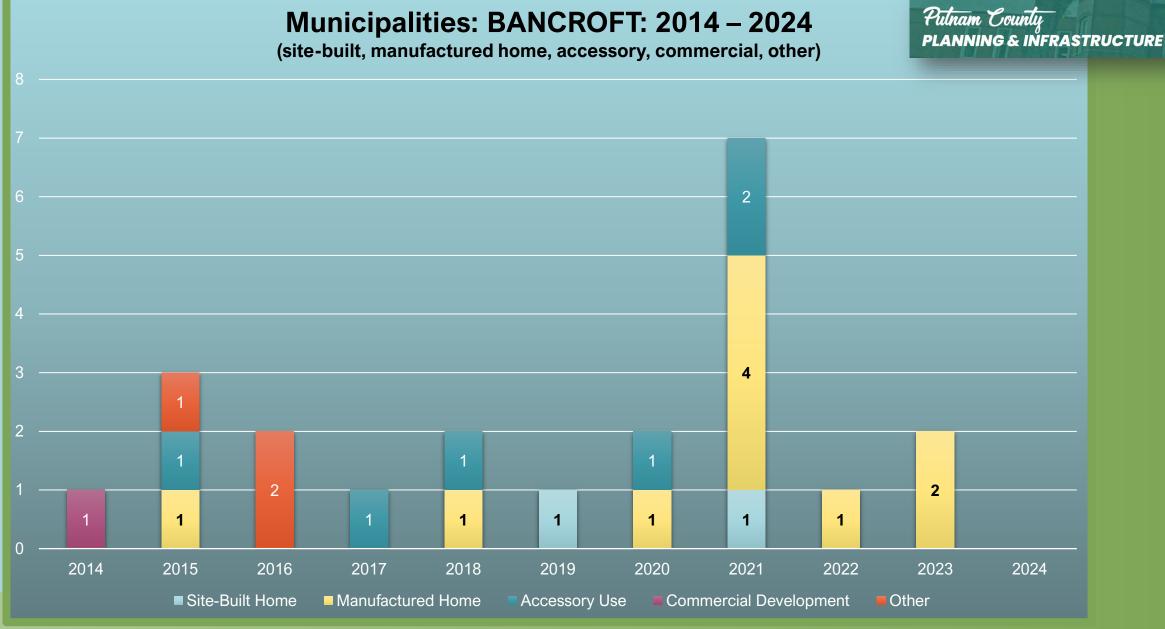
(exempt, boundary change / merger, plat from recoded deed, plat from recorded plat, non-developable)



Last 10-Year Average: 89 plat approvals per year

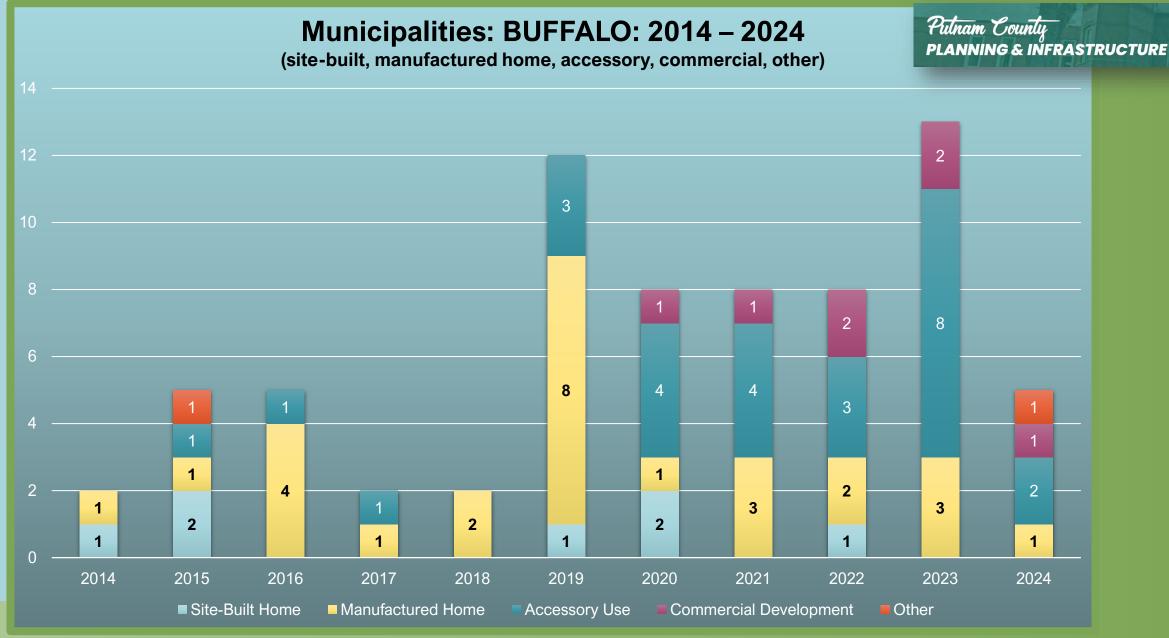
- 74 plat approvals in 2024 was a decrease of 15 (-17%) compared to the last 10-year average
- 74 plat approvals in 2024 was a decrease of 23 (-24%) compared to 2023





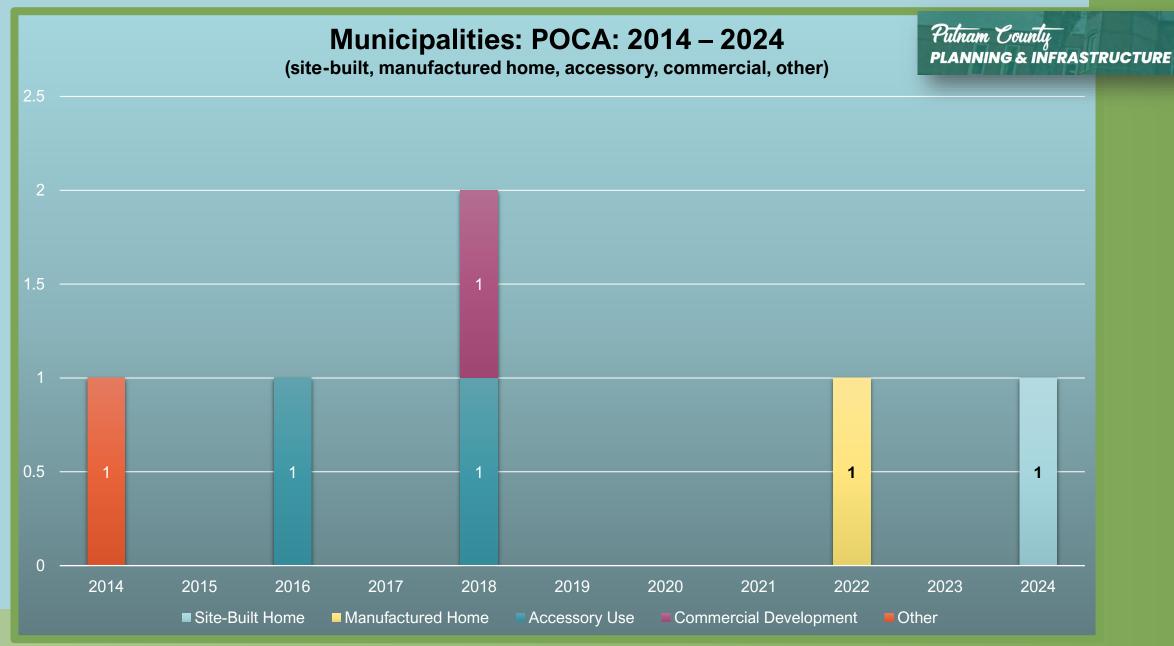
Last 10-Year Average: 2 permits per year

• **0** permits in 2024



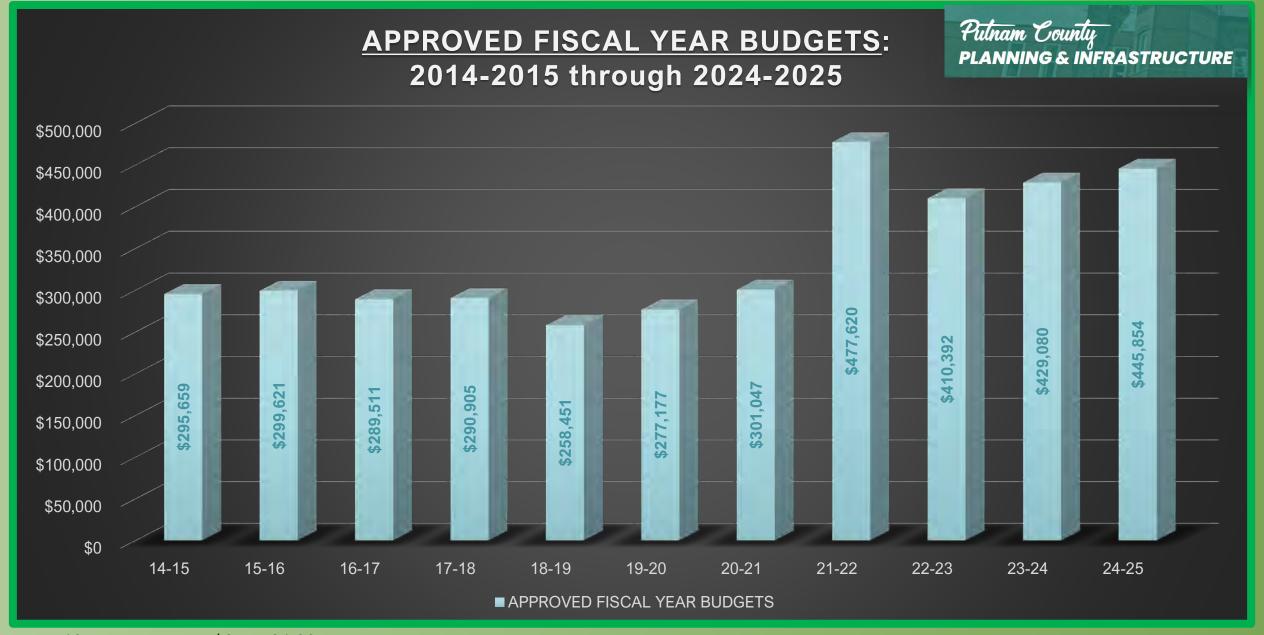
Last 10-Year Average: 7 permits per year

- 5 permits in 2024 was a decrease of 2 (-29%) compared to the last 10-year average
- 5 permits in 2024 was a decrease of 8 (-62%) compared to 2023



Last 10-Year Average: .5 permits per year

• **1** permit in 2024



Last 10-Year Average: \$377,531.00

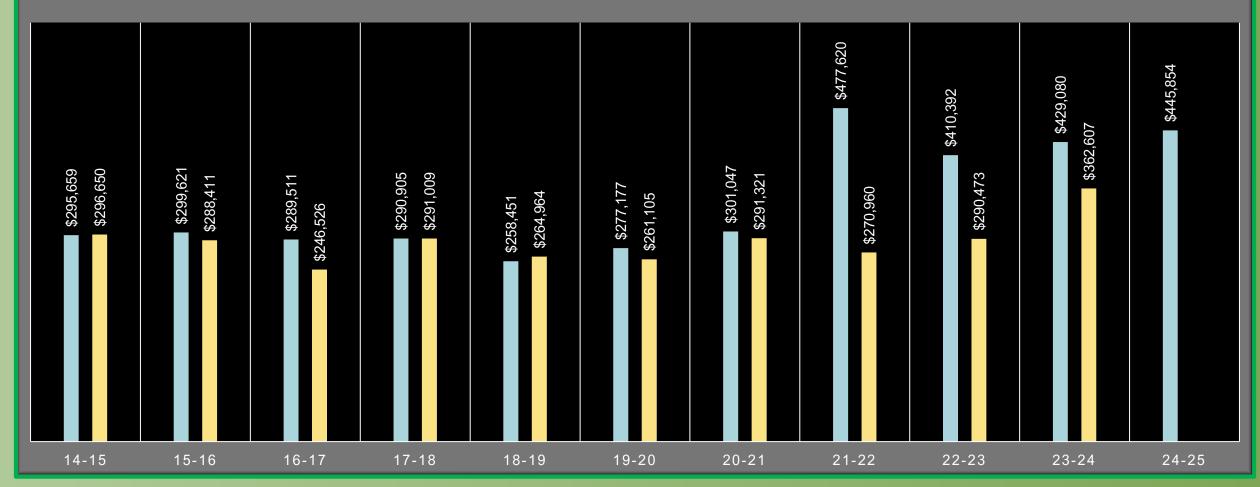
- \$445,854.00 in 2024-2025 was an increase of \$68,233.00 (+18%) compared to the last 10-year average
- \$445,854.00 in 2024-2025 was an increase of \$16,774.00 (+4%) compared to 2023-2024

APPROVED FISCAL YEAR BUDGETS VS FISCAL YEAR EXPENDITURES: 2014-2015 THROUGH 2024-2025

Pulnam County
PLANNING & INFRASTRUCTURE

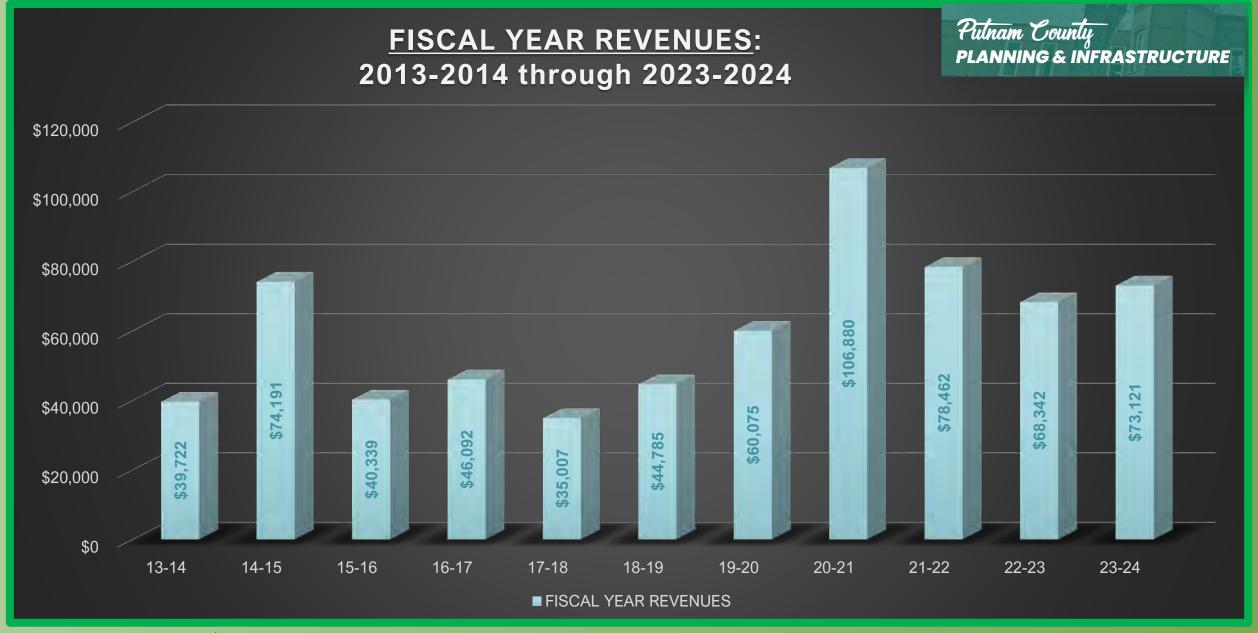
■ APPROVED FISCAL YEAR BUDGETS

FISCAL YEAR EXPENDITURES



In the last 10 fiscal years, expenditures have averaged 14% LESS THAN the approved budgets

• 2023-2024 fiscal year expenditures were 15% LESS THAN the approved budget



Last 10-Year Average: \$59,390.00

- \$73,121.00 in 2023-2024 was an INCREASE of \$13,731.00 (+23%) compared to the last 10-year average
- \$73,121.00 in 2023-2024 was an INCREASE of \$4779.00 (+7%) compared to 2022-2023



Last 10-Year Average: \$61,366.00

• \$92,403.00 in 2024 was an INCREASE of \$31,037.00 (+51%) compared to the last 10-year average

• \$92,403.00 in 2024 was an INCREASE of \$20,987.00 (+29%) compared to 2023

DAEA

(Dilapidated & Abandoned Enforcement Agency)



20 Cases Closed in 2024

The Putnam County Commission has identified a significant problem of deteriorated and abandoned structures scattered across the county, posing safety and health risks. To address these concerns, the Commission has established regulations governing the repair, modification, enhancement, abandonment, closure, elimination, or demolition of structures deemed unsafe or unsanitary, as well as the removal of waste and debris on privately owned land. The primary objective is to safeguard the public from the perils associated with unsafe structures, unsanitary conditions, waste, and debris.

The Putnam County Dilapidated and Abandoned Enforcement Agency comprises the following individuals: the county engineer (or another qualified technical county employee or consulting engineer); the county health officer or their delegate; a fire chief from a county fire company; two members at large, appointed by the County Commission for two-year terms; and the Sheriff, who serves in their official capacity and is responsible for enforcing the County Commission's directives as per this Ordinance.

The Enforcement Agency holds the duty of mandating the removal of any unoccupied or unused dwelling, non-farm structure, building, or any associated remnants, along with the clearance of waste or debris on all privately owned lands, except for structures utilized for agricultural purposes on actively farmed land. This directive applies to any accumulation of waste or debris caused by either natural forces or human activities, provided it poses a safety or health hazard.

Pulnam County PLANNING & INFRASTRUCTURE

Planning Commission

The Putnam County Planning Commission (PCPC) is an appointed commission of 15 citizens established to promote the orderly development of the county and to oversee the development and review of the county's adopted regulations. Those regulations consist of the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia; Putnam County Subdivision Regulations; Putnam County Floodplain Management Program Ordinance; Improvement Location Permit Ordinance; Putnam County Salvage Yard Ordinance; and Adults Only Establishment Program Ordinance. The 15 members are appointed by the County Commission and are residents of Putnam County. The Putnam County Office of Planning and Infrastructure serves as staff. See page 2 of this document for a current list of commission members.

The PCPC hears issues involving rezonings, text amendments, temporary zoning permits, major subdivisions, subdivision variances, and administrative appeals at its monthly meetings.

The PCPC meets on the fourth Thursday of each month at 6:00 pm in the Putnam County Courthouse, Room 221.



Board of Zoning Appeals

The Board of Zoning Appeals (BZA) is a body of 5 citizens appointed by the County Commission to hear issues pertaining to the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia. All members must reside in the zoned areas of the county for a minimum of 3 years and no member may be a member of the Planning Commission or hold any elected or appointed office with the county. The term of the office on the board is 3 years. Alternative members serve when one of the regular members is unable to serve. See page 2 of this document for a current list of board members.

The BZA hears issues involving variances to the zoning ordinance, administrative appeals, and special permits.

The BZA meets on the second Thursday of the month at 6:30 pm in the Putnam County Courthouse, Room 221.



Office of Planning and Infrastructure

The Putnam County Office of Planning and Infrastructure is in the Putnam County Courthouse, Second floor, Room 226, at 12093 Winfield Road, Winfield, WV 25213. See page 2 of this document for a current list of office personnel.

The Office of Planning and Infrastructure serves as staff for the following boards, agencies, and committees: The Planning Commission (PCPC), The Boards of Zoning Appeals (BZA), and the Dilapidated and Abandoned Enforcement Agency (DAEA).

Staff administers and enforces the following ordinances in the unincorporated areas of the county: Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia; Putnam County Subdivision Regulations; Putnam County Floodplain Management Program Ordinance; Improvement Location Permit Ordinance; Putnam County Dilapidated and Abandoned Enforcement Agency; Putnam County Salvage Yard Ordinance; and the Adults only Establishment Location Ordinance.

The Office of Planning and Infrastructure maintains a website with up-to-date information regarding scheduled meetings, approved permits, approved major subdivisions, and other related information. http://putnamcountywv.gov

The Putnam County Planning Commission is the designated municipal planning commission for the Towns of Buffalo and Poca and implements their subdivision regulations, floodplain management program ordinance, and improvement location permit ordinance.

The Putnam County Planning Commission is the designated municipal planning commission for the Town of Bancroft for the implementation of their floodplain management program ordinance.