

**PUTNAM COUNTY PLANNING COMMISSION  
Thursday, December 18, 2025  
SPECIAL MEETING  
Putnam County Courthouse Courtroom 221**

**MINUTES**

On **Thursday, December 18, 2025**, the Putnam County Planning Commission (PCPC) convened for a **Special Meeting** at the Putnam County Courthouse in Courtroom 221.

President David Mills called the meeting to order at 6:00 p.m., after which the assembly joined in the Pledge of Allegiance.

Following a roll call, a quorum was declared present.

**Members Present:** Jason Baker, Jim Dodrill, Dave Hobba, Tim Engel, Bryan Hoyleman, Vic Mays, David Mills, Jacob Pack, Steve Perry

**Members Absent:** Brian Ellis, Donald Pauley, Sara Steorts, Travis Willard, Glenn Yeager, II

**Staff Present:** David Coll, Melissa Sargent, Denise May & Sandy Mellert

**Others Present Who Signed In:** Jason Miller, Georgette George, KJ George, Ellen Mills Pauley, Jeff & Trish Hoops, Aaron Randolph, Harrison Randolph, Catherine Mills Hale, Jame McCallister, Trina Griggsby, Scott Griggsby, Ed Harless, Keith Smith, Grace Randolph, Patrick Mills, Cheryl Manypenny Thrift, Wayne VanBibber

**Approval of Minutes:** The minutes of the November 20, 2025, meeting were reviewed. Bryan Hoyleman moved to approve the minutes as presented, and Vic Mays seconded the motion. The motion carried.

**Citizen Concerns:**

Jason Miller, of 296 Roxalana Hills Drive, Dunbar, WV, formally opposed the nomination of David Hobba for Vice President of the Putnam County Planning Commission. Mr. Miller provided both oral testimony and written remarks detailing his objections. His written comments are attached and incorporated into these minutes by reference.

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**Public Hearing:**

David Mills opened the public hearing for **PCPC REZ 2025-02**. The Depot Development Group, LLC submitted a Zoning Amendment Application for a Rezoning requesting Parcels 2.1 and 3 on Tax

Map 214 consisting of 47.78 +/- acres be rezoned from "R-R" Rural Residential to "H-1" Highway Interchange District and for Parcels 21 and 37 on Tax Map 214 consisting of 237.97 +/- acres be rezoned from "C-2" High Density Commercial to "H-1" Highway Interchange District.

**Disclosure of Conflict:** No board member disclosed a conflict of interest.

Staff presented a summary, which is attached and formally included in these minutes.

**PCPC REZ 2025-02:** The Depot Development Group, LLC has submitted a Zoning Amendment Application for a Rezoning.

- Tax Map 214, Parcels 2.1 and 3 (47.78 +/- acres) are requested to be rezoned from "R-R" Rural Residential to "H-1" Highway Interchange.
- Tax Map 214, Parcels 21 and 37 (237.97 +/- acres) from "C-2" High Density Commercial to "H-1" Highway Interchange.
- The parcels are located at the northeast quadrant of Interstate 64 and US Route 35 intersection in Scott Depot, WV, and total 285.75 +/- acres.

**Applicant Comments:** The applicant, Jeff Hoops, declined to comment at that time.

**Public Comments:**

- Georgette George: While Ms. George does not oppose the rezoning, she requested a tabling of the application to allow for a more thorough review. Her concerns center on the project's scale, specifically the high acreage and potential impacts of commercial traffic and highway transients on nearby residential areas. She further noted that the current ambiguity regarding proposed land uses necessitates additional time to evaluate their compatibility with the existing community.
- Ed Harless: An adjacent landowner, Mr. Harless, objects to the rezoning and the proposed text amendment that would permit "truck stops" as a principal use in the H-1 zoning district. Representing a 77-acre property, he requested that the matter be tabled for additional study, stating that the recent property clearing has already negatively affected his land.
- Catherine Mills Hale: Ms. Hale expressed concerns regarding the impact on abutting residents and formally requested additional information.
- Ellen Mills Pauley: Ms. Pauley formally requests that the Planning Commission separate the rezoning requests. She further requests the Planning Commission to table the request for parcels zoned Rural Residential to be rezoned to Highway Interchange until a comprehensive impact analysis and more information on the impact is available.
- Jame Mills McCalister: Safety and environmental impact are central concerns, specifically regarding highway access and the expansion of impervious surfaces within the county.

- Patrick Mills: Mr. Mills recommends denying the rezoning from Rural Residential to Highway Interchange to preserve parcels that have remained in his family for generations.
- Scott Grigsby: Mr. Grigsby, whose property and home are situated halfway up the adjacent hillside, recommends separating the Rural Residential parcels from the Highway Interchange rezoning. He expressed concern that mountaintop development could adversely impact his property.
- Wayne Vanbibber: Mr. VanBibber objects to the extent of the property proposed for rezoning to Highway Interchange. As an abutting property owner of approximately 100 acres, he notes that his son plans to construct a nearby residence. He argues the sheer scale of the rezoning will negatively transform the rural character of the neighborhood.
- Grace Randolph: Ms. Randolph, whose property is zoned Rural Residential, originally believed the area's rural character would protect it from commercial encroachment. However, following recent clear-cutting up to her property line, she is concerned about long-term impacts and requests a formal extension to receive answers to her specific inquiries.
- Ed Harris: Mr. Harris provided additional concerns regarding ingress and egress to his property. The current clearing and excavation being conducted by Mr. Hoops, the developer, has reportedly already caused significant damage to his land, potentially affecting existing structures or utilities.

President Mills closed the public hearing after determining there were no further comments.

**Discussion and Action:** The presentation concluded with a Q&A session.

- Jeff Hoops (applicant): Mr. Hoops has expressed his commitment to being a responsible developer by incorporating sustainable engineering practices and providing landscaped green areas.
  - Phase 1 Development (110 Total Acres):
    - Travel Center & Truck Stop: 50 acres dedicated to fueling, maintenance, and driver amenities.
    - Commercial Hub: 60 acres featuring a big-box retailer, hospitality services (hotel), and dining establishments.

**Discussion and Action:**

An interactive Q&A session allowed for deeper exploration of the topic.

1. *Will the proposed amendment protect and promote public health, safety, convenience, morals, and general welfare?*

- a. David Hobba and Jacob Pack support the rezoning proposal, arguing that it will alleviate truck traffic in both Nitro and Teays Valley, as well as reduce truck parking issues along Route 817 and Routes 34 & 35.
- b. Roll Call Vote: Motion carried 6–2.
  - Ayes (6): Jason Baker, Jim Dodrill, David Hobba, Bryan Holyman, Vic Mays, Jacob Pack.
  - Nays (2): Tim Engel, Steven Perry.

2. *Is the amendment consistent in achieving the objectives of the adopted comprehensive Plan, US 35 corridor Management Plan, and the Teays Valley Land Use Plan?*

- a. Jim Dodrill believes the answer is “yes” for the same reasons as discussed above and that the amendment will improve traffic flow. Motion carried unanimously.

**Jim Dodrill moved, and Jacob Pack seconded, to recommend approval of a portion of the PCPC REZ 2025-02 (Tax Map 214 – Parcels 21 & 37) to the County Commission. The motion also included tabling the remaining portion (Tax Map 214 – Parcels 2.1 & 3) for future consideration. The motion carried.**

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**Public Hearing:** David Mills convened the public hearing to consider Text Amendments 2025-08 through 2025-11.

**On a motion by Jacob Pack, seconded by Bryan Holyman, it was resolved to rescind Text Amendments 2025-08, 2025-09, 2025-10, and 2025-11 for additional deliberation.**

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**Public Hearing:** David Mills opened the public hearing to concurrently review Text Amendments 2025-12 and 2025-13.

**Disclosure of Conflict:** No Commission member disclosed a conflict of interest during this hearing.

**Discussion and Possible Decision on the Following Proposed Text Amendment(s):**

**Text Amendment TA-2025-12:** David Mills, President of the Putnam County Planning Commission, has requested an amendment to the *ZONING ORDINANCE FOR THE ZONED UNINCORPORATED AREAS OF PUTNAM COUNTY, WV*. The proposal seeks to amend Article 700.02 – Permitted Principal Uses within the “H-I” Highway Interchange District to include “Truck Stop,” “Truck Terminal,” and “Warehousing.”

**Text Amendment TA-2025-13:** David Mills, President of the Putnam County Planning Commission, has requested an amendment to the *ZONING ORDINANCE FOR THE ZONED UNINCORPORATED AREAS OF PUTNAM COUNTY, WV*. The proposal seeks to amend Article 150.02 – Definition of Terms to include “Truck Terminal.”

Staff presented a summary, which is attached and formally included in these minutes.

**Public Comments:**

- Georgette George: Ms. George stated that Mr. Hoops has the right to determine the use of his property. However, she noted that a truck stop presents unique requirements and expressed confusion regarding the Planning Commission's intention to remove the Special Permit status from "truck terminal" uses. Ms. George formally requested an extension to gather additional information.
- Keith Smith: Mr. Smith, a construction consultant, echoed Ms. George's statement that proposed uses as Special Permit uses would allow for public input. He argued that a "truck stop" should specifically be classified as a Special Permit use because its 24/7 operation is different from standard business hours.

With no further questions or comments, David Mills closed the public hearing.

- Jeff Hoops: Mr. Hoops stated that underground storage tanks are highly regulated by both state and federal governments, which mandate regular inspections. He also claimed that obtaining permits for these facilities can take over three years.

**Deliberation and Action:** A question-and-answer session followed, sparking a detailed discussion about Text Amendment 2025-12.

1. *Will the proposed Amendment protect and promote public health, safety, convenience, morals, and general welfare?*
  - a. Jacob Pack maintains that the answer is 'yes' for the reasons cited above.
  - b. Roll Call Vote: The motion passed 5–4. Voting in favor: Jason Baker, David Hobba, Bryan Hoylman, and Jacob Pack, with David Mills casting the tie-breaking vote. Voting against: Jim Dodrill, Tim Engel, Vic Mays, and Steven Perry. Motion carried.
2. *Is the amendment consistent in achieving the objectives of the adopted Comprehensive Plan, US 35 Corridor Management Plan, and the Teays Valley Land Use Plan?*
  - a. Jacob Pack believes the answer is "yes" and stated that this is a suitable place to do this type of business.
  - b. All in favor: Motion carried.

Bryan Holyman moved, and Tim Engel seconded, a motion to recommend Text Amendment 2025-12 for approval to the County Commission, subject to the following modifications:

- a. Amend the 'H-I' Highway Interchange District to include 'Truck Stop' and 'Warehousing' as permitted principal uses.
- b. Maintaining 'Truck Terminal' as a Special Permit Use within the 'H-I' Highway Interchange District is recommended to ensure continued oversight.

**Deliberation and Action:** A discussion followed, featuring a question-and-answer session regarding Text Amendment 2025-13.

3. *Will the proposed Amendment protect and promote public health, safety, convenience, morals, and general welfare?*
  - a. Following deliberation regarding PCPC REZ 2025-02, all members indicated their belief that the answer to the question posed was affirmative.
  - b. A motion was made and carried unanimously.
4. *Is the amendment consistent in achieving the objectives of the adopted Comprehensive Plan, US 35 Corridor Management Plan, and the Teays Valley Land Use Plan?*
  - a. Following deliberation regarding PCPC REZ 2025-02, all members indicated their belief that the answer to the question posed was affirmative.
  - b. A motion was made and carried unanimously.

Jim Dodrill moved, and Bryan Hoyleman seconded to recommend approval of Text Amendment 2025-13 to the County Commission as presented. The motion carried unanimously.

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**Bylaws Amendment:**

Staff presented the second reading of the proposed amendment to the planning commission's Bylaws regarding the Ordinance Review Subcommittee (ORSC). A motion was made by Bryan Hoyleman and seconded by Jacob Pack to approve the amended Bylaws as presented. The motion passed.

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**Staff Report:** Our next meeting, the 2026 Annual Meeting, is scheduled for January 22 at 6:00 PM.

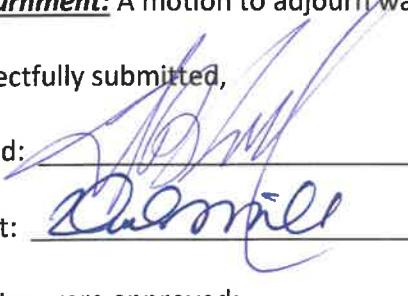
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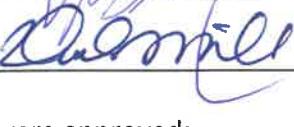
**Unfinished Business:** There was no unfinished business.

**New Business:** There was no new business.

**Adjournment:** A motion to adjourn was made and seconded; the motion carried unanimously.

Respectfully submitted,

Signed: , David Coll, Planning Director

Attest: , Presiding Officer

Minutes were approved: \_\_\_\_\_