

PUTNAM COUNTY PLANNING COMMISSION
Thursday, February 26, 2026
REGULAR MEETING
Putnam County Courthouse Courtroom 221

MINUTES

On Thursday, February 26, 2026, the Putnam County Planning Commission (PCPC) held a Regular Meeting at the Putnam County Courthouse, Second Floor Courtroom, Room 221.

President Jim Dodrill called the meeting to order at 6:05 p.m., followed by the Pledge of Allegiance.

Roll call was taken, and a quorum was present.

Members Present: Jim Dodrill, Brian Ellis, Dave Hobba, David Mills, Jacob Pack, Donald Pauley, Steve Perry, Glenn Yeager II

Members Absent: Jason Baker, Tim Engel, Bryan Hoylman, Vic Mays, Sara Steorts, Travis Willard

Staff Present: David Coll, Melissa Sargent, Denise May, & Jordan Chapman

Others Present Who Signed In: T.J. Summers, Cheryl Hobba, Dave Brown, Mark Drennan, Tommy Hoffer, Shirley Keeling Jones, Jonathan Nicol, Courtlandt Smith

Approval of Minutes: The minutes of the January 22, 2026, meeting were reviewed. A motion to approve the minutes as presented was made by David Mills and seconded by Donald Pauley. The motion carried.

Citizen Concerns: There were no citizen concerns.

Public Hearing: President Jim Dodrill opened the public hearing for **Four-S Development LLC – Liberty Park, Phase 2 – Parcels C & D.**

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

Staff Presentation: Staff presented a summary of the application; a copy of which is attached and incorporated into these minutes by reference.

Four-S Development LLC: T.J. Summers has requested preliminary plat approval for Liberty Park Phase 2 Parcel C (0.33 acres) and Parcel D (2.398 acres), two commercial lots located on Liberty Park Drive (CR-33/1), Hurricane, WV on Tax Map 213, Parcel 38 and 38.15. The property is zoned "C-2" High Density Commercial.

Applicant Comments: None

Public Comments: None

Jim Dodrill closed the public hearing.

Planning Commission Action:

- Brian Ellis commented that it would be beneficial to the county to create the proposed lots.
- Glenn Yeager II commented that the proposed lots are a continuation of previously approved lots.
- Glenn Yeager II motioned to adopt the staff summary report and all testimonies given as factual record.
 - David Mills seconded this motion.
 - The motion carried.
- Jacob Pack motioned to classify as Major Subdivision Development.
 - Glenn Yeager II seconded this motion.
 - The motion carried.
- Glenn Yeager II motioned to approve the Major Subdivision Development without conditions.
 - Dave Hobba seconded this motion.
 - The motion carried.
- Donald Pauley motioned to accept Resolution 26-01
 - Jacob Pack seconded this motion.
 - The motion carried.
- Jim Dodrill and TJ Summers signed and dated Resolution 26-01.
- David Coll and TJ Summers signed and dated copies of the preliminary plat.

Public Hearing: President Jim Dodrill opened the public hearing for **PCPC REZ 2026-01**.

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

Staff Presentation: Staff presented a summary of the application; a copy of which is attached and incorporated into these minutes by reference.

PCPC REZ 2026-01: Tammy Curry Smith has submitted a Zoning Amendment Application for a Rezoning for 126.05 +/- acres (Tax Map 172, Parcel 5) in Fraziers Bottom, WV 25082. The request is to rezone part of the parcel from "R-2" Mixed Residential District to "C-2" High Density Commercial District and most of the parcel from "R-R" Rural Residential Districts to "C-2" High Density Commercial District.

Applicant Comments: Mark Drennan, 16208 Winfield Road, Winfield, WV 25213.

Mr. Drennan stated he was there on behalf of Tammy Curry Smith to answer any questions. Mr. Drennan stated he owns the property located adjacent to Mrs. Smith. There were no questions for Mr. Drennan.

Public Comments: Shirley Keeling Jones, 939 Evergreen Road, Fraziers Bottom, WV 25082.

Mrs. Jones opposes the proposed rezoning. She asked if environmental studies have been done relative to previous uses of the property from the 1960's. Mrs. Jones stated that the property was once used by a

mobile chemical cleaning business. She believes the soil should be evaluated before it is disturbed for development. Mrs. Jones inquired about the procedure to appeal a rezoning recommendation and/or decision. She asked if a traffic safety study has been completed regarding US Rt. 35.

Jim Dodrill closed the public hearing.

Discussion and Action:

Discussion ensued with a question-and-answer session.

Facts that need to be determined for rezoning:

1. *Will the proposed amendment protect and promote public health, safety, convenience, morals, and general welfare?*
 - a. Jacob Pack answered yes as the property in question abuts an existing 'C-2' property, and the rezoning will allow growth in the area.
 - b. David Mills agrees with Jacob Pack.

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. David Mills answered yes as US Rt. 35 splits these parcels.
 - b. Jim Dodrill answered yes as the property in question abuts an existing 'C-2' property and an existing 'IOP' property.

Motion was made by Jacob Pack and seconded by David Mills to *recommend PCPC REZ 2026-01* to the County Commission for approval. The motion carried.

Melissa Sargent stated that the County Commission will hear this rezoning proposal on May 26th, 2026, at 5:00 pm.

Staff Report: The next meeting is scheduled for Thursday, March 26, 2026, at 6:00 p.m.

Unfinished Business: There was no unfinished business.

New Business: There was no new business.

Adjournment: Motion was made and seconded to adjourn. Motion carried.

Respectfully Submitted:

Signed: _____ David Coll, Planning Director

Attest: _____ Presiding Officer

Minutes were approved: 03/26/2026