

Putnam County
PLANNING & INFRASTRUCTURE

2025 Annual Report

2025 Annual Report

Putnam County Commission

Andy Skidmore, Commission President

Brian Ellis, Commissioner

Doug Pierson, Commissioner

Tim Hanna, County Manager

2025 Annual Report

Planning & Infrastructure

David Coll, Planning Director

Melissa Sargent, Senior Planner & CFM

Jordan Chapman, Planner

Denise May, Administrative Planner

Sandy Mellert, Planner

Kaity Stowers, Associate Planner

2025 Annual Report

Board of Zoning Appeals **(BZA)**

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Robert Stonestreet, Vice President
Tony Hodge, Secretary
Richard Boehm
Jessie Parker
Mike Steorts

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Steve Perry
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Travis Willard
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Dilapidated & Abandoned Enforcement Agency **(DAEA)**

David Turley, President
David Coll, Vice President
Bobby Eggleton, Sheriff
Destiny Newcome
Drew Pack
Rob Vanater

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PLANNING & INFRASTRUCTURE

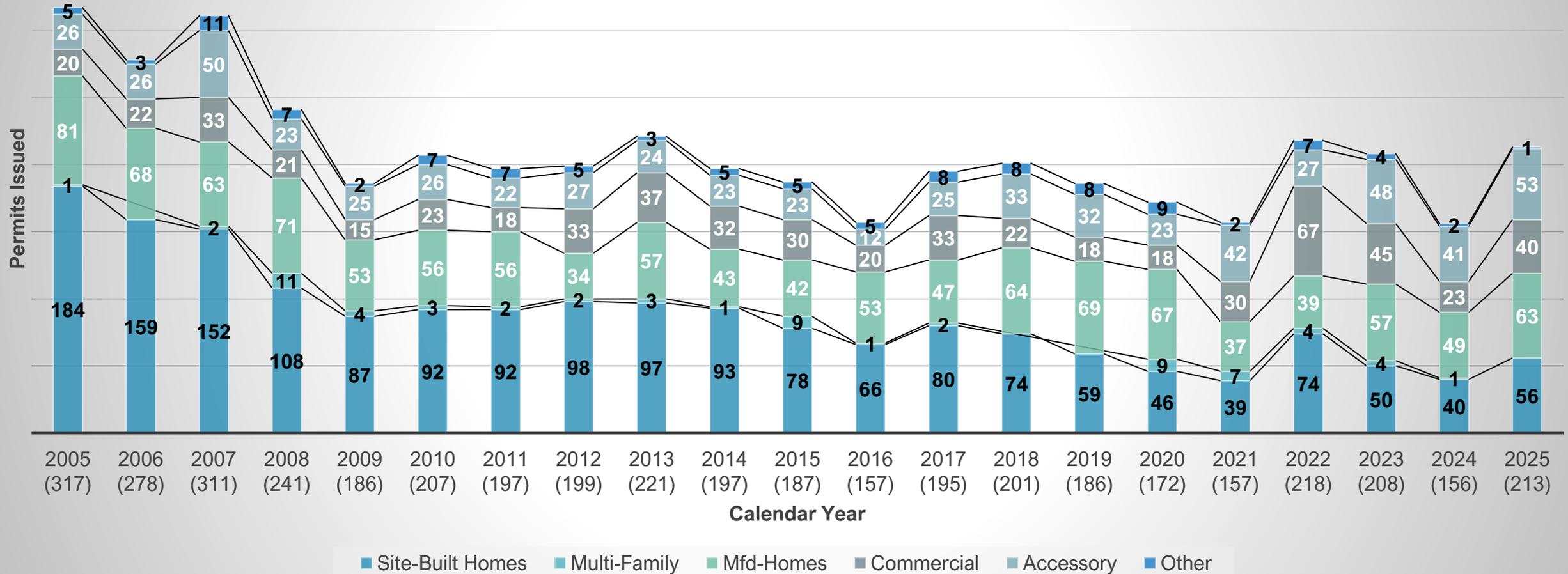
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Development

A photograph showing the wooden skeleton of a building under construction. The structure is composed of numerous vertical studs and horizontal joists, forming a complex grid. The roofline is visible, showing a series of gables and a central dormer. The background is a clear, bright blue sky. The overall scene conveys a sense of active development and construction.

Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials.

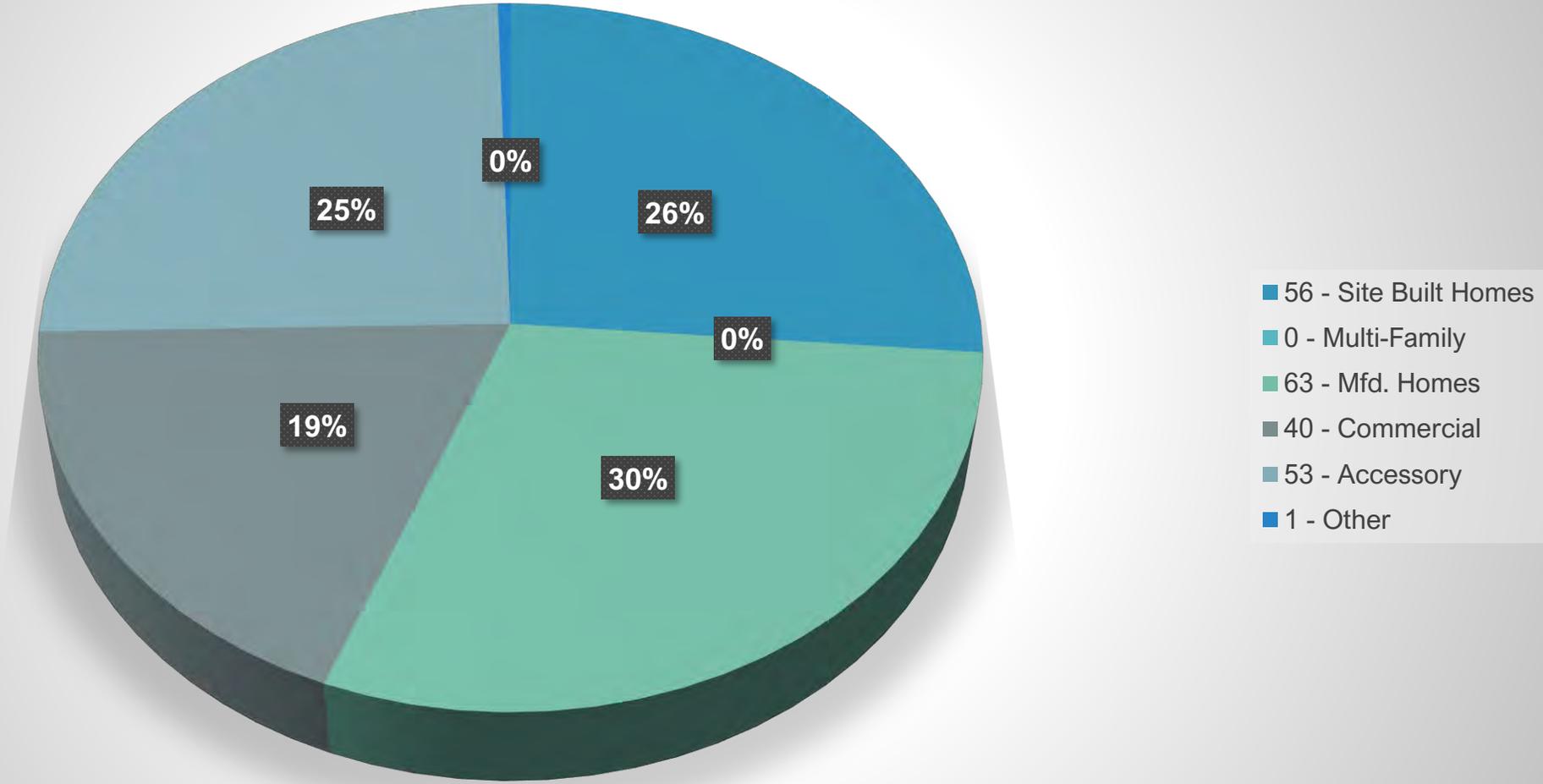
Recent History of Development Permits: 2005 - 2025



Last 10-Year AVERAGE: 209 development permits issued per year

- 213 development permits issued in 2025 were an **INCREASE** of 4 permits **(+2%)** compared to the last 10-year average
- 213 development permits issued in 2025 were an **INCREASE** of 57 permits **(+31%)** compared to 2024

Development Permits: 2025



Accessory: Separate structure such as garage, storage building, barn, etc.

Other: Bridge, culvert, fill, substantial residential addition, etc.

Commercial & Industrial Development

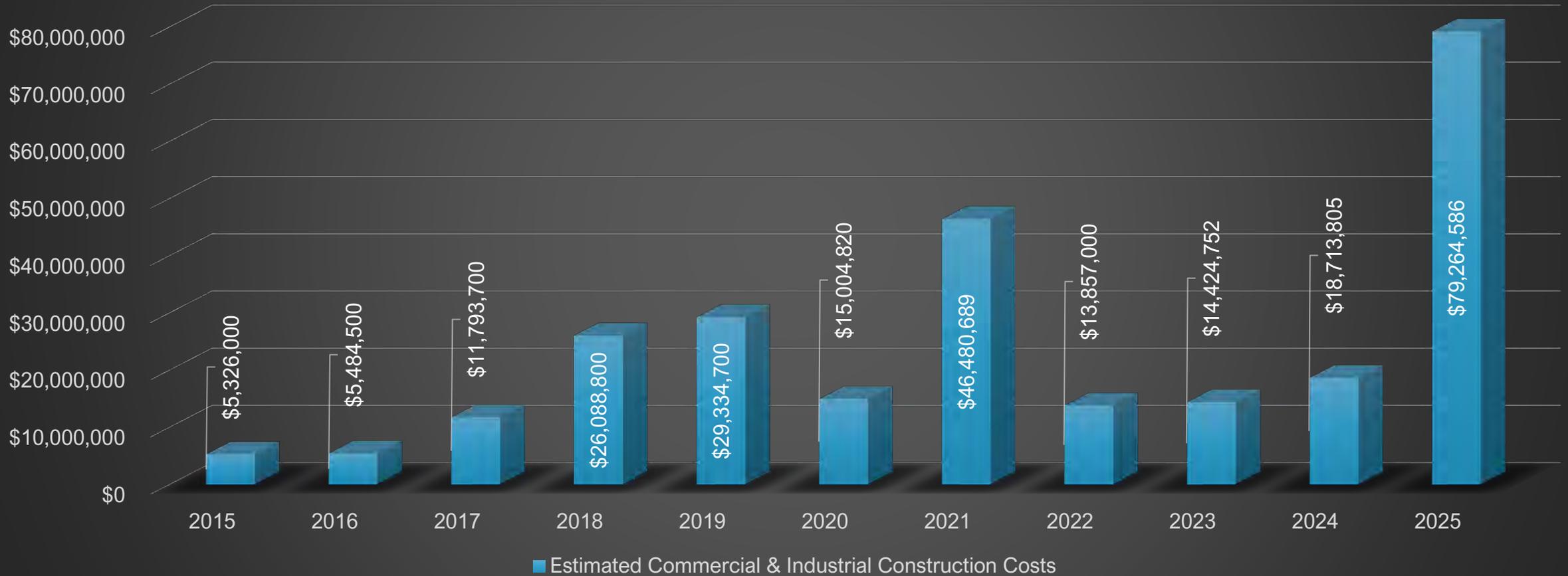
Commercial Approvals for 2025

OWNER/BUSINESS	SITE LOCATION	TYPE OF BUSINESS	COST	APPROVAL DATE
Toyota Manufacturing	1 Sugar Maple Lane, Buffalo	Childcare Building	\$ 25,000,000.00	07/15/2025
Advantage Valley	64 Waterway Drive, Poca	Manufacturing	\$ 4,000,000.00	04/24/2025
Valley Ridge Development, LLC	7947 Winfield Road, Winfield	Mini Storage	\$ 851,000.00	03/10/2025
American Tower Company	8300 State Rt 34, Winfield	Cell Tower	\$ 15,000.00	03/06/2025
Crown Castle USA Inc.	Rt 34 South, Nitro	Cell Tower	\$ 8,000.00	03/13/2025
Palace Properties, LLC	3975 Teays Valley Road, Hurricane	Dog Washing Station	\$ 10,000.00	03/10/2025
AT & T Mobility	999 Bailes Road, Nitro	Cell Tower	\$ 25,000.00	04/09/2025
American Tower Corporation	1199 18 Mile Creek Road, Buffalo	Cell Tower	\$ 12,000.00	03/21/2025
Crown Castle USA, Inc.	1535 Midland Trail, Hurricane	Cell Tower	\$ 16,000.00	03/20/2025
CAMC Teays Valley Hospital	1400 Hospital Drive, Hurricane	Healthcare Facility	\$ 42,139,351.00	06/06/2025
DG BTS Scott Depot	6009 Teays Valley Rd Scott Depot	Retail	\$ 1,892,980.00	04/30/2025
Skyway Towers	2720 Buck Lick Rd, Leon	Cell Tower	\$ 25,000.00	04/16/2025
American Tower Corporation	871 Kellys Ck, Hurricane	Cell Tower	\$ 15,000.00	04/18/2025
T-Mobile	1704 Walker Ridge, Leon	Cell Tower	\$ 75,000.00	05/02/2025
Crown Castle USA, INC.	11515 Hurricane Ck, Winfield	Cell Tower	\$ 12,000.00	05/13/2025
HHG Properties, LLC	1 Park Drive, Nitro	Machine Tool & Industrial Air Compressor Supplier	\$ 666,255.08	05/16/2025
Columbia Gas Transmission	Poca River Rd, Poca	Development without Structure	\$ 300,000.00	06/30/2025
WV Land Investments, LLC	2395 Charleston Rd, Poca	Container Storage & Fill	\$ 30,000.00	07/17/2025
Hensley, Jr., Luther	3225 Charleston Rd, Poca	Commercial Storage	\$ 3,000.00	05/14/2025

Commercial Approvals for 2025

OWNER/BUSINESS	SITE LOCATION	TYPE OF BUSINESS	COST	APPROVAL DATE
Harold Parsons	9455 Teays Valley Road	Commercial	\$ 150,000.00	07/09/2025
Harmoni Towers	346 Dupont Road	Cell Tower	\$ 15,000.00	05/30/2025
Hensley, Jr., Luther	3225 Charleston Road	Gambling Establishment & Restaurant	\$ 6,000.00	05/27/2025
Crown Castle, USA, Inc.	5013 US 60, Hurricane	Cell Tower	\$ 46,000.00	07/02/2025
Crown Castle, USA, Inc.	21 Cannery Lane, Winfield	Cell Tower	\$ 8,000.00	07/10/2025
Crown Castle, USA, Inc.	6760 US Route 60, Hurricane	Cell Tower	\$ 8,000.00	07/10/2025
Verizon Wireless	871 Kellys Creek Road, Hurricane	Cell Tower	\$ 10,000.00	07/08/2025
DG BTS Scott Depot	6009 Teays Valley Rd Scott Depot	Retaining Wall	\$ 135,000.00	07/18/2025
Little General Stores, Inc. Dunkin Donuts & Buffalo Wild Wings	49 & 59 Clubhouse Lane, Hurricane	2 Restaurants	\$ 2,000,000.00	09/16/2025
American Tower	8300 St Route 34, Winfield	Cell Tower	\$ 15,000.00	07/22/2025
Skyway Towers	2720 Buck Lick Road, Leon	Cell Tower	\$ 15,000.00	07/22/2025
American Tower	1199 18 Mile Ck Rd, Buffalo	Cell Tower	\$ 15,000.00	08/12/2025
American Tower	1347 Rocky Step Rd, Scott Depot	Cell Tower	\$ 15,000.00	08/01/2025
SBA Communications	11455 Charleston Rd, Red House	Cell Tower	\$ 20,000.00	08/01/2025
Crown Castle	3547 R. Teays Valley Rd, Hurricane	Cell Tower	\$ 12,000.00	08/19/2025
Zippy Car Care Group, LLC	13219 Winfield Rd, Winfield	Retail-Car Wash	\$ 19,000.00	09/13/2025
Jack G. Blevins	3990 Teays Valley Rd Scott Depot	Commercial	\$ 100,000.00	09/19/2025
Skyway Tower	709 Grandview Rd, Red House	Cell Tower	\$ 35,000.00	09/29/2025

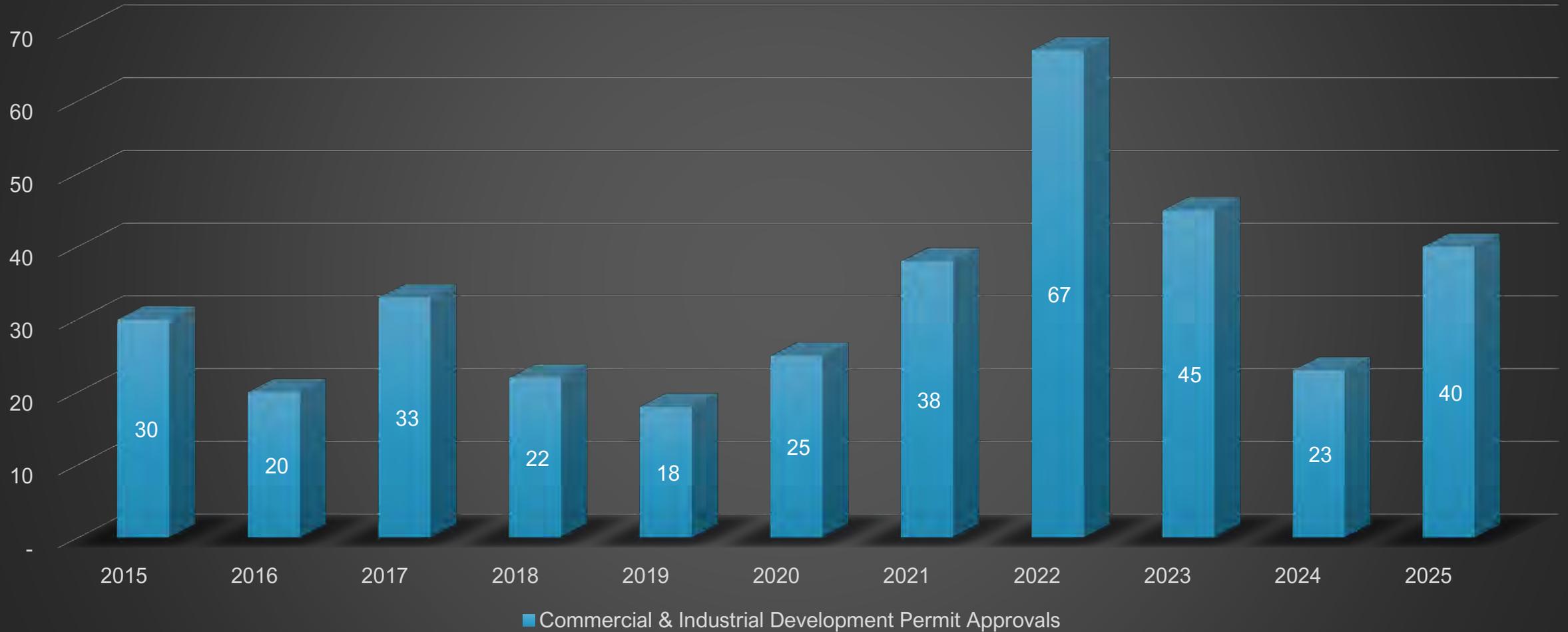
Estimated Commercial & Industrial Construction Costs: 2015 - 2025



Last 10-Year AVERAGE: \$18.6 million per year of estimated commercial & industrial construction costs

- \$79.3 million in 2025 was an **INCREASE** of \$60.7 million **(+124%)** compared to the last 10-year average
- \$79.3 million in 2025 was an **INCREASE** of \$60.6 million **(+124%)** compared to 2024

Commercial & Industrial Development Permit Approvals: 2015 - 2025



Last 10-Year AVERAGE: 32 commercial & industrial development permits issued per year

- 40 commercial & industrial development permits issued in 2025 were an **INCREASE** of 8 permits **(+22%)** compared to the last 10-year average
- 40 commercial & industrial development permits issued in 2025 were an **INCREASE** of 17 permits **(+54%)** compared to 2024



CAMC Surgical Center

CAMC Surgical Center



CAMC Surgical Center



Vandalia Health
CAMC, Berga Wilsey Hospital

Z ZMM
ARCHITECTS
ENGINEERS

BBL Carlton



Dollar General

DG market

market
G SOON.



Dollar General



DG market

DG market

NOW HIRING.

Dollar General



the HUMAN BEAN

the HUMAN BEAN

the Human Bean



Dunkin & Buffalo Wild Wings



Another QUALITY Self Storage
Building, Storage, Equipment
Manufactured and installed by
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**AIR-DUCT & DRYER
VENT CLEANING**

304-993-5487

CARPET CLEANING

304-993-5487

Store-It



Diesel Drilling (laydown yard)

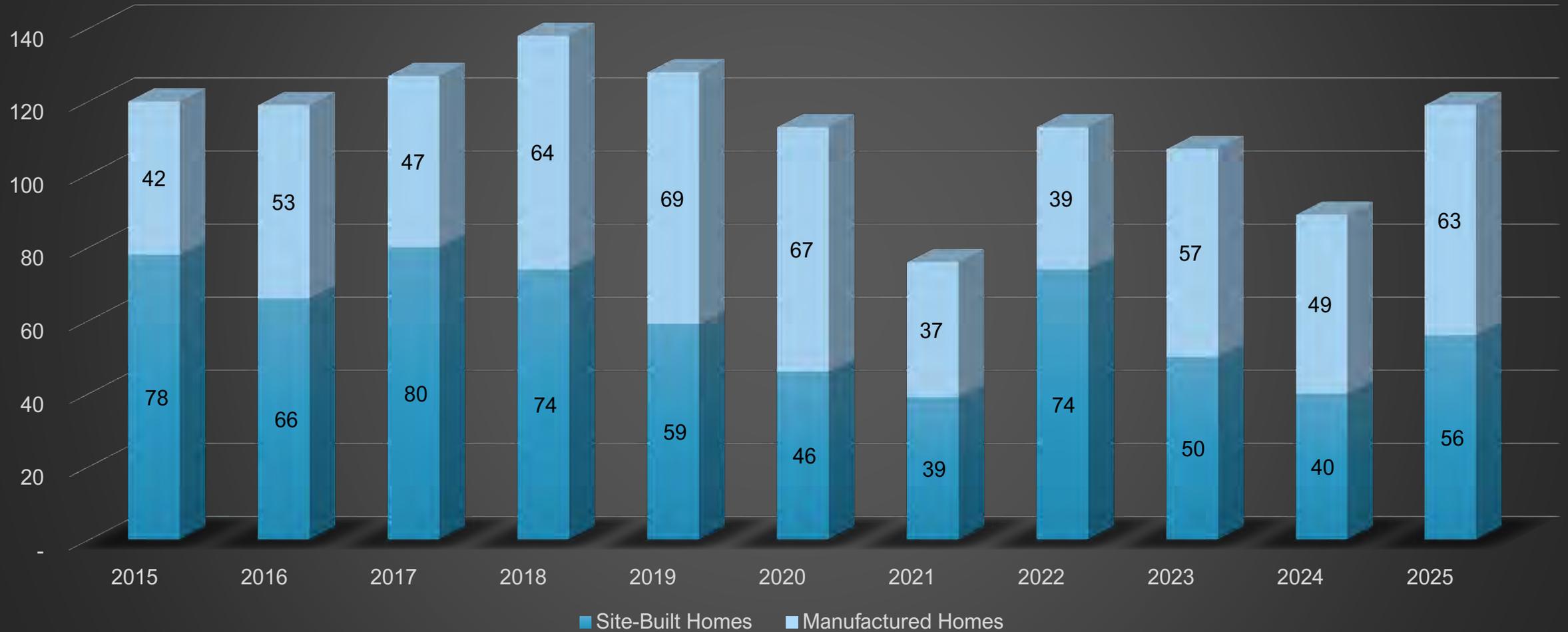


Renovation of Industrial Facility (Vossloh Building)



Residential Development

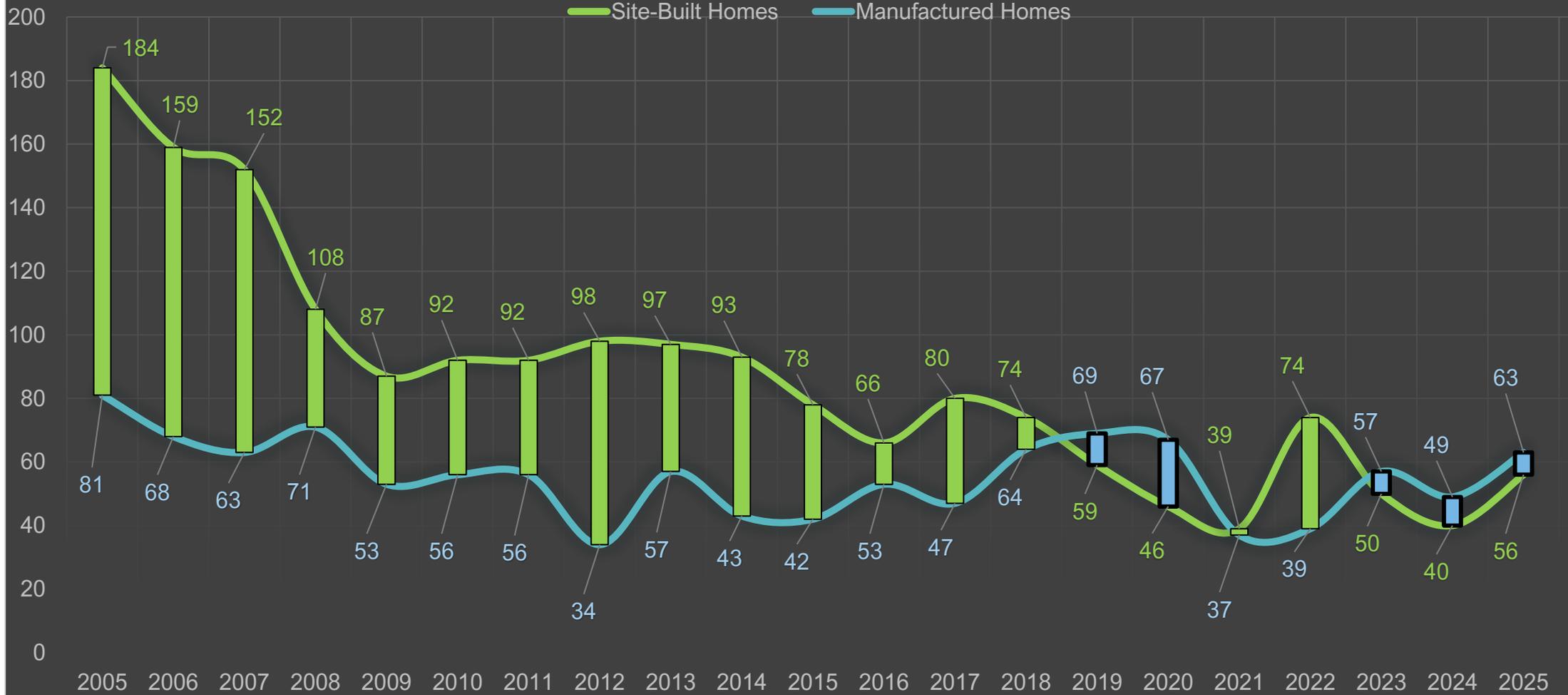
Single-Family Residential Permits: 2015 - 2025



Last 10-Year AVERAGE: 113 single-family residential permits issued per year

- 119 single-family residential permits issued in 2025 were an **INCREASE** of 6 permits **(+5%)** compared to the last 10-year average
- 119 single-family residential permits issued in 2025 were an **INCREASE** of 30 permits **(+29%)** compared to 2024

Single-Family Residential Permits: 2005 - 2025





Residential Development



Cobblestone Subdivision



The Oaks at Clayton Pointe Subdivision



The Oaks at Clayton Pointe Subdivision



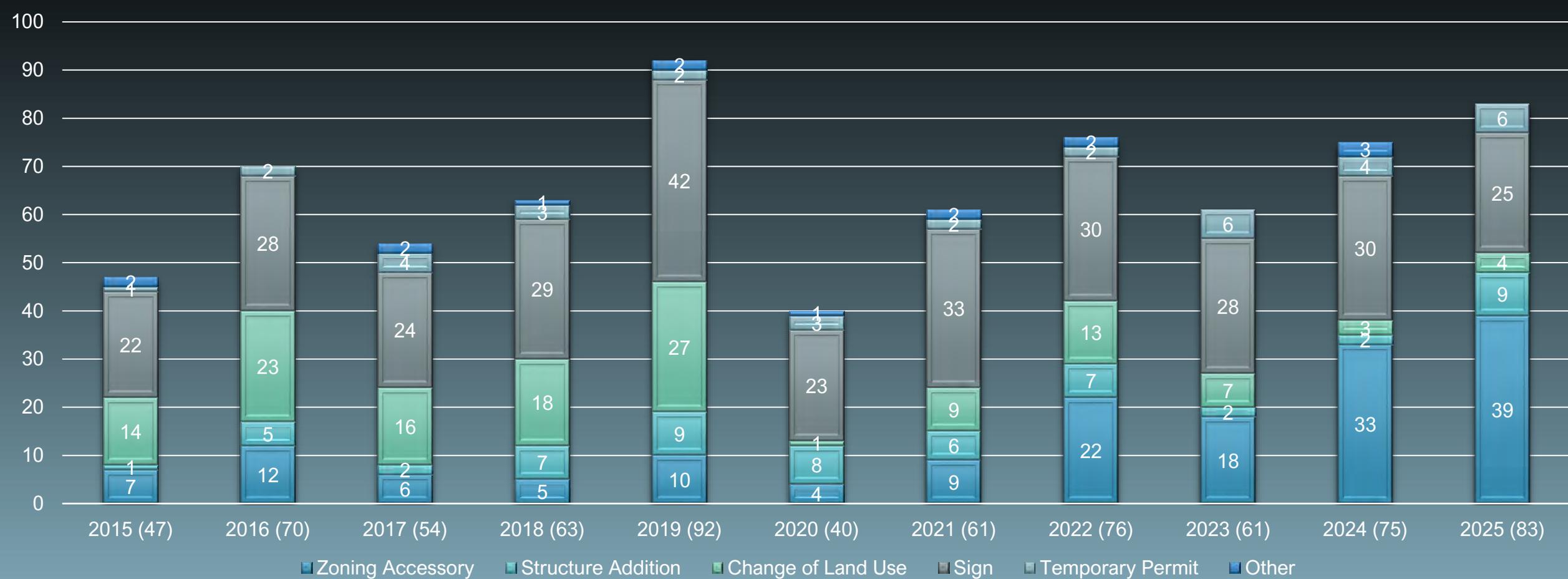
Alexander's Place Subdivision

Zoning



Recent History of Zoning Permit Approvals: 2015 – 2025

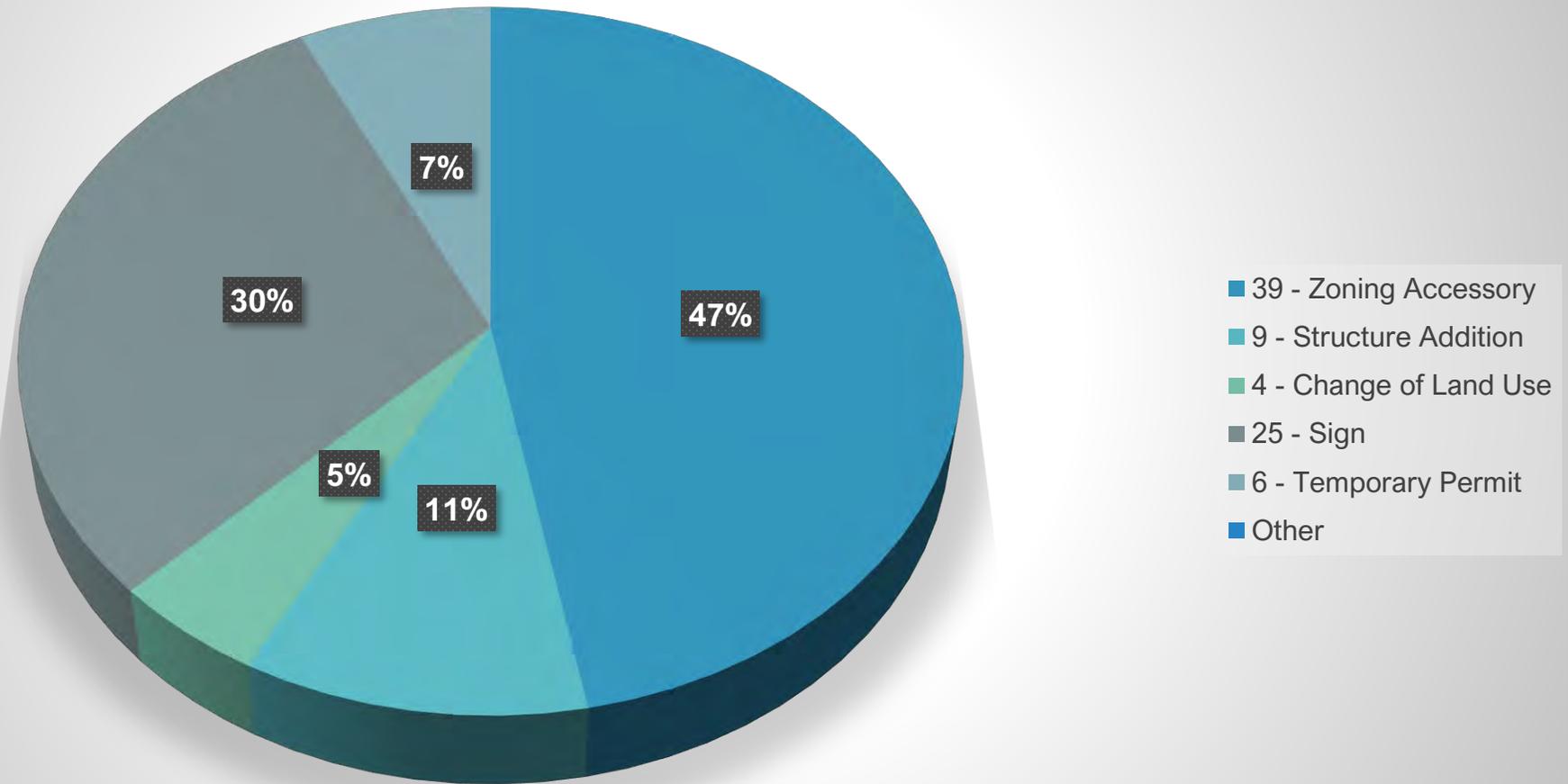
(other than residential, commercial, or industrial)



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

- 83 zoning permits issued in 2025 were an **INCREASE** of 19 permits **(+26%)** compared to the last 10-year average
- 83 zoning permits issued in 2025 were an **INCREASE** of 8 permits **(+10%)** compared to 2024

Zoning Permit Approvals: 2025 (other than residential, commercial, or industrial)

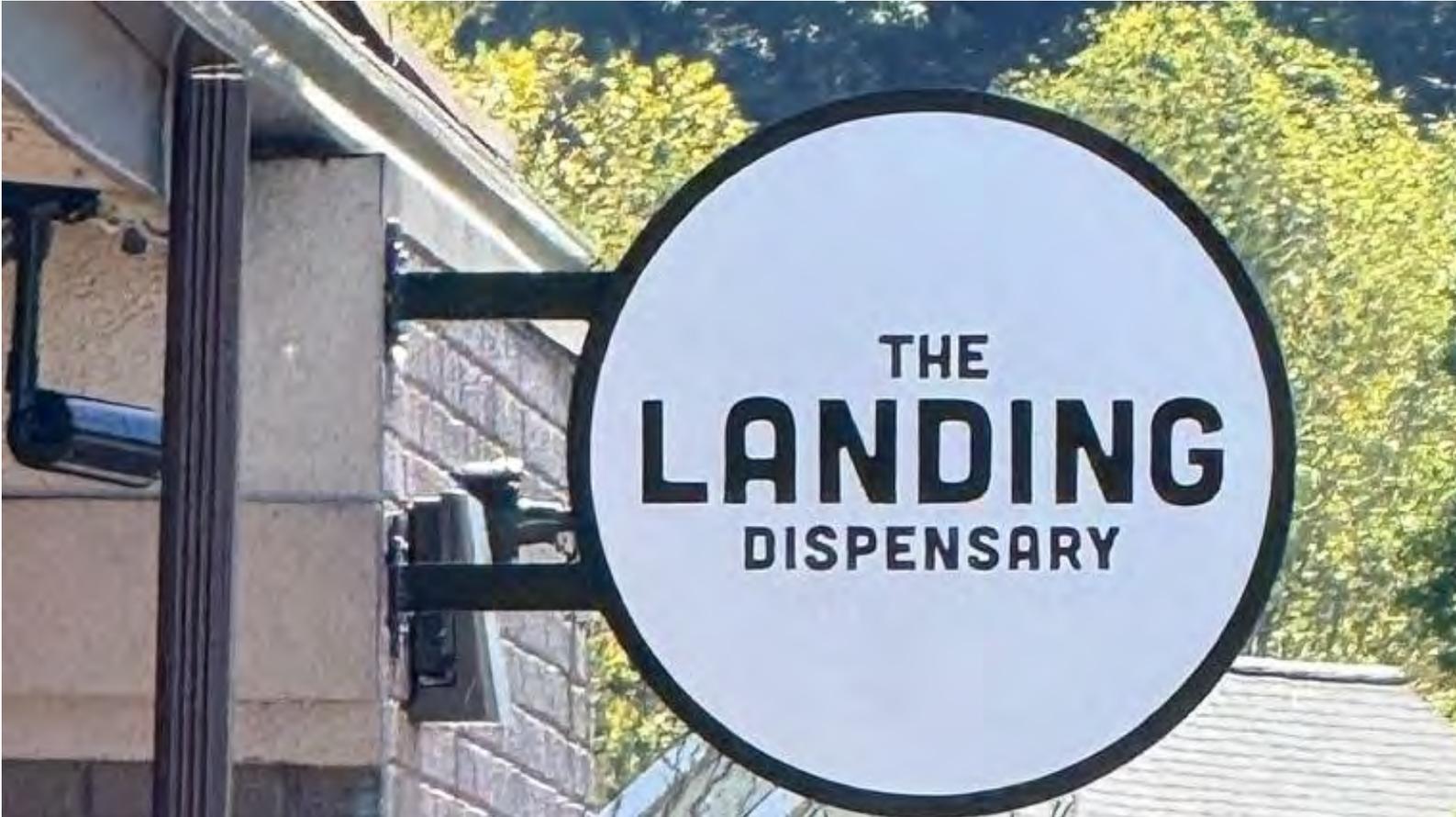


- Zoning Accessory: fence, pool, etc.
- Other: home occupation, etc.

Burke & Herbert Bank

Change of Land Use & Signage



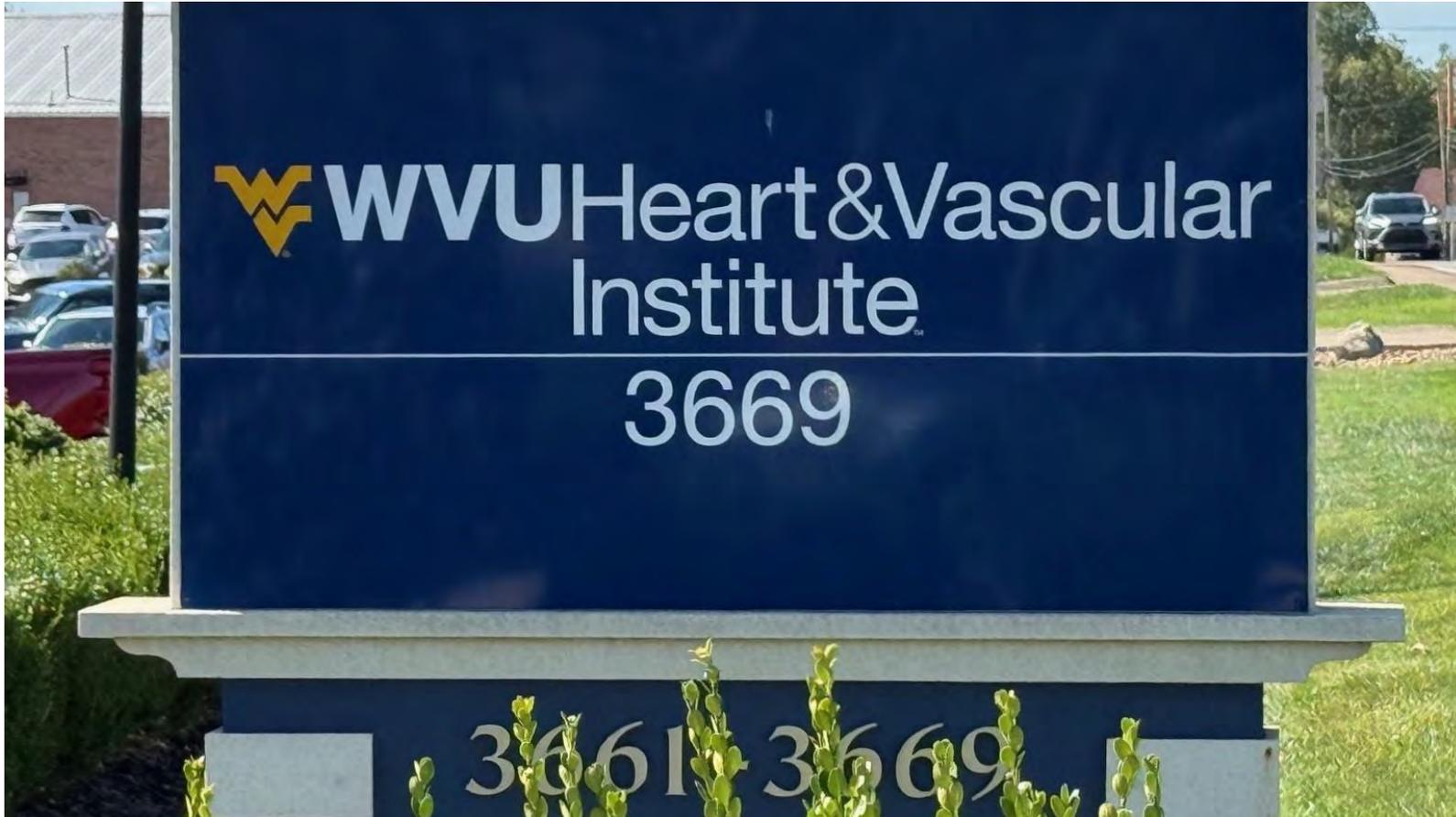




A photograph of a modern church building facade. The central feature is a large, dark grey rectangular sign with the church's name in white. The sign is flanked by two vertical grey columns. Below the sign is a section of light grey stone veneer. The building has a dark grey roofline and large windows on either side. The sky is a clear, pale blue.

REDEEMER
CHURCH (PCA)







Health

A to Z OUTLET

SALE

HUGE SAVINGS ALL YEAR
SHOP LOCAL

BIG BRANDS LOWER PRICES
LOCALLY OWNED



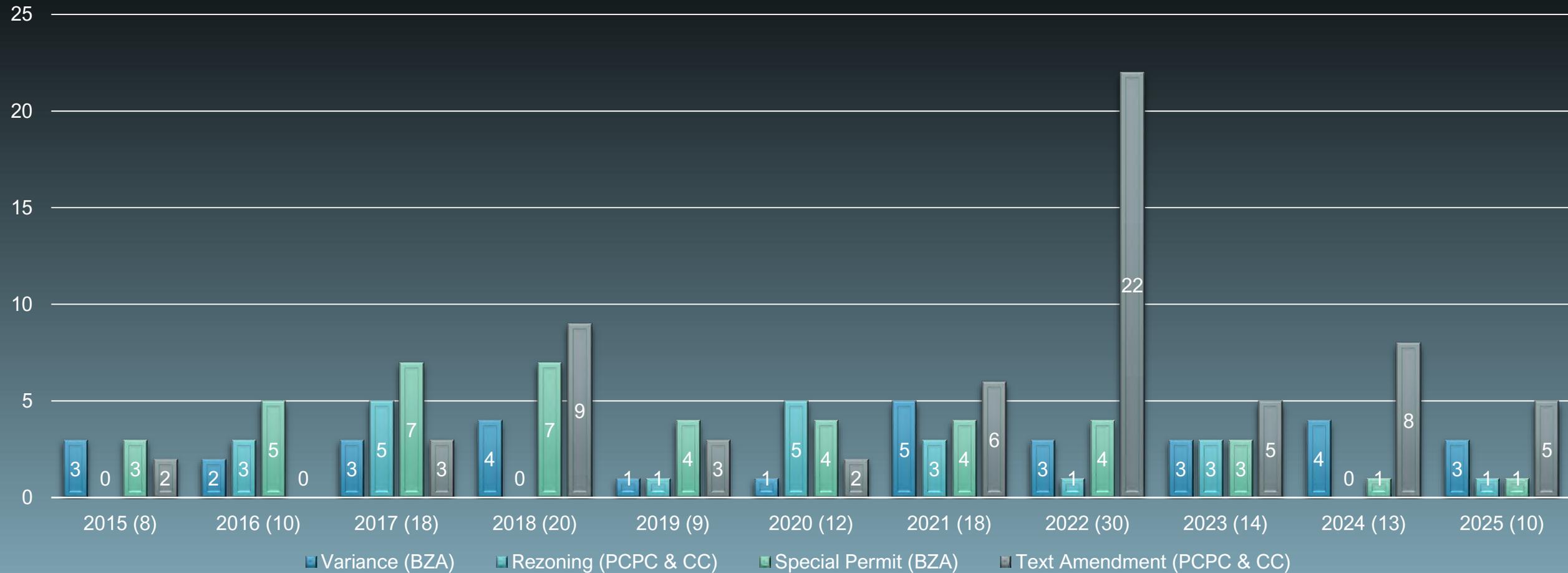
five BELOW

GIC
LIVE WELL





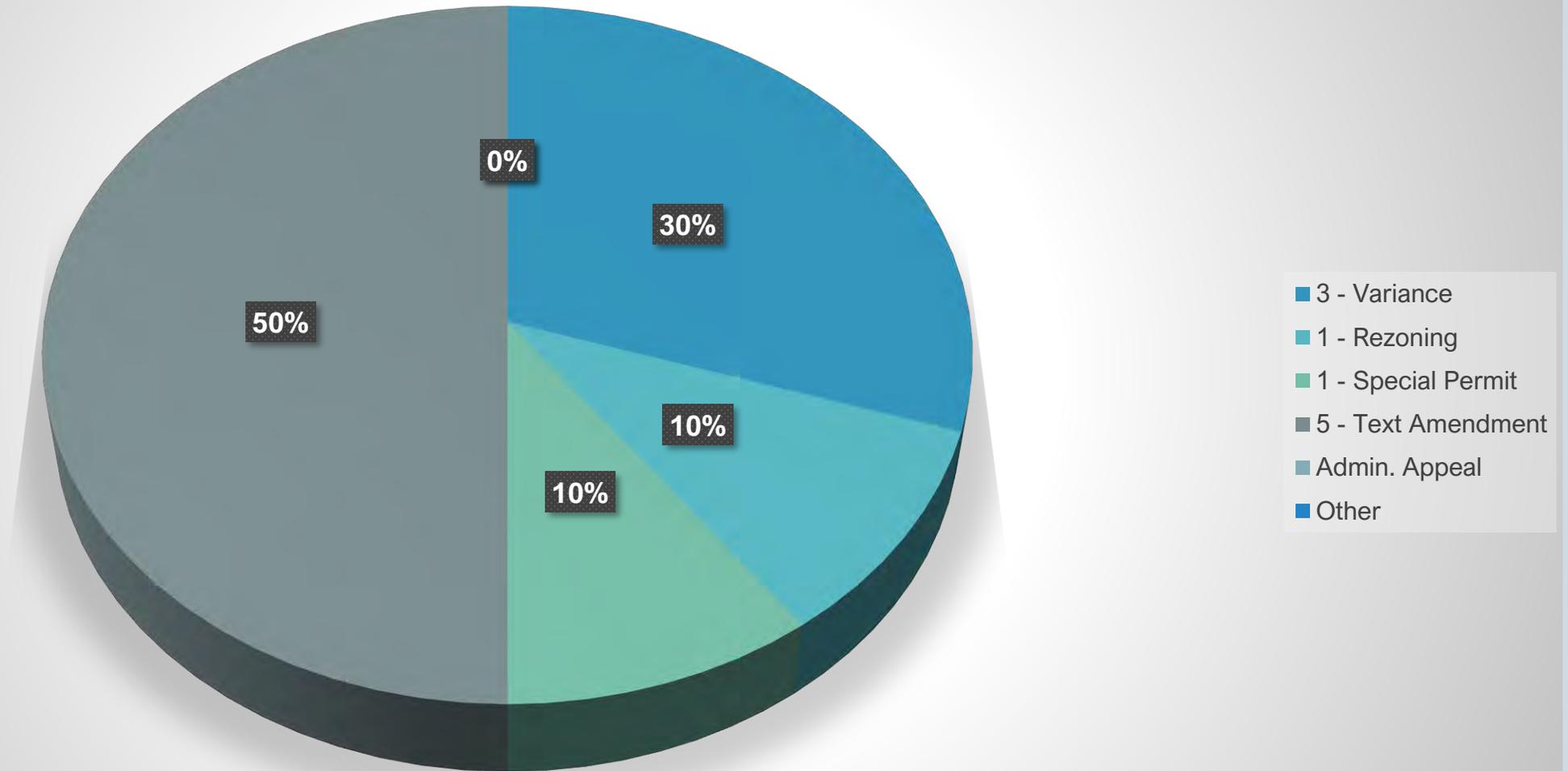
Recent History of Zoning Requests Approved by Boards: 2015 – 2025 (Board of Zoning Appeals, Planning Commission, County Commission)



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

- 10 zoning issue approvals in 2025 were a **decrease** of 5 **(-40%)** compared to the last 10-year average
- 10 zoning issue approvals in 2025 were a **decrease** of 3 **(-26%)** compared to 2024

Zoning Requests Approved by Boards: 2025

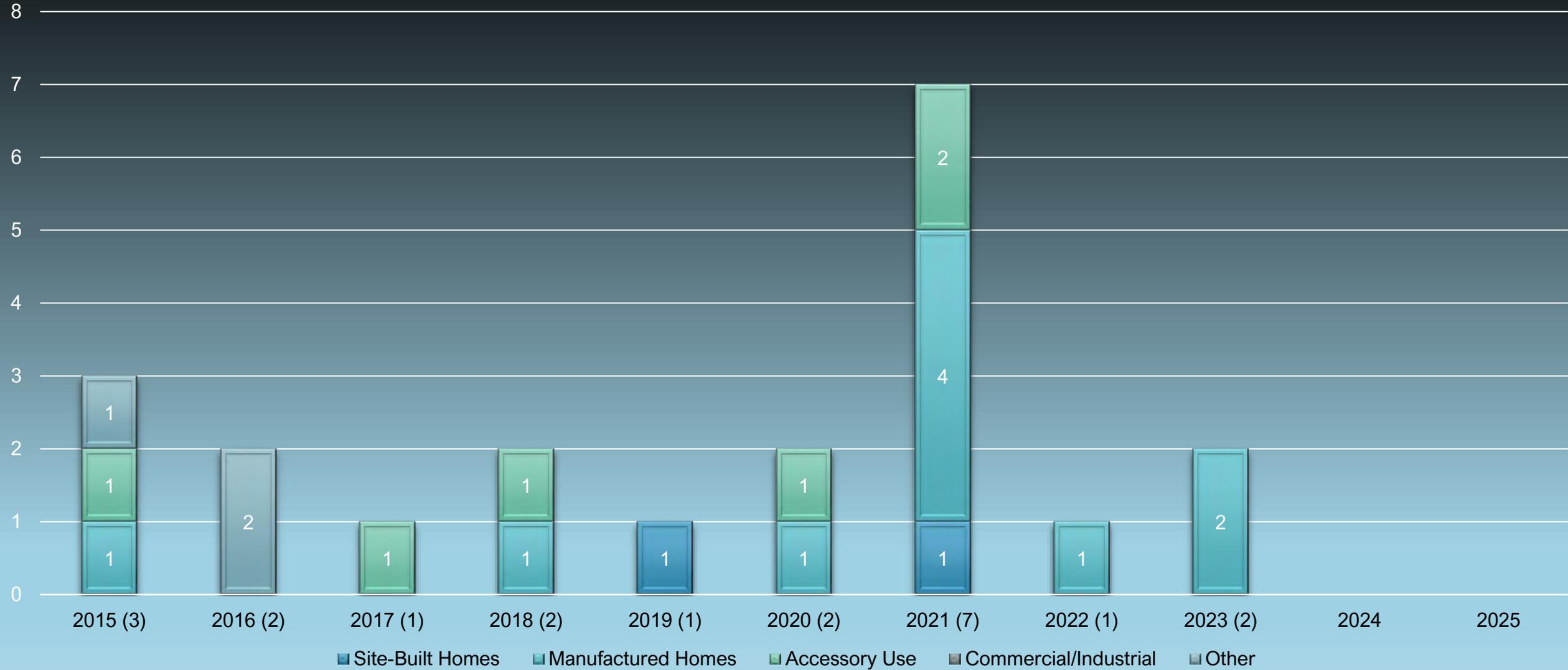




Municipalities with MOUs

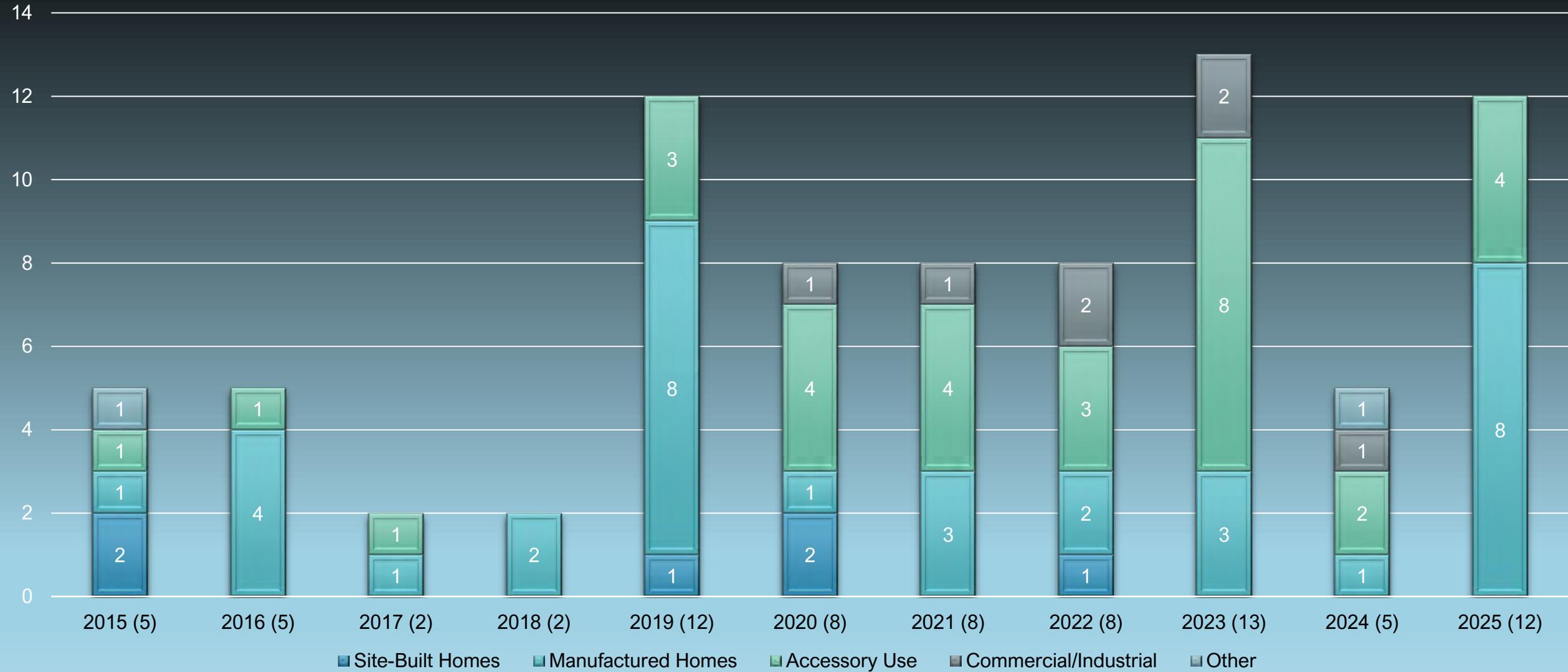
Municipalities with MOUs: **BANCROFT** 2015 - 2025

(site-built homes, manufactured homes, accessory structures, commercial/industrial, other)



Municipalities with MOUs: **BUFFALO** 2015 - 2025

(site-built homes, manufactured homes, accessory structures, commercial/industrial, other)

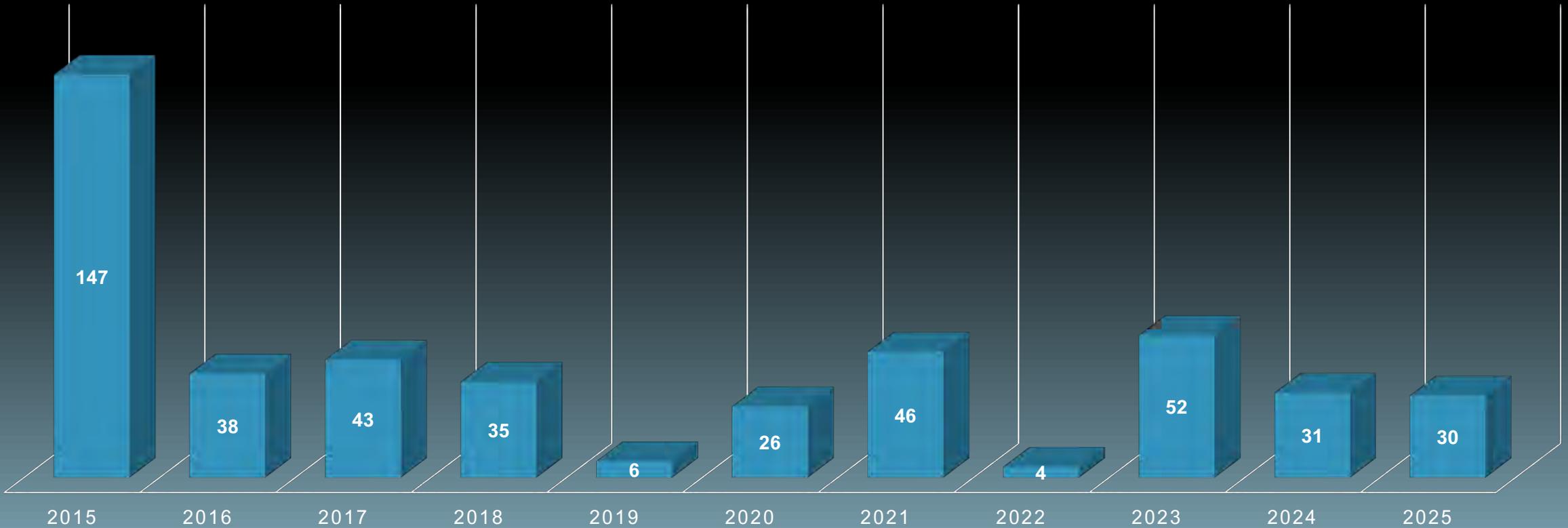


Subdivision of Land



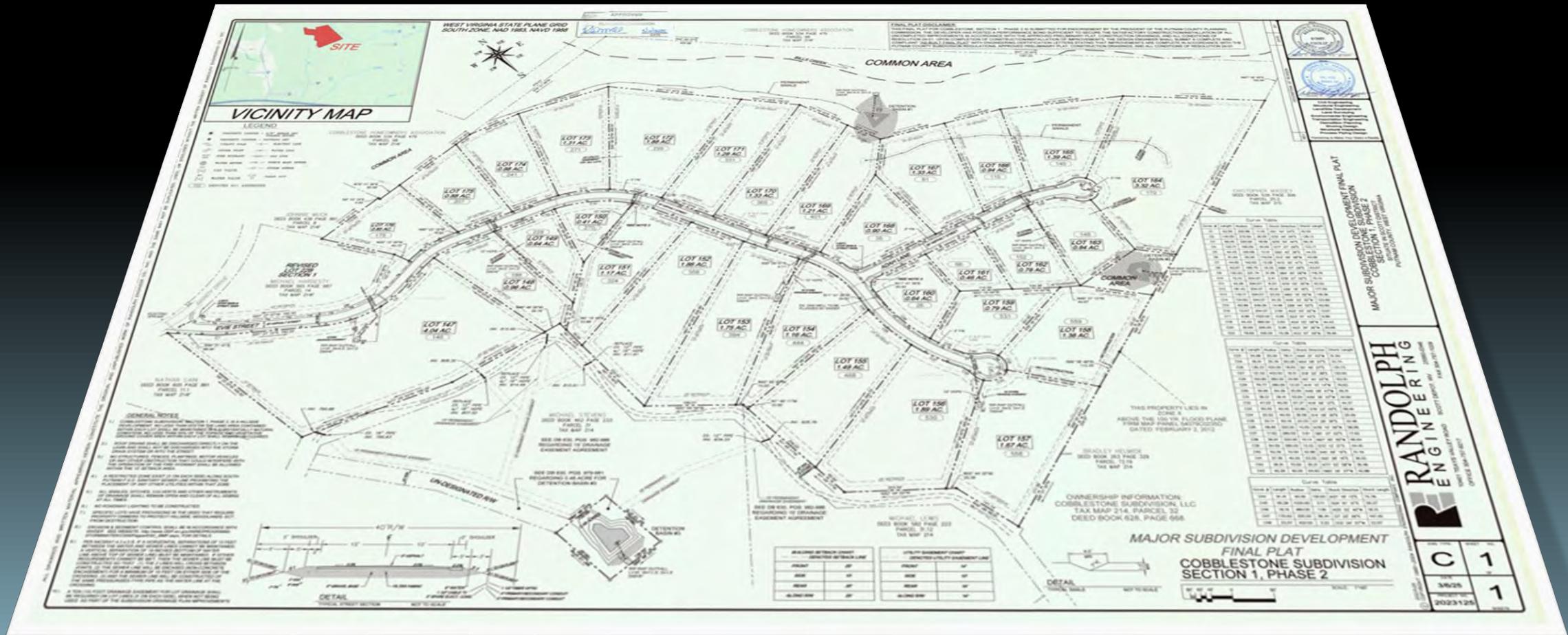
Recent History of MAJOR Subdivision Development Preliminary Plat Approvals: 2015 – 2025 (measured in number of lots per year)

■ Major Subdivision Lots

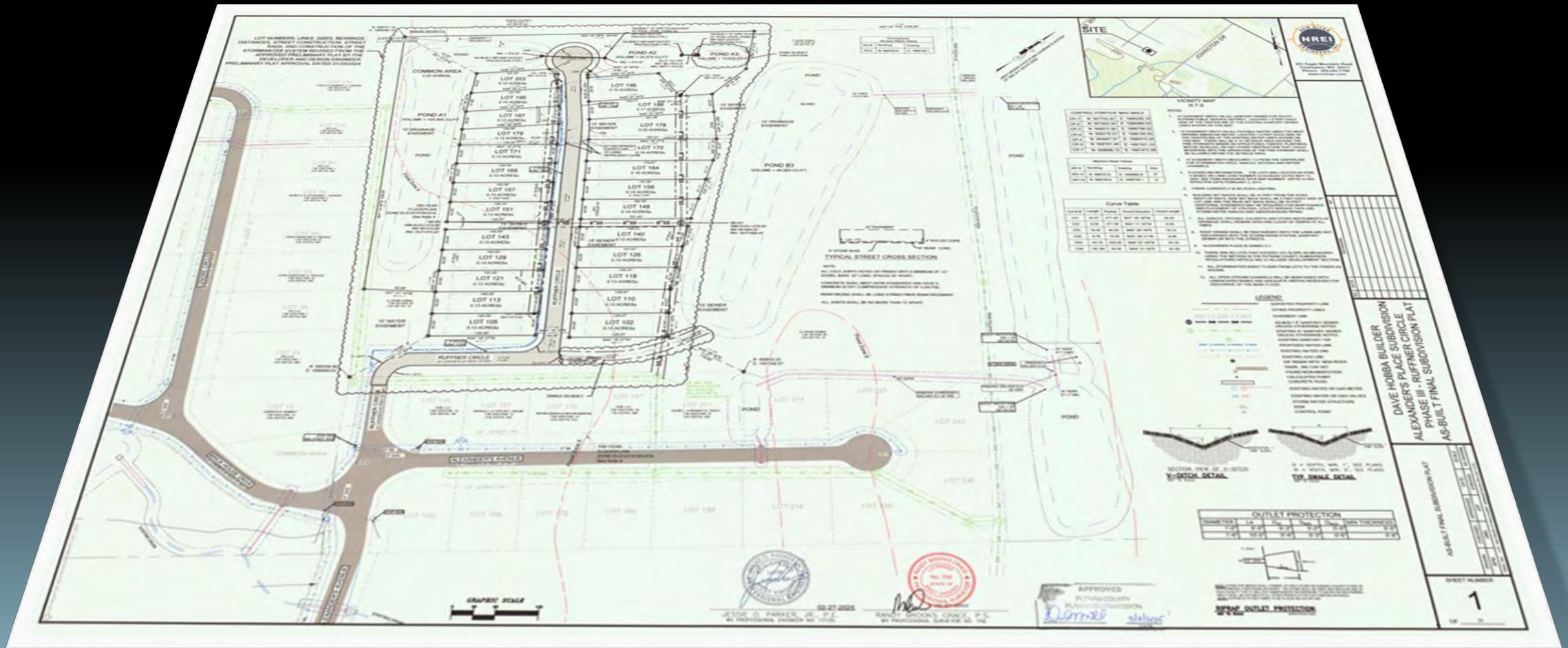


***Note:** Four (4) Major Subdivision Development 'As-Built' Final Plat Approvals in 2025, totaling 68 Major Subdivision Lots (see slides 57 - 60)*

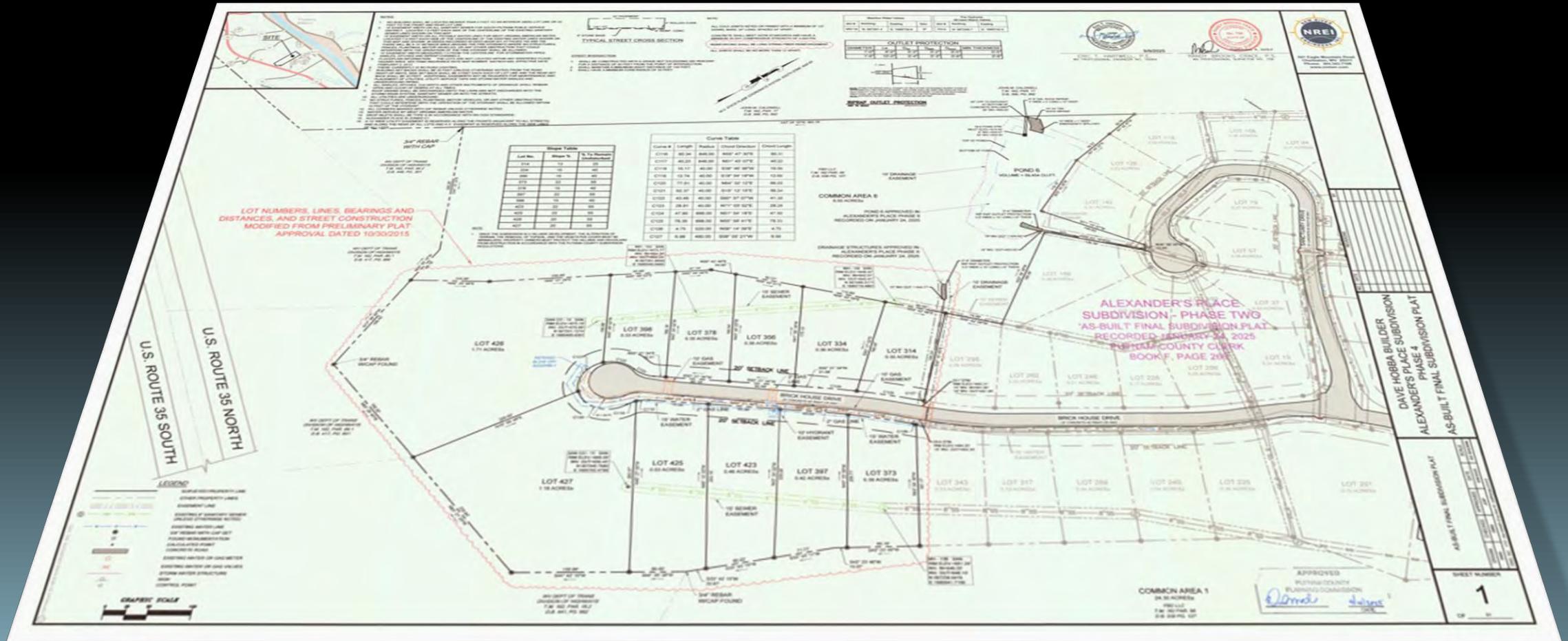
Major Subdivision Development – Final Plat Approval: Cobblestone Subdivision – Section 1 – Phase 2 – March 2025



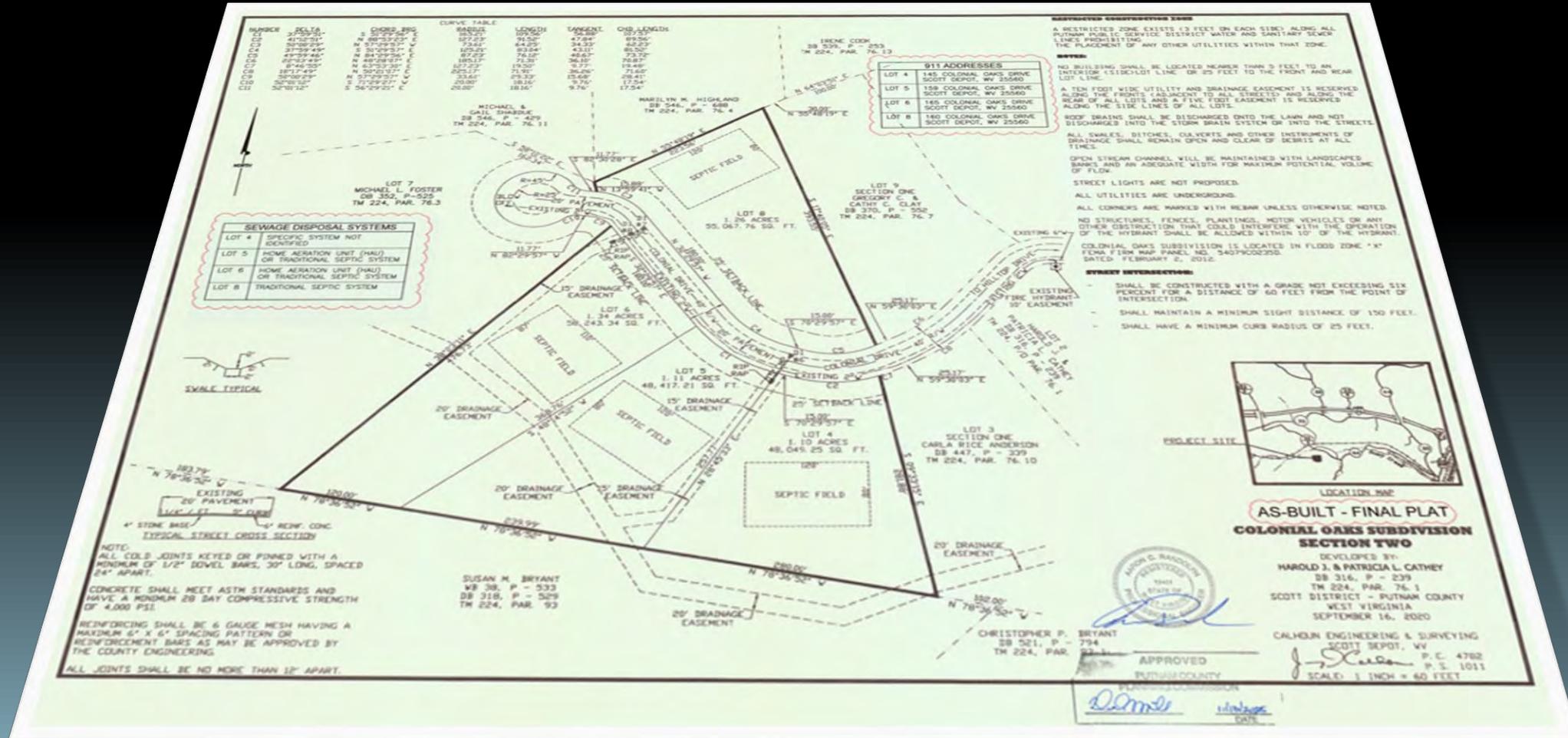
Major Subdivision Development – ‘As-Built’ Final Plat Approval: Alexander’s Place Subdivision – Phase 3 – Ruffner Circle – March 2025



Major Subdivision Development – ‘As-Built’ Final Plat Approval: Alexander’s Place Subdivision – Phase 4 – September 2025

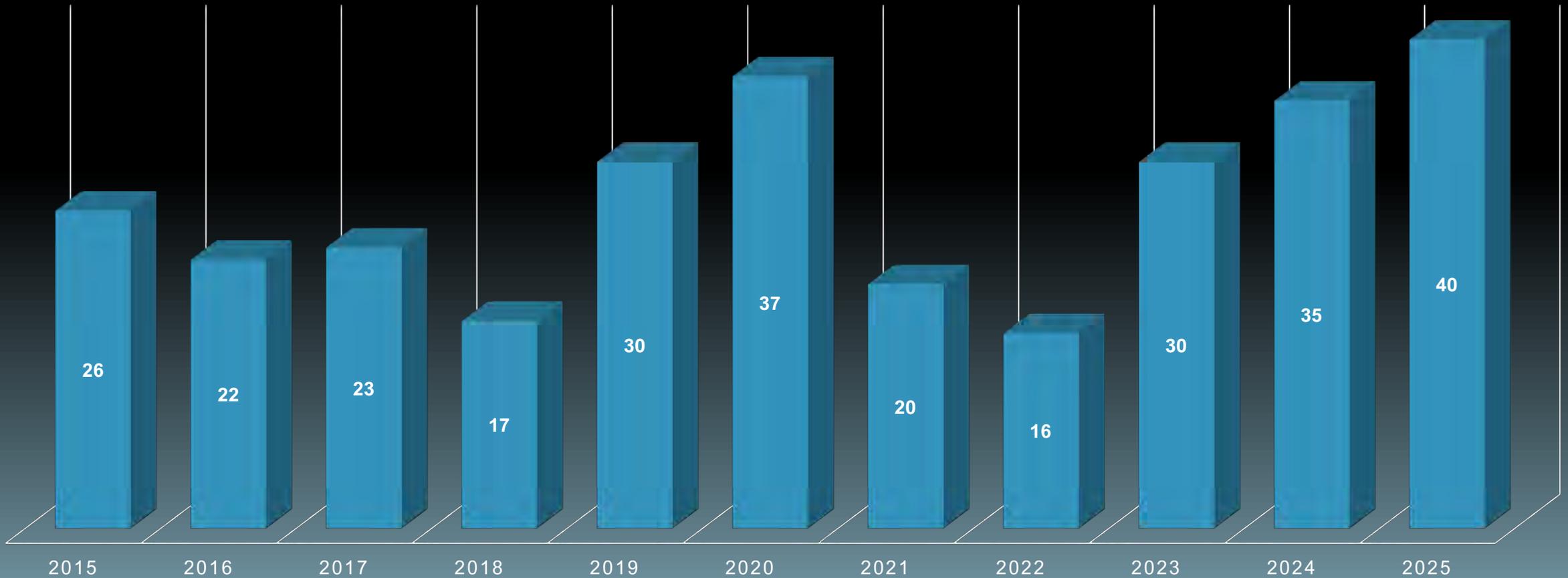


Major Subdivision Development – ‘As-Built’ Final Plat Approval: Colonial Oaks Subdivision – Section 2 – November 2025



Recent History of **MINOR** Subdivision Plat Approvals: 2015 – 2025

■ Minor Subdivision Plat Approvals

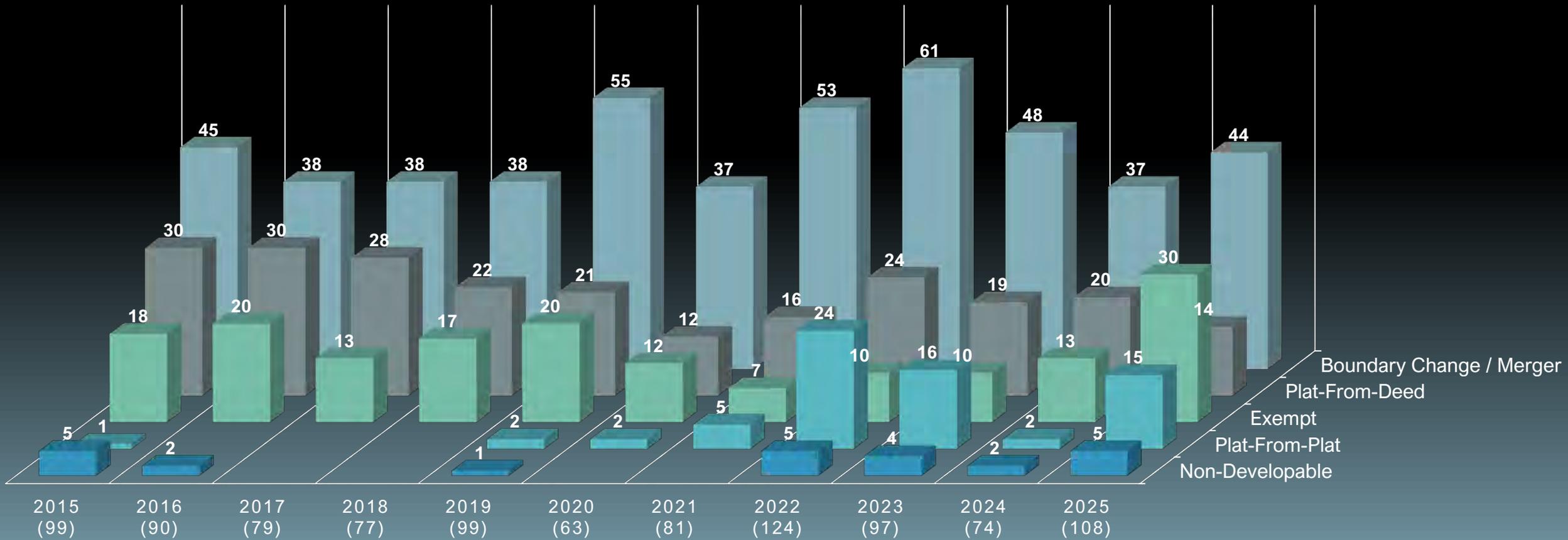


Last 10-Year Average: 25 minor subdivision plat approvals per year

- 40 approvals in 2025 were an **INCREASE** of 15 (**+46%**) compared to the last 10-year average
- 40 approvals in 2025 were an **INCREASE** of 5 (**+13%**) compared to 2024

Recent History of **OTHER** Subdivision Classifications: 2015 – 2025

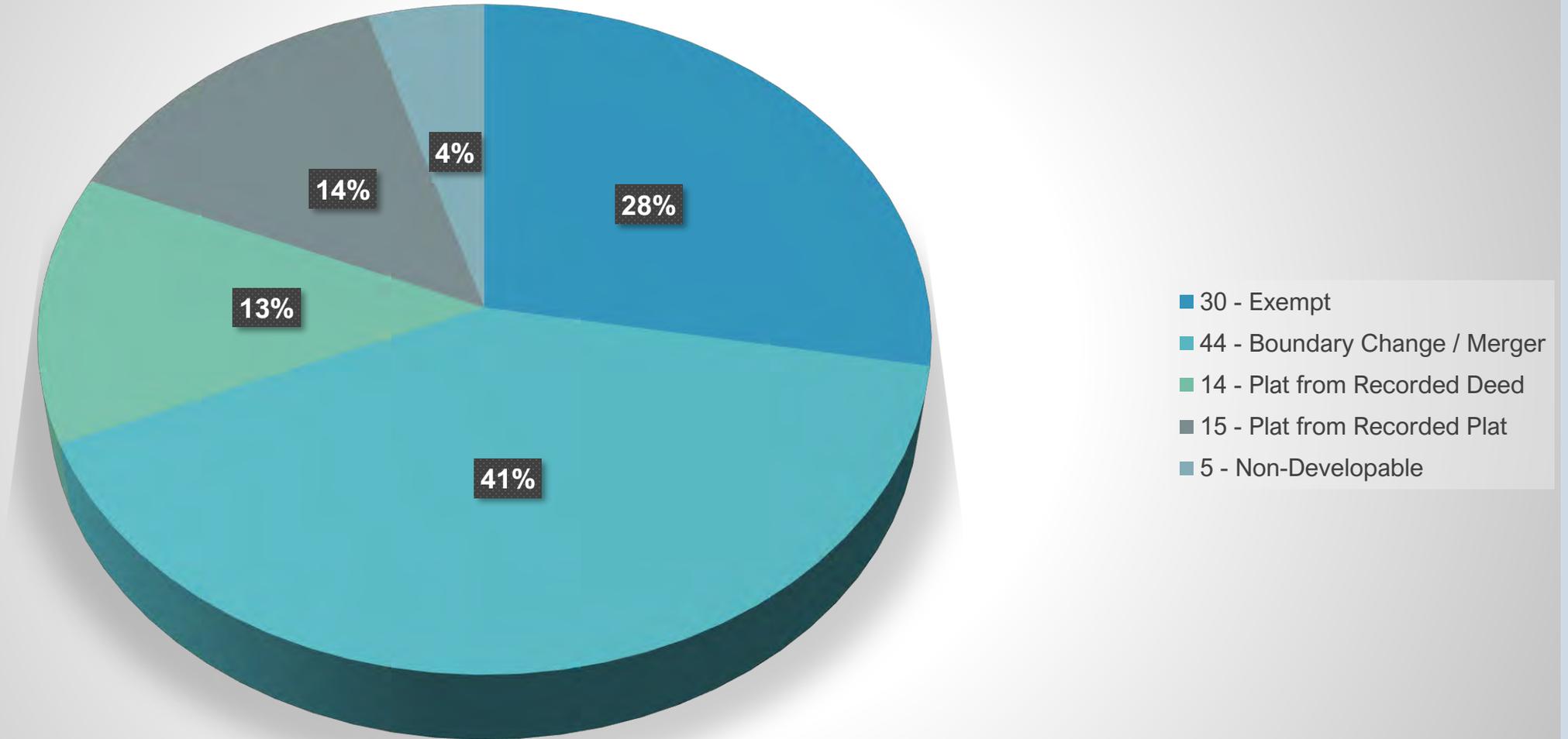
(non-developable, plat-from-plat, exempt, plat-from-deed, boundary change / merger)



Last 10-Year Average: 88 plat approvals per year

- 108 plat approvals in 2025 were an **INCREASE** of 20 **(+20%)** compared to the last 10-year average
- 108 plat approvals in 2025 were an **INCREASE** of 34 **(+37%)** compared to 2024

Other Subdivision Classifications: 2025

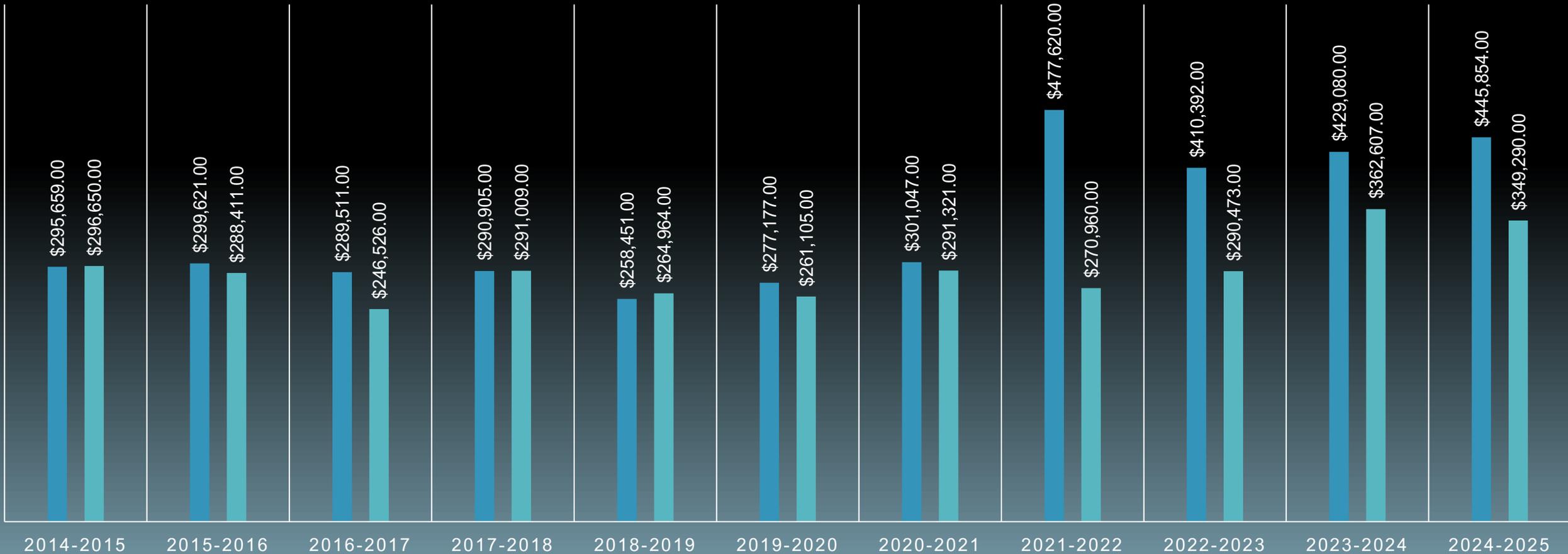


Financial



Recent History of FISCAL Year Budgets vs FISCAL Year Expenditures: 2014-2015 through 2024-2025

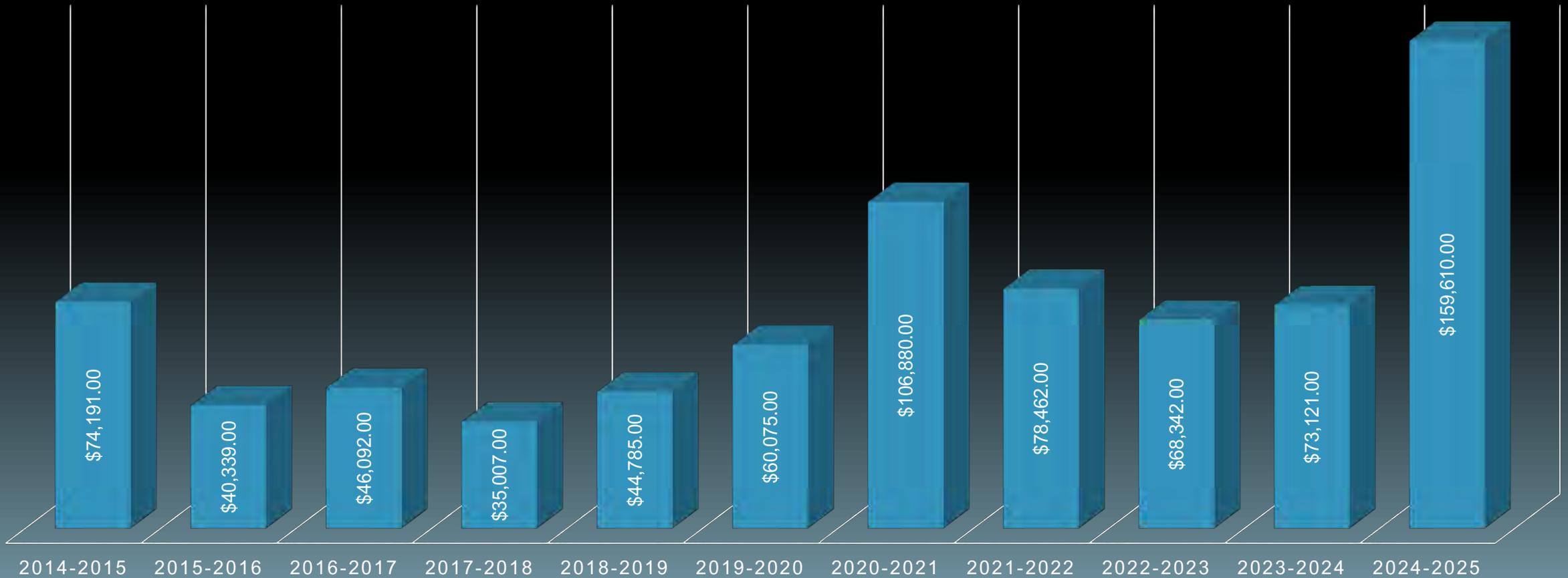
■ Approved Fiscal Year Budget ■ Fiscal Year Expenditures



2024-2025 fiscal year expenditures were **24%<** the approved budget

FISCAL Year Revenues: 2014-2015 through 2024-2025

■ Fiscal Year Revenues

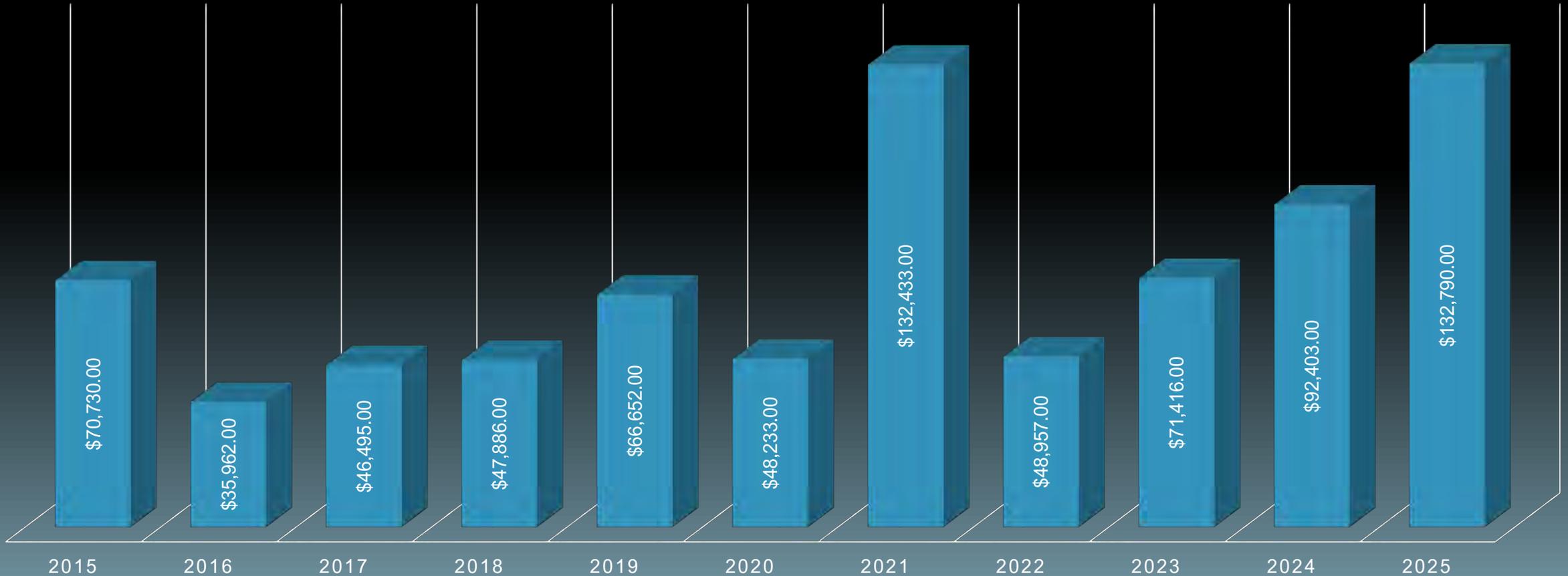


Last 10-Year Average: \$62,729.00

- \$159,610.00 in 2024-2025 was an **INCREASE** of \$96,881.00 **(+87%)** compared to the last 10-year average
- \$159,610.00 in 2024-2025 was an **INCREASE** of \$86,489.00 **(+74%)** compared to 2023-2024

CALENDAR Year Revenues: 2015 through 2025

■ Calendar Year Revenues



Last 10-Year Average: \$66,116.00

- \$132,790.00 in 2025 was an **INCREASE** of \$66,674.00 **(+67%)** compared to the last 10-year average
- \$132,790.00 in 2025 was an **INCREASE** of \$40,387.00 **(+36%)** compared to 2024

Boards & Offices





Putnam County Planning & Infrastructure

Dilapidated & Abandoned Enforcement Agency: **27** Cases Closed in 2025

DAEA

The Putnam County Commission has identified numerous unsafe and abandoned structures throughout the county. In response, it established guidelines for repairing, closing, or demolishing these buildings, as well as for removing waste or debris from private property. These measures aim to protect public health and safety.

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 is responsible for ordering the removal of unoccupied or unused dwellings, non-farm structures, and related remnants, as well as overseeing the clearance of waste or debris on private property. These actions do not apply to agricultural structures on active farmland and focus on hazards to health or safety, regardless of their cause.

Planning Commission (PCPC)

The Putnam County Planning Commission (PCPC) is an appointed group of 15 citizens dedicated to promoting the orderly development of the county and overseeing the development and review of the county's adopted regulations. These regulations include the following:

- 1. *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam Co.*
- 2. *Putnam County Subdivision Regulations*
- 3. *Putnam County Floodplain Management Program Ordinance*
- 4. *Improvement Location Permit Ordinance (ILP)*
- 5. *Putnam County Salvage Yard Ordinance*
- 6. *Adults Only Establishment Program Ordinance*

The Putnam County Office of Planning and Infrastructure provides technical support.

The PCPC addresses rezonings, text amendments, temporary zoning permits, major subdivisions, subdivision variances, and administrative appeals during its monthly meetings.

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

Board of Zoning Appeals (BZA)

The Board of Zoning Appeals (BZA) is comprised of six citizens (including alternate members) appointed by the County Commission to address issues related to *the Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia*.

All members must have resided in these zoned areas of the county for at least three years, and no member may serve on the Planning Commission or hold any elected or appointed position within the county. Each member serves a term of three years. Alternate members step in when a regular member is unable to serve. The BZA addresses variances, administrative appeals, and special permits.

The Board of Zoning Appeals meets on the second Thursday of each month at 6:30 PM in Room 221 of the Putnam County Courthouse.

Putnam County

PLANNING & INFRASTRUCTURE

The Office of Planning and Infrastructure provides the operational and technical bridge that enables the Planning Commission, the Board of Zoning Appeals, and the Dilapidated and Abandoned Enforcement Agency to function effectively and ensures the County Commission receives expert analysis and enforcement support.

The Office of Planning and Infrastructure administers and enforces the following ordinances in the unincorporated areas of Putnam County:

- *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, WV*
- *Putnam County Subdivision Regulations*
- *Putnam County Floodplain Management Program Ordinance*
- *Improvement Location Permit Ordinance (ILP)*
- *Putnam County Dilapidated and Abandoned Building Enforcement Agency*
- *Putnam County Salvage Yard Ordinance*
- *Adult-Only Establishment Location Ordinance*

These ordinances are designed to ensure community standards and safety within the county.

The Office of Planning and Infrastructure has a website that provides up-to-date information on scheduled meetings and other related details. Visit <http://putnamcountywv.gov> for more information.

The Putnam County Planning Commission serves as the official municipal planning commission for the Town of Buffalo, overseeing its Subdivision Regulations, Floodplain Management Program Ordinance, and Improvement Location Permit Ordinance. The Putnam County Planning Commission is the designated planning commission for the Town of Bancroft and is responsible for implementing its floodplain management program ordinance.