

PUTNAM COUNTY BOARD OF ZONING APPEALS
Putnam County Courthouse, Courtroom 221
Thursday, May 14, 2026
REGULAR MEETING

MINUTES

On Thursday, May 14, 2026, the Putnam County Board of Zoning Appeals convened its regular meeting in Room 221 of the Putnam County Courthouse.

Chair [Robert Stonestreet] called the meeting to order at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call confirmed the presence of a quorum.

BZA Members' Present: Tony Hodge, Robert Stonestreet, Richard Boehm, Jessie Parker, Jr., Mike Steorts

BZA Members Absent: Jared Tully

Court Reporter Present: Luanne Jividen

Staff Present Included: David Coll, Melissa Sargent, & Denise May

Others Present: Kevin Salisbury, Leann Whitt, Joe Young, David Childers, Warren Gillispie, Doug Reed

Minutes:

The board reviewed the April 9, 2026, meeting minutes. Tony Hodge moved, and Richard Boehm seconded to approve the minutes as presented. Motion carried.

Citizen Concerns:

Leann Whitt requested clarification regarding citizens' concerns about the CAMC Special Permit application.

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

Public Hearing:

Acting President Robert Stonestreet opened the public hearing for **BZA-Special Permit 2026-02**, followed by the staff's presentation of summary documents.

BZA SPC 2026-02:

CAMC has submitted a Putnam County Zoning Application for Special Use and is proposing to develop 1200 Hospital Drive (Tax Map 223, Parcels 1, 25, 26, 27, and 28) in Hurricane as a restricted accessory parking area. The property is zoned "C-1" Suburban Commercial District.

Applicant Comments:

- **David Childers, CAMC Director of Construction**, presented details regarding the planned facility expansion on Hospital Drive, noting the critical requirement for additional staff and patient parking.

Board members questioned Mr. Childers regarding proposed site screening, Hospital Drive access, lighting configurations, and stormwater management. Planning staff noted that if the Special Use request is approved, Triad Engineering will address these specific technical requirements to meet county ordinance standards during the next project phase.

Public Comments:

- **Kevin Salisbury (9 Granada Circle, Hurricane, WV):** Expressed safety concerns regarding Granada Drive access, specifically noting potential impacts on neighborhood mailboxes, mail delivery, and children at the existing school bus stop. Richard Boehm highlighted the proposed pedestrian crosswalk. Mr. Salisbury requested information regarding traffic impact studies related to child safety. Following clarification from the board and staff, Mr. Salisbury indicated his concerns were sufficiently addressed.
- **Leanne Whitt (34 Granada Drive, Hurricane, WV 25526):** Endorsed Mr. Salisbury's safety concerns and noted she had not reviewed the site map prior to the meeting. After reviewing the map, she expressed frustration over gradual neighborhood commercialization following a past rezoning. She questioned whether such development would be permitted in communities like Woods & Iron or Leslie Place. Additionally, she requested robust screening and fencing, emphasizing that the parking lot would degrade the neighborhood's distinct suburban character.
- **Joe Young (Triad Engineering, 10541 Teays Valley Road, Scott Depot, WV):** Addressed residents' concerns by clarifying that the proposed parking lot will be excavated 10 to 12 feet below grade. He noted plans for a continuous evergreen buffer, a solid green lawn around the perimeter and crosswalk, and internal landscaped islands meeting ordinance requirements. Mr. Young also briefly detailed the stormwater detention strategy.
- **Douglas Reed (28 Granada Circle, Hurricane, WV 25526):** Questioned how the 10-to-12-foot excavation of the parking lot would impact neighboring homeowners. Board Member Jessie Parker, Jr., noting his professional engineering background, stated he reviewed the proposed process and found it structurally sound.

Hearing no further comments, Acting President Robert Stonestreet closed the public hearing.

Deliberation and Action: A brief discussion and question-and-answer session ensued among board members.

Motion to Adopt Factual Record & Finding of Facts:

Tony Hodge moved, and Jessie Parker, Jr., seconded, to adopt the staff summary report and applicant testimony as the official factual record. Motion carried.

Findings in Support of Decision for the Variance Request:

The Board of Zoning Appeals established the following findings pursuant to the criteria in the zoning ordinance.

Findings of Fact in support of the Decision for the Special Permit Use:

1. *The use will not discourage the development or impair the value of the surrounding and adjacent land and use districts.*

- a. Tony Hodge voted "true," stating the low-impact development features adequate screening, will protect property values, and should improve the area. Richard Boehm concurred.**
2. The concentration and volume of vehicles in connection with the use will not be more dangerous or hazardous than the usual traffic of the use district.
 - a. Tony Hodge voted "true," stating that normal traffic along Hospital Drive will not impact Granada Drive or negatively affect others.**
3. The proposed use will not produce a negative impact upon the abutting or surrounding properties and zoning uses given the characteristics, size, location, intensity and nature of the proposed use and any structure.
 - a. Tony Hodge voted "true," noting that the flat parking lot and its low-grade excavation would cause no adverse neighborhood impact. He highlighted the inclusion of screening and a comprehensive lighting assessment. Richard Boehm concurred.**
4. The location, extent, arrangement, and intensity of the proposed use is to be such that its operation will not be objectionable to adjacent and surrounding uses by reason of noise, smoke, dust, odors, fumes, vibrations or glare.
 - a. Tony Hodge voted "true," noting that the proposed parking facility will feature a paved asphalt surface rather than an unpaved gravel lot.**
5. The use, arrangement of and location of uses and structures must be compatible with surroundings uses and zones or is capable of being made compatible through the imposition of conditions.
 - a. Richard Boehm voted "true," stating that the proposed parking layout remains entirely consistent with existing parking facilities throughout the area.**
6. The use and structures are not detrimental to the health, safety and welfare of the locality involved.
 - a. Tony Hodge voted "true," stating the project will enhance area safety for patients and employees while actively preventing street parking.**
7. The use and structures conform to the purpose, intent, and objectives of this Zoning Ordinance.
 - a. Tony Hodge voted "true," stating the project complies with the zoning ordinance's mandatory parking space minimums, contingent upon the installation of the proposed perimeter screening.**
8. The proposed use if properly located in relation to any adopted master plan, general plan, land use plan, thoroughfare plan, or street plan, particularly in its relation to existing collection and local street systems and pedestrian circulation.
 - a. Tony Hodge voted "true," noting that the facility is strictly a parking lot with no through traffic. Mike Steorts added that the development will increase nearby property values.**

Motion for Board of Zoning Appeals Action:

Tony Hodge moved, and Mike Steorts seconded to approve the CAMC special use request for a restricted accessory parking area. Motion carried.

Motion to Approve Order and Authorize President to Execute Order:

Tony Hodge moved, and Mike Steorts seconded to authorize the president to sign the order approving BZA SPC 2026-02. Motion carried.

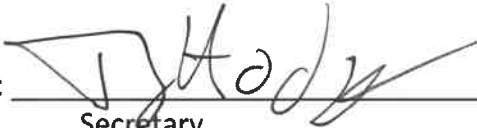
Staff Report: The next regular meeting is scheduled for Thursday, June 11, 2026, at 6:30 p.m.

Old Business: None

New Business: None

Adjournment: Motion was made and seconded to adjourn.

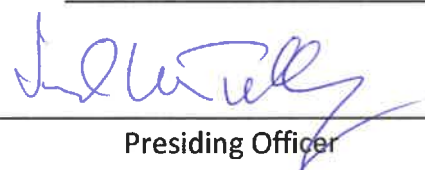
Respectfully submitted: _____


Secretary

Minutes were approved: _____

June 11, 2026

Attested by: _____


Presiding Officer