

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

MINUTES

On Thursday, March 26, 2026, the **Putnam County Planning Commission (PCPC)** held its regular meeting in Room 221, the second-floor courtroom of the **Putnam County Courthouse**.

President Jim Dodrill called the meeting to order at 6:00 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, Bryan Hoylman (6:06 pm after roll call) Vic Mays, Jacob Pack, Donald Pauley, Steve Perry, Sara Steorts, Travis Willard

Members absent: Jason Baker, Tim Engel, David Mills, Glenn Yeager

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

Others Present Who Signed In: Amanda Barren, Keaton Cutler, Michael Rainey, Stephanie Workman, Linda Turner, Robert Walker, Julie Walker

Approval of Minutes: The Planning Commission reviewed the minutes from the **February 26, 2026**, meeting. Jacob Pack moved to approve the minutes as presented, and Donald Pauley seconded the motion. The motion carried.

Citizen Concerns: No citizens' concerns were presented during the public comment period.

Public Hearing: President Jim Dodrill opened the public hearing for **PCPC-REZ 2026-02**.

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

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

PCPC-REZ 2026-02: W2 Investments has submitted a Zoning Amendment Application for a Rezoning for 0.94 +/- acres (Tax Map 222E, Parcel 52.2) in Hurricane, WV 25526. The request is to rezone the parcel from 'R-1' Single Family Residential District to 'C-1' Suburban Commercial District.

Applicant comments: None, as the applicant was not present.

Public comments:

Amanda Barren - 401 Green Acres, Hurricane, WV 25526

Ms. Barren shared that she purchased her home only three months ago and expressed concern that the proposed rezoning could negatively impact property values. She noted the existing encroachment of the 304 Apartments and worried that rezoning the subject property would allow the current residential use to change in the future.

Julie Walker - 409 Green Acres, Hurricane, WV 25526

Ms. Walker noted that the neighborhood is home to many elderly residents and expressed concern that the proposed rezoning would leave the area vulnerable to future land-use changes. Citing the negative impact of the 304 Apartments on the community, she requested that the property maintain its residential designation.

Jim Dodrill closed the public hearing.

The Planning Commission deliberated extensively on the proposed rezoning of the property.

Discussion and Action:

1. *Will the proposed amendment protect and promote public health, safety, convenience, morals, and general welfare?*
 - a. Jacob Pack voted **yes**, as the property is already adjoining commercial property and has a history of commercial use.
 - b. The Planning Commission entered a spirited debate about the insufficient width of the existing right-of-way.
 - c. Julie Walker was permitted to address the planning commission again.
 - d. There was more debate about the insufficient width of the existing right-of-way accessing the subject property.
 - e. Jim Dodrill & Donald Pauley voted **no** regarding question 1.
 - f. Jim Dodrill called for a vote.
 - g. Jacob Pack changed his mind and voted **no**.
 - h. The Planning Commission unanimously voted **no** to question 1, determining that the criteria **were not** met.
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 voted **no** for the same reasons stated above.
 - b. Vic Mays once again cited the insufficient width of the existing right-of-way accessing the subject property.
 - c. Jim Dodrill called for a vote.
 - d. The Planning Commission unanimously voted **no** to question 2, determining that the criteria **were not** met.
3. *If inconsistent with the Comprehensive Plan or the US 35 Corridor Management Plan, have there been major changes of an economic, physical or social nature that has substantially altered the basic characteristics of the area?*

- a. Steve Perry voted **no**, citing concerns about the insufficient width of the existing right-of-way access to the subject property.
 - b. Jim Dodrill voted **no**, as the applicant will still be able to maintain a residential-type development in the existing zoning district.
4. Upon motion by Jacob Pack, and seconded by Travis Williard, the Planning Commission voted to **deny** the recommendation of **PCPC REZ 2026-02** to the County Commission. The motion carried.

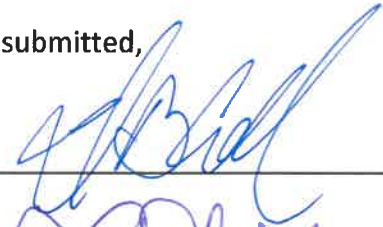
Staff Report: The next meeting is scheduled for Thursday, April 23rd, 2026, at 6:00 p.m.

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: Unanimously, 05/28/2026