

PUTNAM COUNTY PLANNING COMMISSION
Thursday, June 25, 2026
Putnam County Courthouse Courtroom 221

MINUTES

The Putnam County Planning Commission (PCPC) convened for its regular meeting on Thursday, June 25, 2026, in Room 221 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, David Hobba, Bryan Hoylman, David Mills, Jacob Pack, Donald Pauley, Steve Perry

Members Absent: Jason Baker, Tim Engel, Vic Mays, Sara Steorts, Travis Willard, Glenn Yeager

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

Others Present Who Signed In:

- Shirley Keeling Jones - 939 Evergreen Road, Fraizers Bottom, WV
- Courtland Smith - 112 Brooks Street, Charleston, WV

Approval of Minutes:

The minutes of the May 28, 2026, meeting were reviewed. Upon a motion by Donald Pauley and a second by Jacob Pack, the motion carried to approve the minutes as presented.

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

Public Hearing:

Jim Dodrill opened the public hearing for **PCPC REZ 2026-04:** Valdeacourt Farm Limited Partnership has submitted a Zoning Amendment Application for a Rezoning for 15231 Winfield Road (Tax Map 172, Parcels 2 and 3) in Winfield, WV, 25213. Per the recorded Deed, the parcels total 305 acres. The request is to rezone the properties from "R-R" Rural Residential District to "C-2" High Density Commercial District.

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.

Applicant Comments: Courtlandt Smith, principal partner of Valdeacourt Farm Limited Partnership, noted that surrounding parcels have already been rezoned to C-2, making this request appropriate for the area. Mr. Smith added that he has no immediate development plans for the parcels.

Public Comments: Shirley Keeling Jones, a lifelong resident of Fraziers Bottom, voiced strong opposition to the rezoning request due to infrastructure and safety concerns. Ms. Jones noted that she has consistently attended public meetings since February to advocate against overdevelopment. She stated that the existing local infrastructure cannot handle increased commercial traffic, citing a heightened risk of severe accidents and referencing previous commercial proposals that neglected traffic impacts. Expressing frustration with the planning process, she urged the planning commission to vote against the request, stating a desire to prevent the area from mirroring the heavy commercialization of Corridor G.

Jim Dodrill closed the public hearing.

Discussion and Action:

Discussion ensued with a question-and-answer session.

1. ***Will the proposed amendment protect and promote public health, safety, convenience, morals, and general welfare?***
 - a) David Mills responded in the affirmative, citing the timeline and facts section of the staff summary. Specifically, he referenced the proposed linear footage of C-2 zoning along Winfield Road and U.S. Route 35.
 - b) Upon a motion by David Mills and a second by Dave Hobba, the Planning Commission voted in the affirmative on criterion number one. The 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 responded in the affirmative, noting that the change would maintain continuity with the existing zoning in the area.
 - b) Upon a motion by Jacob Pack and a second by David Mills, the Planning Commission voted in the affirmative on criterion number two. The motion carried.
3. Upon a motion by David Mills and a second by Donald Pauley, the Planning Commission voted unanimously to forward a favorable recommendation for **PCPC REZ 2026-04** to the County Commission. The motion carried.

Staff Report:

The next meeting scheduled is Thursday, July 23, 2026, at 6:00 p.m. A rezoning request is on the agenda.

Unfinished Business:

There was no unfinished business.

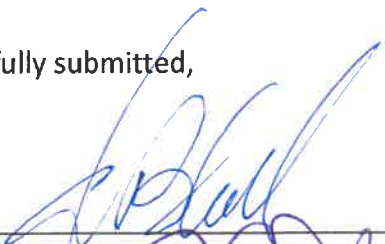
New Business:

There was no new business.

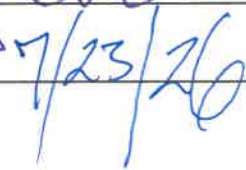
Adjournment:

Motion was made and seconded to adjourn. Motion carried unanimously.

Respectfully submitted,

Signed:  _____, David Coll, Planning Director

Attest:  _____, Presiding Officer

Minutes were approved:  _____