

PUTNAM COUNTY BOARD OF ZONING APPEALS
Putnam County Courthouse, Courtroom 221
Thursday, June 11, 2026
REGULAR MEETING

MINUTES

The Putnam County Board of Zoning Appeals held a regular meeting on Thursday, June 11, 2026, at the Putnam County Courthouse, Second floor Courtroom, Room 221.

The meeting was called to order at 6:30 p.m., followed by the Pledge of Allegiance.

Roll call was taken, and a quorum was present.

BZA Members Present: Jared Tully, Tony Hodge, Jessie Parker, Jr.

BZA Members Absent: Robert Stonestreet, Richard Boehm, Mike Steorts

Court Reporter Present: Luanne Jividen

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

Others Present: Wade Murphy (of Paris Signs), Justa Bradshaw (applicant)

Minutes: The minutes of May 14, 2026, were reviewed. The motion was made by Tony Hodge and seconded by Jessie Parker Jr., to approve the minutes as presented. Motion carried.

Citizen Concerns: None

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

Public Hearing: President Jared Tully opened the public hearing for **BZA-Variance Permit 2026-03**. Staff presented the summary documents.

BZA VAR 2026-03:

Justa Bradshaw of Sculpted Wellness & Longevity has requested a zoning variance to permit thirty-two (32) square foot wall sign, in lieu of the allowable seventeen and one-half (17.5) square feet of wall signage at 111 Liberty Square, Hurricane, West Virginia (Tax Map 213, Parcel 38.16). The property is zoned 'C-2' High Density Commercial.

Applicant Comments:

- Wade Murphy of Paris Signs - 4109 Ohio River Road, Huntington, WV 25702
Mr. Murphy noted that Paris Signs possesses extensive experience designing and installing signage throughout Putnam County. While the company prioritizes local zoning compliance, the strict size regulations for Liberty Square are disproportionately restrictive for a business of this scale. Furthermore, because the plaza's primary entrance monument sign is currently at maximum capacity, the proposed

wall sign will serve as the business's sole means of outdoor advertising. To ensure adequate customer visibility, the applicant requests a variance for a design that matches the aesthetic and architectural style of existing signs within the plaza.

- Justa Bradshaw - 270 Progress Way, Hurricane, WV 25526
Ms. Bradshaw emphasized that adequate customer visibility is critical for her business. Given her small storefront and the fact that the plaza's entrance monument sign is at full capacity, she relies entirely on the wall sign to attract clients. Consequently, she requests a sign scaled appropriately to ensure the business remains visible and identifiable.

Public Comments: None

There being no further questions and comments, Jared Tully closed the public hearing.

Deliberation and Action: Discussion ensued with a question and answer session

Motion to Adopt Factual Record & Finding of Facts:

A motion was made by Jared Tully and seconded by Tony Hodge to adopt as its factual record the staff summary report, as well as testimony given by the applicant. Motion carried.

Findings of Fact in support of the Decision for the Variance Request:

The Board of Zoning Appeals made the following findings regarding the specific criteria set forth in the zoning ordinance.

1. *The variance will not adversely affect the public health, safety, welfare, or the rights of adjacent property owners or residents.*
2. *The variance arises from special conditions or attributes which pertain to the property for which a variance is sought, and which were not created by the person seeking the variance.*
3. *The variance would eliminate unnecessary hardship and permit reasonable use of the land.*
4. *The variances will allow the intent of the zoning ordinance to be observed, and substantial justice done.*
 - a. Tony Hodge believes the answer is "yes" for all 4 criteria outlined above, stating the following:
 - i. The sign will be professionally designed & installed.
 - ii. The nature of the building, including the width of the large band around the building, would make a small sign look disproportionate.
 - iii. The variance, if permitted, would allow reasonably sized signage for the space and be visible to clients.
 - b. Jared Tully believes the answer is "yes" as Ms. Bradshaw's letter and testimony clearly address each specific criteria set forth in the zoning ordinance.

Vote to either Approve or Deny the Requested Variance:

- Jessie Parker: "Yes, to approve."
- Tony Hodge: "Yes, to approve."
- Jared Tully: "Yes, to approve."

Motion for Board of Zoning Appeals Action:

Motion was made by Tony Hodge and seconded by Jessie Parker, Jr. to approve the variance request for Sculpted Wellness & Longevity to permit a thirty-two-square-foot wall sign. Motion carried.

Motion to Approve Order and Authorize President to Execute Order:

Motion was made by Jared Tully and seconded by Tony Hodge to authorize the President to sign the order approving BZA SPC 2026-03. Motion carried.

Staff Report:

- The next meeting scheduled is Thursday, July 9, 2026, at 6:30 pm.

Old Business: None

New Business: None

Adjournment: Motion was made and seconded to adjourn.

Respectfully submitted: _____

Secretary

Minutes were approved: _____

Attested by: _____

Presiding Officer