PUTNAM COUNTY PLANNING COMMISSION
Thursday, July 23, 2026
Putnam County Courthouse Courtroom 221

MINUTES

The Putnam County Planning Commission (PCPC) convened for its regular meeting on Thursday, July 23, 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, Tim Engel, David Hobba, David Mills, Donald Pauley, Steve Perry, Travis Willard, Glenn Yeager, II

Members Absent: Jason Baker, C. Brian Ellis, Bryan Hoylman, Vic Mays, Jacob Pack, Sara Steorts

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

Others Present Who Signed In:

- Mylissa Spradling - 70 Riverbend Blvd., St. Albans, WV 25177
- H. Andrew Spradling - 70 Riverbend Blvd., St Albans, WV 25177
- Veronica Diehl - P O BOX 950 Scott Depot, WV 25560
- Beth Given - 4529 Lower Falls Road, St. Albans 25177

Approval of Minutes:
The minutes of the June 25, 2026, meeting were reviewed. Upon a motion by Donald Pauley and a second by David Mills, 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 2026-05:** Mylissa Spradling has submitted a Zoning Amendment Application for a Rezoning for Tax Map 223H, Parcels 80.2 and 80.3, which total 0.9953 +/- acre with the address of 125 Carls Lane in Scott Depot, WV 25560. The request is to rezone the properties from 'R-1' Single Family Residential District to 'C-1' Suburban 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:
Mylissa Spradling - 70 Riverbend Blvd., St. Albans, WV. The applicant stated that the subject property has operated continuously as a dental office for over 60 years. It was originally established by another practitioner and subsequently purchased by the applicant's stepfather, Mr. Morris, who ran the practice for over 40 years. The applicant, a nurse, intends to lease the property to a medical tenant, noting interest from dental practices and medical spas. Her primary objective is to secure a medical occupant that maintains the neighborhood's continuity without causing disruption.

Beth Given - 4529 Lower Falls Road, St. Albans, WV. Representing the applicant, agent Ms. Given of Old Colony confirmed that Dr. Morris had formally granted a right-of-way easement to the neighbor, Mr. Johnson.

Discussion ensued with a question-and-answer session.

Public Comments: None

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) Travis Willard stated that the board must consider what is best for the public. He noted that the subject property is surrounded by commercial uses and its primary access is from commercial property. David Mills added that access is already established for all adjacent parcels, reinforcing that the area is predominantly commercial.
    b) Upon a motion by Travis Willard and a second by David Mills, 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) Travis Willard responded in the affirmative, noting that the request aligns with the Comprehensive Plan by keeping the commercial properties unified. Glenn Yeager agreed, stating that the proposal fits well with the surrounding commercial developments.
    b) Upon a motion by Glenn Yeager 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 Travis Willard and a second by Glen Yeager, the Planning Commission voted unanimously to forward a favorable recommendation for **PCPC REZ 2026-05** to the County Commission. The motion carried.

President Jim Dodrill entered two points into the record regarding a protest submitted via email.

- First, addressing the sender's claim that the rezoning would adversely impact his property value, Mr. Dodrill noted that individuals making such assertions should attend the commission meeting and present supporting evidence, as factual evidence may prove the opposite to be true.
- Second, regarding concerns that local property taxes would increase, Mr. Dodrill clarified that tax implications are outside the Planning Commission's purview and are never considered during these proceedings.

Staff Report:
The next meeting is scheduled for Thursday, August 27, 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 unanimously.

Respectfully submitted,

Signed: _____, David Coll, Planning Director

Attest: _____, Presiding Officer

Minutes were approved: 9/24/26