

**PUTNAM COUNTY BOARD OF ZONING APPEALS  
PUTNAM COUNTY COURTHOUSE, ROOM 202  
Thursday, January 5, 2023**

**MINUTES**

The Putnam County Board of Zoning Appeals held its regular meeting on Thursday, January 5th, 2023, at 7:00 p.m. in the Putnam County Courthouse, Room 202.

Meeting called to order by at 7:00 p.m. followed by the Pledge of Allegiance.

Roll call was taken and a quorum present.

Regular members present: Robert Stonestreet, Tony Hodge, Kelsey Harding & Mike Steorts

Members absent: Jared Tully, Jessie Parker

Court Reporter present: Christy Gunter

Staff present included: Melissa Sargent, Jonathan Smith & Denise May

Others present who signed: Linda Tennant, Toby Taylor, Patrick Hickman, Jason Robinson, Matt Barns

***Election of Officers:*** for the 2023 year

***Current Officers:***

|                 |                    |
|-----------------|--------------------|
| President:      | Jared Tully        |
| Vice-President: | Robert Stonestreet |
| Secretary:      | Tony Hodge         |

Motion was made by Mike Steorts and seconded by Tony Hodge to keep officers as stated above.

**MINUTES**

The minutes of November 10th, 2022 were reviewed. A motion was made by Mike Steorts and seconded by Kelsey Harding to approve the minutes. The motion carried.

**Scott Hutchison Variance Request 2022-04**

Mr. Scott Hutchison has submitted a Zoning Variance application. The application requests allowance of a pole sign advertising 5 Star Carwash to have a taller height and more total square feet than the maximum allotments stated in *Article 1400.07B* of the zoning ordinance. The property is located at 3972 Teays Valley Road in Hurricane (Tax Map 223G, Parcel 85) and is zoned "C1" Suburban Commercial.

***Disclosure of Conflict***

No board member disclosed a conflict of interest.

### ***Public Hearing***

Robert Stonestreet opened the public hearing for Special Permit 2022-04. Staff presented the Summary document.

***Applicant comments:*** Scott Hutchinson 72 Ninth Ave. #97, Huntington, WV 25701 introduced himself to the Board and requested approval of his application. Mr. Hutchinson answered questions from Board members.

### ***Public comments:***

- Matt Barns President of Lake Side Drive – Homeowner’s Assn., stated the sign has hurt property value, had complaints about the sign, thinks it should be lowered.
- Toby Taylor 3975 Teays Valley Road, Hurricane, WV 25526  
Owner of Teays Valley Car Wash- stated it does create a disadvantage to his business, Teays Valley Car Wash located across the street, which followed the proper guidelines for installing their sign.
- Linda Tennant of Hampton Crossing, Hurricane, WV 25526  
Stated that she has been following the zoning ordinances and feels that this sign is out of compliance and should not remain. Builders need to be responsible for following the guidelines before installing.

Robert Stonestreet closed the public hearing.

### ***Deliberation and Action***

Discussion ensued with a question answer session.

Motion was made by Mike Steorts and seconded by Tony Hodge to adopt as its Factual Record the presented summary documents as well as testimony given by witnesses and staff. The motion carried.

Motion was made by Mike Steorts and seconded by Kelsey Harding, to ***deny*** the application (with more total square feet) for the reasons of the presented Summary document, and based on members statements.

Motion was made by Mike Steorts and seconded by Kelsey Harding to ***deny*** the application (taller in height) for the reasons of the presented summary document, based on members statements.

Motion was made by Tony Hodges and seconded by Mike Steorts to ***deny*** both applications (more total square feet & taller height) and permission to ***deny*** both Orders. The motion carried.

### **CITIZEN CONCERNS**

There were no citizen concerns.

### **STAFF REPORT**

The next scheduled meeting is February 2, 2023, there are no new agenda items as present time, if so, then next meeting will be March 2, 2023.

Staff working on Annual Report information that will be presented at the PCPC January 17, 2023, meeting.

**UNFINISHED BUSINESS**

There was no unfinished business.

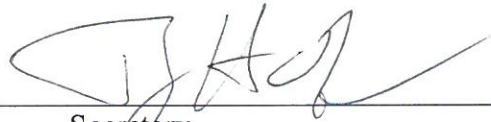
**NEW BUSINESS**

There was no new business.

**ADJOURNMENT**

Motion was made and seconded to adjourn.

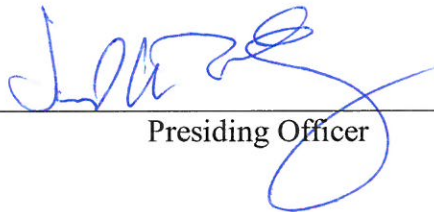
Respectfully submitted:

  
Secretary

Minutes were approved:

March 2, 2023

Attested by:

  
Presiding Officer