

ZONING AMENDMENTS, APPEALS & CONDITIONAL USES

See the table and chart on the following page for comparisons on zoning issues from 1997 through 2006.

Rezoning

Accepting the recommendations of the Planning Commission, the County Commission approved two rezonings. Two parcels owned by Vernon Maddox on Hedrick Road in Scott Depot were rezoned from “R-1” Single Family Residential to “PD” Planned Development. Property owned by Steorts & Son, LLC on Teays Valley Road, SR 34, in Hurricane was rezoned from “C-1” Suburban Commercial to “PD” Planned Development.

Text Amendments

Accepting the recommendation of the Planning Commission, the County Commission approved a text amendment to the *Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia* to add residential uses as special permit uses in “C-2” High Density Commercial District.

Variations

The Board of Zoning Appeals approved a variance to increase the maximum aggregate area allowed for the signs at Tractor Supply Company on Teays Valley Road, Hurricane.

A request for a rear property setback variance was submitted and will be heard by the Board of Zoning Appeals in January, 2007.

Special Permits

The Board of Zoning Appeals approved special permits for a building over 5,000 square feet in a “C-1” Suburban Commercial District, a temporary tent sale, a video lottery establishment, a dentist office in a planned development, and a manufactured home on a nonconforming lot of record.

Appeal of Administrative Decisions

There were no appeals of administrative decisions in 2006.