

Tom Connelly

From: Ben Cox <bcox@hmhy.com>
Sent: Tuesday, June 9, 2020 10:09 AM
To: Tom Connelly
Subject: Public Hearing on the Mixed Use Development

Mr. Connelly,

I am unable to attend the July 13th hearing regarding the proposed Mixed-Use Village by GC&P Development. However, I would like to express my concerns and opposition to the project. I am a resident of Woodsdale (Lynwood Avenue) and a small business owner in Wheeling. My children attend school and are growing up in Wheeling. As a resident, father, business owner and citizen that is very concerned about the future of Wheeling, I strongly urge you to REJECT the proposed mixed use village. If the development is approved, it will have catastrophic and long-term effects on the residents of Woodsdale. Although these concerns have likely been expressed by others, I do want to specifically raise the following concerns:

1. If the proposed development is approved, I have serious concerns as to whether the developers will actually follow through with their plans to develop the area. Once approval is received and the developers receive either a water or quarry permit, the destruction to Woodsdale and the hill will be permanent and irreparable. What safeguards has the city put in place to ensure that once the removal of dirt begins, the project will be completed? The City should demand performance bonds in an amount sufficient to ensure that the project can be completed. I firmly believe that the proposed development is destined to fail. What happens if they start destroying the land and due to a change in circumstances, they are unable (or unwilling) to finish? We will have a partially removed hill, an eyesore, and a hazard for the community. How can the City ensure that the project will be completed?
2. The traffic study generated and paid for by GC&P Development is biased in favor of the proposed development. Although the study readily admits that the Institute of Trip Engineers (ITE) standards indicate that the new development will generate over 24,000 trips per day, the study instead predicts and relies on only 9,000 trips per day. The rationale behind this reduction is nonsensical. However, regardless of the amount of increased traffic, the plan to expand Route 88 to 4 lanes (with dedicated turning lanes) will have a significantly negative impact on our community, will increase traffic flow through our residential neighborhoods and will increase traffic in front of our children's elementary school.
3. The proposed development will only exacerbate the storm water and flooding issues that exist throughout Woodsdale. Wheeling is already struggling with a declining population, this proposed development will only hurt the Woodsdale neighborhood, decrease home values and lead to people leaving the community and area.
4. Downtown Wheeling has been struggling for decades and does not currently attract businesses or residents to live and work in downtown. The highlands development significantly hurt downtown Wheeling. The new development will destroy any chance for downtown to ever thrive again. The new development will hurt businesses downtown, will hurt businesses at the highlands and will hurt residents in Woodsdale. It serves NO BENEFIT to any part of the community.

The City should focus their efforts on the development of downtown Wheeling and continue without any change to their long-term plan. The development is unnecessary and while it may benefit a few wealthy developers, it will serve no benefit to the City of Wheeling or its residents. I strongly encourage the Planning Commission, City Council and all the decision makers to REJECT this proposal and quit wasting their time and resources pursuing this endeavor that the residents and taxpayers strongly oppose.

Ben Cox
9 Lynwood Avenue

Tom Connelly

From: harrietgroton@gmail.com
Sent: Friday, June 12, 2020 12:48 PM
To: Tom Connelly
Subject: GC and P Development

I am strongly opposed to the Woodsdale development.

I do not want the mountaintop removed. I moved to WV from Connecticut ten years ago, partly for its beauty.

We do not need the services of the project in that location. Let us focus on the development of the downtown, not take away from downtown just as we are trying to improve it.

Frankly, the GC and P plan seems ridiculously over extended for our small city and would duplicate services.

I do not trust the developers. They harvested trees there when told not to. I fear they will abandon the project after raping the land and are not honest.

Thank for your kind attention.

Sincerely, Harriet Parsons

Sent from my LG Mobile

Tom Connelly

From: Dennis Highley <dhighley@comcast.net>
Sent: Saturday, June 13, 2020 4:00 PM
To: Tom Connelly
Subject: GC&P Development LCC proposed development.

I, a citizen of Wheeling, am strongly against this proposed project. It will cause multiple problems for the people who live in this part of Wheeling. Among the problems I foresee are noise, pollution, traffic congestion, and serious negative impact on the environment.

I strongly encourage the planning commission to reject GC&P Development LCC's application.

Dennis R. Highley
175 Warden Run Road
Wheeling, WV

Tom Connelly

From: Jennifer Longociu <jlongociu@gmail.com>
Sent: Saturday, June 13, 2020 4:09 PM
To: Tom Connelly
Subject: GC&P Development LLC's application for a Special Area Plan / Comprehensive Plan Amendment

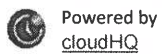


Good afternoon,

I live in the city limits of Wheeling and I am opposed to this development due to the likelihood of noise, pollution, traffic congestion, the deforestation that has already occurred on the hill above my house on Wardens Run Road, and the general ill-advised, unsuitability of this proposal.

Thank you,

Jennifer Longociu
304-215-8179



Tom Connelly

From: rbram3@comcast.net
Sent: Wednesday, June 17, 2020 4:06 PM
To: Tom Connelly
Subject: GC&P Project

Sir, I am in favor of this project. Wheeling needs to grow!

Sent from Xfinity Connect Application

Tom Connelly

From: Jared Thompson <jthompson@westliberty.edu>
Sent: Tuesday, June 23, 2020 4:20 PM
To: Tom Connelly
Subject: GC&P Development

Hello Mr. Connelly,

I am unable to attend the public hearing but would like to voice my concern of the GC&P Development to you. As a resident on Edgwood Street, I am opposed to the development. I have personally experienced major flooding in my basement, an issue not present a decade ago. Additionally, I drive route 88 to work everyday and do not believe it is equipped to handle traffic associated with this development.

I am all in favor of economic development in the city and revitalising currently developed areas but I do not believe this is needed or safe to do.

Thank you for your time.

Jared Thompson

Sent via my Samsung Galaxy S10

Tom Connelly

From: RICHARD MULLIN <mullin160@comcast.net>
Sent: Saturday, June 27, 2020 4:11 PM
To: Tom Connelly
Subject: GC&P Project
Attachments: GC&P.docx

Dear Mr. Connelly,

I will not be able to attend the July 13 public hearing on the GC&P project, so I am attaching a letter expressing the views of my wife and me.

Thank you for your consideration.

Richard P. Mullin Jr.
160 Poplar Avenue, Unit 4
Wheeling, WV 26003

Tom Connelly: Economic and Community Development

@wheeling.gov

We are writing to join our voices with others who are appalled by the plan to remove the wooded hillside between Greggsville and Woodsdale. In our high-tech world, in which many businesses can be conducted from anywhere, Wheeling's greatest asset for attracting business is livability. The wooded hills that surround us are a natural resource that makes the city more livable.

Trees and hills are valuable not only for their natural beauty, but also there is mounting evidence that even the sight of nature is health-enhancing. Further, trees hold water and soil and capture carbon. At a time when forward-looking city planners all over the world are looking for ways to grow more trees, we, who are blessed with trees, should not move in a backward direction and call it progress.

The plans that have been put forth boast of many things that are not needed. For instance, do we need another movie theatre and grocery store? And what sense does it make to destroy a wooded hillside to create an arboretum? As far as residences and offices, who would occupy them? If they are in fact needed, there are many places in the city in which they could be built. A quarry in a residential neighborhood, with the accompanying noise, dirt, and heavy truck traffic, would diminish the quality of life for those of us who live here, and cripple the efforts of city officials to move Wheeling forward.

Predicting the longevity of commercial expansion is uncertain. Across this country many shopping areas that were not long ago considered futuristic are now abandoned. But once a hillside is removed, the damage is permanent and irreversible. We understand that money is a god whom few people would wish to anger. But hopefully our city officials will have the wisdom and courage to prevent this disaster.

Richard P. Mullin

Marian V. Mullin

160 Poplar Avenue, Unit 4

Wheeling, WV, 26003

E-mail: Mullin160@comcast.net

Tom Connelly

From: Amy Krieger <amypkrieger@gmail.com>
Sent: Sunday, June 28, 2020 1:04 PM
To: Tom Connelly
Subject: GC&P request

Hi my name is Amy Krieger. My husband Paul Krieger and I live in Woodsdale (Ward 4) at 111 Edgwood Street.

We are 100% against the approval of GC&P's request for a special area plan.

We are very disheartened with what has gone on so far with GC&P development. We have owned our Woodsdale home for nine years and never had an issue until the logging began on the hillside. Now, we get flooded and sewage back up every time it rains hard. We just spent \$4,000 on a backflow preventer and have previously sustained thousands of dollars in flooding damage. It will only get worse if this company is able to continue to destroy the hillside. Please consider the residents and tax payers who have made Wheeling their home and please don't sell out our community to outside interest.

Thank you for your time.

Amy Krieger

Sent from my iPhone

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Tom Connelly

From: abuzzard8@comcast.net
Sent: Sunday, June 28, 2020 2:22 PM
To: Tom Connelly
Subject: GC&P Proposed Development Plan

I am totally OPPOSED to the GC&P Development Plan. It will further the destruction of homeowner's property and will further the loss of community if approved. Woodsdale is an historic neighborhood and thus , if approved will distract from the community. The developer has been allowed to rape the land to date which has created numerous problems and headaches for many neighbors.

Thank you
Arleen Buzzard
8 Walnut Avenue
Woodsdale
Wheeling WV

Tom Connelly

From: Wendy Bogers <wendydelite@comcast.net>
Sent: Sunday, June 28, 2020 2:35 PM
To: Tom Connelly
Subject: GC&P Special Area Plan

Hello,

My name is Wendy Bogers. I reside at 18 Lynwood Avenue in Woodsdale. I write today to state that I am AGAINST THE APPROVAL of GC&Ps request for a Special Area Plan. My concerns include increased flooding issues with further tree/land removal as we have already seen a great increase in these issues in recent years. I also feel once the land is raped of any underground worth, the area may be unsuitable for development as planned. Further I don't believe the roads can support increased congestion. This is not at all in the best interests of the Woodsdale community.

Thank you,
Wendy Bogers

Tom Connelly

From: Patty Pogue <ppoguer54@hotmail.com>
Sent: Sunday, June 28, 2020 2:44 PM
To: Tom Connelly
Subject: SAP plan

We are against the approval of GC&P Development Corporation's request for a Special Area Plan (SAP)!

Sincerely,

Robert & Patricia Pogue
12 Fairview Terrace
Wheeling, WV 26003
Get [Outlook for Android](#)

Tom Connelly

From: Sherry <sherrynal58@aol.com>
Sent: Sunday, June 28, 2020 2:45 PM
To: Tom Connelly
Subject: GC&P development

As a resident of Woodsdale, I am against approval of GC&Ps request for a Special Area Plan.
Sherry W Rosenberg

Tom Connelly

From: Joyce Moray <jomora@comcast.net>
Sent: Sunday, June 28, 2020 3:38 PM
To: Tom Connelly
Subject: SAP

I am AGAINST approval of GC&P's request for a Special Area Plan

Joyce Moray
38 PoplarAve
Wheeling, WV
Sent from my iPad

Tom Connelly

From: Stuart Levy <stuartlevy65@ymail.com>
Sent: Sunday, June 28, 2020 3:57 PM
To: Tom Connelly
Subject: Gc&pdevelopment

I am against the change in the special area plan as proposed by gc&p.
Stuart levy
2 Lorraine Terrace
Wheeling, WV 26004

Tom Connelly

From: Kimberly Brown <kjbrown6913@gmail.com>
Sent: Sunday, June 28, 2020 11:28 PM
To: Tom Connelly
Subject: SAP/special area plan

My name is Kimberly Brown and live in Woodsdale at 104 Malpe Ave wheeling.
Im letting you know I am AGAINST the approval of GC&P request for special area plan.

Sincerely,
Kimberly Brown

Sent from my iPhone

Tom Connelly

From: Craig Seachrist <cseachrist@skmcpa.com>
Sent: Monday, June 29, 2020 10:23 AM
To: Tom Connelly
Cc: Ronald M. Musser (RMusser@spilmanlaw.com)
Subject: GC&P DEVELOPMENT

Hello Tom,
I hope you have been well and staying safe!

My concerns on the above project are an inadequate traffic study by WVDOT. Currently we have many issues with entrance onto Rt 88 from Warden Run Road and the entrance from GC&P Road is a traffic problem with people running the stop sign for a right hand turn and left turns would be dangerous with the increased flow of traffic. I do not like the back road for traffic onto Warden Run Road per the Plans.

Craig Seachrist, CPA
Seachrist & Associates, A.C.
21 Warden Run Road
Wheeling, WV 26003
Direct: 304-232-3507
Phone: 304-233-0141 x101
Fax: 304-233-1226
cseachrist@skmcpa.com



Tom Connelly

From: Ann <awcoleman@comcast.net>
Sent: Tuesday, June 30, 2020 9:35 AM
To: Tom Connelly
Subject: Constant flooding (again) in Woodsdale

To Mr. Connolly and the Planning Commission:

As a life long resident of the Woodsdale neighborhood, I once again implore you to turn down the request from GCP Development to change the Comprehensive Plan to permit the development , lowering and flattening, and quarrying of Woodsdale Hill . The effect this will have on the downhill neighborhoods will be felt for generations. Again on March 29, we experienced a deluge of rain in the area. Due to the \$3000 worth of work I have already done on my home I received only 3 inches basement wide instead of the 26 inches I received in the past. But I had to employ 5 sandbags to keep the water to this minimum. And this past weekend, on both Saturday and Sunday (June 27 and 28th) the water coming off the hill had waves on top and was jumping the curbs into our properties. Though the city operations and the fire department were out they could not handle the calls and we as neighbors, were cleaning our street drains and moving the water along as it came down. What if this had been a workday and we were not at home? I now carry sandbags in the back of my car so they are at my disposal day and night. People comment – oh you must live in Woodsdale. I can tell by all the sandbags. The assessor is coming to visit my properties as I want them revalued in light of the water issues we battle. I am working with Chadan Engineering in St Clairsville to develop water retention plans for my property. So now I am incurring engineering costs and the cost to carry out these plans.

This is the fate of all my neighbors on all ends of Edgwood Street neighborhoods. Most are just throwing in the towel and moving. In addition to water running down the hill as it never did before logging, the storm sewers bubbled up – think of a grade school water fountain – as the rain continued. The system cannot handle any additional development. Talking to friends on the Hawthorne Court side of Bethany Pike , they are now experiencing water and mud issues from the front side of the proposed development. A resident of Stratford Road said the water comes down for days after a rain.

Mr. Hooper states that the development will cure 50% of the water issues in our downhill neighborhoods. I need to remind him that we had no water issues prior to the logging – on property owned since 1955. I believe the water issues have increased 200%. Now these issues are extreme – refer to prior photos I sent. We have been told that the site preparation alone could take 5-10 years with lowering and quarrying the hill. I asked him what are the plans for water remediation DURING this DECADE of site prep and he could not give me any specifics. I leave in fear that the old coal mines will send old mine water – think orange water - down along with all of the mud and water.

I beg you to deny the 10 years of hell our century- old existing neighborhood will incur if this project moves forward. I also beg you make the developer remediate the storm damage he has caused since the logging by replanting the hill. A performance bond should be in place if any changes occur on the hill and that bond should start reimbursing the neighborhood for damages already incurred. Your current infrastructure and sewer and storm drains cannot handle the volume from existing homes.

The Edgwood Street neighborhood houses a minimum of 900 families. If you allow this project, I suggest you develop a plan as to where these 900 families will be moved to and a buy-out plan – at market price – for their existing homes. This constant threat of further damage - and the associated stress every time it rains - is not what we signed up for when we bought our homes. We chose live in the city – not the county – so that the zoning laws are evident when we plan our home purchases, our home improvements, and our lives. We need protection from the city. Please enforce the existing Comprehensive Plan!

Sincerely,
Ann Coleman
2 Springhaven Road
13 Springhaven Rd.
8 Woodlawn Court
3,11, and 8 Campbell Terrace
148, 150, and 152 Edgwood St.
37 Era St

Sent from Mail for Windows 10

Tom Connelly

From: Anne Foreman <anne@sketchesbyanne.com>
Sent: Tuesday, June 30, 2020 11:35 AM
To: Tom Connelly
Subject: GC&P proposed development of Woodsdale Hill

Dear Mr. Connelly,

Ever since Last August, I have watched the ongoing Planning Commission meetings regarding the proposed "development" of Woodsdale Hill. The Commission members have been astute and thorough in the questions they have put forth to the G C & P representatives. I admire and thank them for representing the people of the city of Wheeling in this contentious matter.

I have written before stating my concerns about the horrific and damaging plans the development team have set forth. Woodsdale hill has been a treasured backdrop for the historically significant neighborhood for many, many years, both as pasture land and forested hill. I won't take your time up now re- stating what those concerns are. I'm sure you know how most of the residents of this neighborhood feel and what they fear.

My only comment now is, "What are they thinking?" I am completely overwhelmed by the absence of any consideration for the safety and well being of hundreds of residents whose homes will be flooded, whose property values will tank and whose peace will be disturbed by ten years of removal and blasting of dirt and stone above their heads.

There are many factors to be considered by the Planning Commission and I hope and pray that common sense and compassion will steer the members to deny the changes sought by G C & P.

Thank you for your consideration of this letter and your on-going vigilance.

Sincerely yours,

Anne Hazlett Foreman
32 Poplar Avenue
Wheeling, WV 26003
304-233-4043

Tom Connelly

From: brenda.albert@frontier.com
Sent: Thursday, July 2, 2020 12:38 PM
To: Tom Connelly
Subject: Against approval of GCP request for development 88/Bethany pike/woodsdaile hill

Mr Connelly, I am writing to comment on the plan for GCP 's request for development of the woodsdaile hill, 88/Bethany pike. I am totally against this project of quarrying/ building on woodsdaile hill. . I live at 339 Warden run rd. I also own property at 289 Warden run rd, and co own property at 290 warden run/72 waddles. My family has owned property here/ lived here for over 80 years. The reason we bought property/ chose to live here; is the clean peaceful country setting, quiet, less traffic, no large businesses. This will change if he is allowed to continue his project. The work he has already done at the top of the hill has caused excess runoff, due to tree removal, resulting in mudslides, trees slipping off the hill, higher water in the usually low creek/stream. This has already damaged the bridge to my property,. and will be worse if he continues his proposed development. Besides the erosion issues and displaced wildlife , there will be excessive noise, lights, polluted air/constant dust and noise due to his proposed quarry operation, possible acid mine drainage, excessive truck traffic on this usually quiet street (warden run). due to adding another lane onto the street; and havoc especially during festival of lights on bethany pike/88 area. The constant noise , added lights, air pollution and traffic chaos, along with the other disruptions, from quarrying and then later building on the hill , will take away from the very reason we have lived here for many years. Most of the people along this side are homeowners, who have bought and chose to live here, because of the quiet peaceful setting, low traffic, low noise, low lights,clean air, etc. We should have a say in any further destruction that changes our area. One of my family properties is adjacent to his property, . In the near future, we will build a small home there. His hill destruction will more than likely cause issues , slippage, etc falling onto whatever we build, not to mention an added street running right above our property, adding to the hills instability and possibility of slippage onto our property. It is not only my family's property that will be affected, but the homeowners along the hill on both sides, warden run and woodsdaile, that will have to live with the negative affects of this development for years. I am totally against it for the above reasons. I hope you take this into consideration. Thank you for your time.

Brenda Phillips Albert
339 warden run rd
wheeling wv 26003

also owner of 289 and 290 Warden run road.

Tom Connelly

From: brenda.albert@frontier.com
Sent: Thursday, July 2, 2020 1:47 PM
To: Tom Connelly
Subject: Against approval of GCP request for "mixed use village"

Mr Connelly, I am writing to comment on the plan for GCP's request for development of the woodsdale hill, 88/Bethany pike area . I am totally against this project of quarrying/ eventual building on woodsdale hill for many reasons. . I live at 339 warden run rd, I also own property at 289 warden run, and co own property at 290 warden run (72 waddles) My family has owned property here for over 80 years, The reason we bought property / chosen to live here, is the clean country like setting, quiet neighborhood, less traffic, no large businesses, no heavy air pollution. This will change if he is allowed to continue his project on woodsdale hill. The work he has already done (logging/tree removal etc) on the top of the hill has caused excess water runoff, resulting in mudslides, tree slippage, higher water in the usually low creek/stream. This has already caused damage to my familys bridge that goes over to our property, and will be worse if he continues his proposed development. Besides the erosion issues and displaced wildlife, there will be excessive noise and lights from quarrying, and later from the permanent buildings he plans to construct. The quarrying will also cause polluted air and constant dust, in an otherwise clean neighborhood, also the threat of possible acid mine drainage. Our stream now is clean and not polluted. Our street is quiet, but that will change, due to an added street/exit from his property, and constant trucks from his quarrying; and later if he builds, added traffic and noise and congestion from his ongoing traffic on and off his property; , not only on warden run but along 88/Bethany pike, and especially during festival of lights season, which already gets congested at times. This added road will make it worse. The added traffic, noise pollution, air pollution, added lights, displaced wildlife , and added activity will take away from why many have purchased homes, or stayed on this street. One of my familys properties is adjacent to his project property. We plan to build there in the near future. His street will run directly above us, and no doubt cause added slippage problems onto our property, along with his further plans on the hill that will cause more runoffs and issues on ours, no doubt destroying what we have there. This will not only affect warden run, but the properties on the other side in woodsdale. I believe we should have a say in stopping this project, as it will deeply affect all of us who live here. We will be the ones living with the negative ongoing affects of this project. Please take all of this into consideration before allowing this devastation to the hill happen. Thank you for your time

Brenda Phillips Albert
339 warden run wheeling wv 26003

owner of 289 warden run
coowner of 290 warden run

Tom Connelly

From: Kasey Christian <kasey.christian@gmail.com>
Sent: Friday, July 3, 2020 10:09 PM
To: Tom Connelly
Subject: Protect us from GC&P, please

Dear Mr. Connelly,

As we near the public hearing regarding GC&P's proposed development on Woodsdale Hill, I'm writing to ask you and the Planning Commission please prioritize the safety, health, and well-being of the people of Wheeling rather than the interests of a company operating under leadership that has yet to demonstrate care, concern, or commitment to the community which it intends to make money off of.

I trust that you all already know the key facts in the situation much better than I do. Personally I'm primarily concerned about the increased flooding that we would reasonably anticipate causing destruction to homes in Woodsdale and Greggsville, the increased threat to safety on roads that already have precarious driving conditions, and the decreased appeal of residing in Woodsdale and Greggsville due to loss of the attractive hillside.

As a transplant to Wheeling, I didn't move here because it had flattened hillsides and shopping centers just like anywhere else in America. I moved here because Wheeling has a uniquely wild and wonderful character all its own that is worth giving a chance to survive and thrive. Please be part of the decision-making that shares and strengthens that vision by rejecting GC&P's proposal.

Thank you and be well,
Kasey Wood

Tom Connelly

From: Juliet Brown <julietb514@icloud.com>
Sent: Monday, July 6, 2020 10:16 PM
To: Tom Connelly
Subject: SAP/Special Area Plan

My name is Juliet Brown, and I live in Woodsdale at 104 Malpe Ave wheeling.
Im letting you know I am AGAINST the approval of GC&P request for special area plan.
Sincerely,
Juliet Brown

Tom Connelly

From: Nicole Brown <nicoleb2356@icloud.com>
Sent: Monday, July 6, 2020 10:20 PM
To: Tom Connelly
Subject: sap special area plan

My name is Nicole Brown and live in Woodsdale at 104 Maple Ave wheeling. I am letting you know that i am against the approval of GC&P request for special area plan sincerely, Nicole Brown

Tom Connelly

From: EDWARD L MILLER <sterling1626@comcast.net>
Sent: Tuesday, July 7, 2020 8:37 AM
To: Tom Connelly
Subject: Woodsdale Hill
Attachments: Memo regarding Woodsdale Hill development.docx

Please find attached my concerns regarding Woodsdale Hill. As a resident and as an environmental engineer, I am appalled that this is a discussion at all.

Thank you,
Jo Ellen Miller

Memo regarding Woodsdale Hill development.

As a resident of Poplar Ave, I am beyond distraught at the plan for developing Woodsdale Hill. As a resident with an environmental degree, I am alarmed.

I am concerned on these fronts as an engineer:

The change of the topography of the hill: This proposal is Mountain Top Removal by any other name. If you reduce 200-300 feet, you have obliterated the picturesque hill that defines our neighborhood. But beyond the aesthetic destruction of the hill, please consider the process.

The removal of limestone, a quarry, at the edge of a neighborhood is a degradation of the neighborhood. It will involve blasting, with possible compromise to foundations, depending on the translation through the bedrock of the energy. It involves dust. The particulate matter that will be released within such a short distance of a school and rehab hospital is bound to increase lung diseases in the children and the patients being treated. The resident's health will also be negatively impacted with the increased particulate matter from a quarry. Anyone with asthma, including my husband, will see a degradation in their condition from increased particulates.

The runoff from the quarry, which will also include particulates will require water pollution control systems to be improved, if not replaced, for the increased flow rates. New sewers throughout the neighborhood will need to be put in place to accommodate the increased runoff from clear cutting of trees in order to quarry, then from paving for a development. As you may be aware, neighbors on the east side of the neighborhood are already frequently flooded from the damage done already, and there is still topsoil, when that is gone, the runoff will increase. Even with a precariously placed retention and settling pond, the runoff will tax the sewage systems, and who will be responsible for maintaining and cleaning the settling pond after the quarry operation is complete?

A quarry is also a noisy operation. It is bound to increase noise pollution around the quarry and the trucks hauling to and from the quarry.

The road "improvement" that will be required will not mitigate the noise or the dust from the site, it will, however, encroach on property, and require quite a construction project to shore up the road for heavy trucks where slips already exist.

Beyond the quarry operation, and the degradation of a historic designated neighborhood by placing it on the edge of an industrial site, there is no evidence that there is a need for a development of the type that is proposed. There is no permanent population explosion on the horizon. Pipelines are being cancelled and postponed, and fracking may well be waning, so the industry drawing transient workers is bound to bust sooner than later. There does not appear to be a growth industry to lure new residents. There are plenty of empty residences in town, so a housing shortage does not appear to be a problem to be solved. Another grocery store? Has one sought to be built there? My point is, a village within a neighborhood is ludicrous. It will increase the tax base? What evidence and how long for that

increased tax base to offset the increased expenses of the new sewage , water and road improvements?

As Cassandra, this is how I see this playing out. The quarry trashes the aesthetics of a historic neighborhood, trashes the vista on the way to the only sure tourist spot that we have at Oglebay, increases runoff , increases air pollution in the form of dangerous particulate matter, increases the taxes of the residents to pay for the new road, and infrastructure. At this point, the development corporation, having gotten what it wanted, the rock, will walk away. There is no money in escrow to make them build the completely unnecessary development. They, in effect, assume no risk, and live with no consequences.

Meanwhile, our neighborhood has become a neighborhood on the edge of an industry. A noisy, dusty industry, that risks the health and well being of the young and healthy elementary students as well as the infirmed in rehab.

Unless every single person in this development corporation is willing to buy a house and live in this neighborhood among us full time, I feel like there has been a covenant breach with the rest of us, who pay to live in a treelined residential neighborhood, not at the edge of an industrial site.

Among all of the bad ideas that have come before the city council, this is among the very worst.

Please do not give leave to create a scar and either abandon the scar or build an unnecessary development.

Thank you for your consideration.

Jo Ellen Miller

50 Poplar Ave, Wheeling

Tom Connelly

From: 3043129782@mms.att.net
Sent: Tuesday, July 7, 2020 5:28 PM
To: Tom Connelly

Re : G C & P Requests

I reside at 98 Edgwood St., Wheeling.

My property adjoins the proposed development.

I am against this change in the Comprehensive Plan. I fear damage to the residences in the area. I worry about the massive changes in the area being considered. Every time it rains I watch the water that currently rolls down the pavement in the area where I reside. Many neighbors have had thousands of dollars of damage to their homes.

I fear for the safety of many of us who could have life changing damage over the years.

I urge the city officials to pay attention to the concerns residents have expressed.

There is something else that should have impact on decisions. The hillside property should be valued for the beauty of our area. Once the hillside is destroyed all of that green area will be gone.

I see greater costs to everyone. That should be part of the discussions when decisions will be made.

Frances Meredith

Tom Connelly

From: Patrick S. Cassidy <pcassidy@walslaw.com>
Sent: Wednesday, July 8, 2020 4:46 PM
To: Tom Connelly
Cc: Mary Ellen Cassidy (maryellencassidy1@gmail.com)
Subject: Re: Woodsdale Hill
Attachments: Letter to T. Connelly - Letter Opposing GC P Dev's Request to Change Comprehensive Plan (00179070).pdf

Mr. Connelly,

Please see my letter attached which opposes GC&P Development, LLC's request to change the City's Comprehensive Plan.

Sincerely,

Patrick S. Cassidy, Esquire
CASSIDY, COGAN,
SHAPELL & VOEGELIN, L.C.
The First State Capitol
1413 Eoff Street
Wheeling, WV 26003
Telephone: (304) 232-8100
Fax: (304) 232-8200
pcassidy@walslaw.com

Please note my new email address above.

PATRICK S. CASSIDY
THE FIRST STATE CAPITOL
1413 EOFF STREET
WHEELING, WEST VIRGINIA 26003-3582

tconnelly@wheelingwv.gov

Tom Connelly
Economic and Community Development Department
1500 Chapline Street, Suite 305
Wheeling, WV 26003

Dear Mr. Connelly,

This letter is sent by me as a private citizen of the State of West Virginia and resident of the City of wheeling, residing at 39 Hamilton Ave.

I write to oppose the change to the City of Wheeling's Comprehensive Plan sought by GC&P Development, LLC for a proposed development of Woodsdale Hill.

I am no stranger to Wheeling's Comprehensive Plan, as I was intimately involved in the first decade of the efforts of our City to designate Wheeling as a National Heritage Area and the formation of the Wheeling National Heritage Area Corporation (now Wheeling Heritage).

As co-chair of the Wheeling National Heritage Task Force, and the first Chairman of the Board of WNHAC, I helped steer the City's commitment to its own heritage, through design and development of the Wheeling Artisan Center, the Robert C. Byrd Intermodal Transportation Center, and the Heritage Port.

I testified before Congress about Wheeling's commitment to its historic heritage, and although the bulk of initial federal monies went to promote and interpret downtown Wheeling's historic core, our Plan for a designation of Wheeling as a National Heritage Area encompassed protection and interpretation of its "margins,"—the historic neighborhoods surrounding the downtown, including the Woodsdale and Greggsville areas, and you can see as you drive through these historic neighborhoods, federal money was used to designate and interpret the correlation between Wheeling's historic core, and its surrounding communities. Examples of such efforts, for example, include the interpretative historic marker in front of the former "Ye Olde Alpha" building, and the many historic markers identifying each neighborhood with the early WNHAC logo.

When Wheeling adopted its Comprehensive Plan, it wisely considered our predecessor Plan, and sought a delicate balance between town and country, knowing that a city is defined not just by its historic core, but by the natural ecosystem surrounding it; that both delineate its historic and cultural history.

PATRICK S. CASSIDY
THE FIRST STATE CAPITOL
1413 EOFF STREET
WHEELING, WEST VIRGINIA 26003-3582

While I'm sure our city planners considered many other reasons why they chose to keep Woodsdale Hill "green," and zoned for A-1 residential use only (considerations for the health and safety of surrounding neighborhoods have been described by many other opponents of the proposed change to the plan), my limited involvement in the development of the Comprehensive Plan nevertheless convinced me that Wheeling was still committed to this delicate balance between Wheeling's history, and what at its best it could continue to be, by preserving the integrity of the historic neighborhoods surrounding its historic core.

To allow what would essentially be a "mountain top" removal in the heart of these historic neighborhoods would not only upset this fragile balance, it would make me question the commitment of our City to its historic and cultural heritage that I urged Congress to accept as a given.

In a beautiful work of city planning, Salvatore Settis, in "If Venice Dies," explains the importance to a city not only of its central historic core, but the margins" of a City—in the case of Venice the surrounding water and lagoons, but in the case of Wheeling, the Ohio River to the West, and the beautiful rolling mountains to the East, at the base of which our historic neighborhoods lay nestled.

Settis explains (better than I can) in Chapter XII how it was considered an ignominious act for someone to cause destruction to the margins of Venice (its waterways) no less than a direct assault on the City's core.

Describing suburban development that has infringed on the "margins" of his city, he adds:

"Supplanting civic consciousness and collective identity, the new suburban fabric is subject only to the rules of property revenues and real estate speculation. It's time to 'limit the endless expansion of suburban sprawl by returning cities to their margins; as Zanardi has written, while at the same time "soldering the historic center to its periphery; and reestablishing the connection between the city and its citizens."

Some may reply that Wheeling is not Venice; and I would say you are correct, it is unique from Venice. As Settis argues, "The city form includes all cities and yet transcends them, resembling no city in particular: there isn't a single city that doesn't have unique features of its own."

PATRICK S. CASSIDY
THE FIRST STATE CAPITOL
1413 EOFF STREET
WHEELING, WEST VIRGINIA 26003-3582

It was because of the unique features of Wheeling, that our city leaders and citizens participated in developing the City's "Comprehensive" Plan; a plan that attempts to protect the unique identify of Wheeling and its margins. It is a good plan.

The mountains sheltering our neighbors are so important to the residents who live there, that City officials need to consider whether some residents of these historic neighborhoods, my wife and I included, would even want to continue to make our home in the Woodsdale neighborhood should such a change be enacted, although we have lived in this neighborhood since at least 1975.

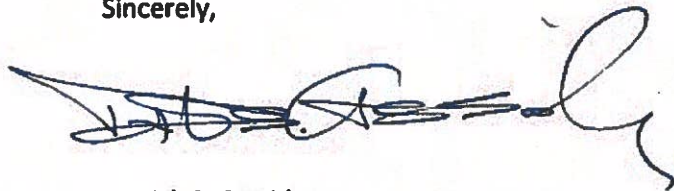
I would also suggest that the City consider the implications of the change on any obligations it may have under the National Historic Preservation Act, where federal money was used in the identifying and interpretation of these historic neighborhoods.

As I expect many others will speak at the public hearing to the potential threats to the health and safety of surrounding neighborhoods should this change to the Comprehensive Plan be approved, I will confine my remarks to the integrity of the Plan that many of our City leaders felt best for the City, for our whole community, to enact; assuring them that their best efforts should not be undone.

Integrity of intention is needed now more than ever, if Wheeling will ever again become the Renaissance City that many of us have worked for years to see.

I request the Planning Commission vote no on the proposed change to the Comprehensive Plan.

Sincerely,



Patrick S. Cassidy

Tom Connelly

From: Anne Foreman <anne@sketchesbyanne.com>
Sent: Thursday, July 9, 2020 11:27 AM
To: Tom Connelly
Subject: GC&P proposed development of Woodsdale Hill

Dear Mr. Connelly,

I wrote you last week about my concerns surrounding the proposed mining and development of Woodsdale Hill by the GC&P group.

I won't repeat the many reasons I share with others to block this change in use of the property in question.

My concern is that many of us staunch supporters of Woodsdale United and all it stands for, are in a group of compromised individuals, because of health issues. As a result, many of our members may not be able to be present at the Monday, June 13th meeting at Wheeling Park. I hope that the Planning Commission will take this into consideration and not read our absence as lack of concern.

Once again, I extend my thanks to the entire Planning Commission for their hard work on behalf of the citizens of Woodsdale. I hope and pray the members will consider the views of those living in the shadow of the beautiful hillside and vote to block the change in land use which is being proposed.

Sincerely yours,

Anne Hazlett Foreman
32 Poplar Avenue
Wheeling, West Virginia 26003

Tom Connelly

From: Laura Carl <lauracarl0827@gmail.com>
Sent: Thursday, July 9, 2020 1:49 PM
To: Tom Connelly
Subject: Mixed-Use Development

Good afternoon Tom,

I'm writing to express my extreme opposition to the Mixed-Use Development on the hill off of 88.

I've been living in Woodsdale for the past 5 years.

We have our issues there, like constant flooding in almost every person's basement, at LEAST every time there is any significant amount of rain. Clearing trees on the hill will make this problem even worse. Even if people have systems in place to prevent this (french drains, back-flow preventers), until the entire sewer system is replaced there, which I can't imagine anyone will do anything about, and if so, it certainly wouldn't be before this development is built.

If this is approved we plan on moving out of the area.

Aside from damage to the current residents homes, there is simply the issue of aesthetics.

I love the wooded hills I can see from my back yard (I live on Walnut Ave), I can't imagine how awful it will look up there if we rip the majority of those trees down. We do not need a theater or grocery store, or more places to live. There are AMPLE places downtown, especially for living. So much is still in disrepair, if we focused our efforts/money on fixing what is already here, we wouldn't need to destroy the woods, which is also home to countless animals, birds, deer, racoons, etc.

There is already a bit of a deer issue in Woodsdale, I can't imagine how much worse it would be if we destroy MORE of their natural environment.

I haven't talked to a single Woodsdale resident who is in favor of this.

Please, please do not let this happen.

Thank you for your time,

Laura Carl

Tom Connelly

From: Abby Coyne <abbymcoyne@gmail.com>
Sent: Thursday, July 9, 2020 6:16 PM
To: Tom Connelly
Subject: G C & P Development project.

Hello,

I am writing to you in regards to the G C & P development project. I am in total support of this project. I feel that it will bring many employment opportunities to our community and keep our residents from traveling to other cities for shopping, entertainment, and dining. It would be a major boost to our local economy .

Thank you,
Abby Coyne

Tom Connelly

From: Justin Bowers <jabowers17@gmail.com>
Sent: Thursday, July 9, 2020 6:34 PM
To: Tom Connelly
Subject: GC&P Development Project

This email is in support of the GC&P Mixed-Use Village Development Project. I think that it would be a positive addition to the community & Wheeling, WV area.

Tom Connelly

From: Nick Eikey <nick@drivestraub.com>
Sent: Thursday, July 9, 2020 6:39 PM
To: Tom Connelly
Subject: GC&P Development

Good evening,

I am writing you to state for the record that I am a lifelong resident of Wheeling and that I not only welcome but encourage the efforts of you and those who are in partnership with you in regards to this development. I strongly believe that it will create nothing but good in our city and our community. By moving forward in this development, you will open the doors to a tremendous amount of success in our town. We've needed this then and we need this now maybe more than ever!

I wish you all the luck and success in the future and look forward to the untapped potential that you can dig up for us!

Good luck!

Nick Eikey
Sales Manager
Elm Grove Automotive
W: 304-243-1999

Tom Connelly

From: Kathleen bryan <sportsbuff33@outlook.com>
Sent: Thursday, July 9, 2020 7:41 PM
To: Tom Connelly
Subject: GC&P Development

I am writing in regards to the GC&P Development. I feel this is something great that these folks are trying to do for the Wheeling/Ohio Valley Area. My entire family is supporting this will happen. It will be a fantastic addition. Shopping, places to eat (variety) housing, maybe a bowling ally or a drive in. We need things here. Hoping and praying this goes through

Thank you,
Kathleen Bryan & Family

Tom Connelly

From: andrewmichaelhoward@yahoo.com
Sent: Thursday, July 9, 2020 8:41 PM
To: Tom Connelly
Subject: Support for GC&P Development

Hello,

My name is Andrew Howard and I live in Wheeling. I support the GC&P development project because I believe it's beneficial to the city and community in multiple respects. Firstly, it will greatly increase the quality of life for those around. As someone who lives out in the area between Oglebay and West Liberty, this area would be the quickest drive for me to get to. Additionally, such a large project will bring more attention to the surrounding area and encourage people to want to move in around the area. I also believe this could raise property values. Finally, this is such a large project that it will create much tax revenue as well as create new job opportunities. I understand that some people are worried about how it may geographically affect the area (and I was one of those people), but I attended a seminar and I now understand the research that has been done and the precautions have been and will continue to be taken. As someone who has lived in this area my entire life (age 26), I know this would be a breath of fresh air. Like most of my peers, I have considered moving out of Wheeling, but a development such as this would encourage younger residents such as myself to stay. I also attended Wheeling Jesuit University and know a development like this would help to attract more potential students to (now) Wheeling University as well as West Liberty University.

Thank you,
Andrew Howard

Tom Connelly

From: Linda Lohr <lindalohr1958@gmail.com>
Sent: Thursday, July 9, 2020 8:43 PM
To: Tom Connelly
Subject: july 13th public hearing

Mr.
Connely,

I am writing to join in agreement with all of those opposed to the hilltop removal project between woodsdale and greggsville. I am unable to attend the public meeting due to health concerns, so i hope my voice can be heard in this email format. I am a 62 yr old woman who has happily been, and continues to be, a lifelong resident of warden run road . I am currently a property owner, owning the home i bought at 189 warden run, for my residence and also am a co-owner with my sister, of acreage property , at 290 warden (formerly 72 waddles run) I am totally against any development and destruction on the hill top. The reason I purchased my home here on warden run, is because of its environment...a place i can live in peace and quiet , good quality air , surrounded by nature, trees, wildlife, birds, and a peaceful stream. I was born and grew up on this road, and little has changed....It is still very peaceful and quiet, in a calm country setting. I raised my son here, bought this home, and will continue to live here my entire life. There are no excessive lights, no noise, the air is clean. My co-owned acreage on warden run, shared between my sister and

I, has been family owned and in our possession for over 20 years. We intend on building a small home in the near future. My sister and I are of native american mixed blood heritage, and our family practiced native american spirituality. Our woods on this property is a sacred space, thriving with wildlife, nature, trees...It is a spiritual place where we have gatherings of elders and friends of our ancestors, a place of peace and quiet, prayer and meditation. The woods, the trees, are all connected, and all needed to co exist. Mr. Koynes previous logging has already done some damage to our acreage, causing several run-off streams coming down off the hill through our property, that did not exist before his logging.. A large tree fell and continued downstream, wiping out our foot bridge... This tree that fell off the hill was due to mudslides with heavy rain, from his logging. That being said, Anything more he does will cause irreparable damage to our property... run offs, acid drainage, falling trees, mudslides ..not to mention noise and air pollution, bad air quality, light pollution, excessive traffic, quarry dirt,(which is a health risk to myself and others) destroying and displacing wildlife...to the point it will negatively affect the peace and quiet and over -all nature of our acreage, as well as having a negative impact on each and every homeowner and residence ,on both the woodsdale side as well as the greggsville side of this hill. All of the impacts of this destruction will cause harm to every surrounding home in one way or another. The hill top is not the place for this

development, if he has a desire to revitalize wheeling and create jobs or a business, there are many areas in downtown wheeling that could use his offer of office space , stores, or housing. Build up "downtown wheeling" where its needed and do not cause harm and destruction to so many residents, just to quarry and leave devastation that cannot be repaired. I am totally 100 percent opposed to this project.. With all due respect, i do hope you and the other city officials please understand how devastating and damaging this will be to every single person in this area. I hope every voice opposing this is heard and respected, for their legitimate reasons of opposition. Thank you for your time, and if i did not have health concerns i would be there in person to speak as well. Sincerely LINDA JEAN LOHR, OWNER OF RESIDENCE AT 189 WARDEN RUN ROAD, WHEELING. and CO-OWNER OF 290 WARDEN RUN ROAD, WHEELING. PHONE 304 232 2355 AND CELL 304 559 4540 EMAIL lindalohr1958@gmail.com. THANK YOU

Tom Connelly

From: Charles Knight <ceknight67@yahoo.com>
Sent: Thursday, July 9, 2020 9:16 PM
To: Tom Connelly
Subject: Re: Save the Woodsdale Nieghborhood

We are requesting that the Planning Commission vote to deny the GC&P Development's request to go forward with the mixed use village project and any other related matters related to the destruction of "Woodsdale Hill".

We have owned a home in the Woodsdale neighborhood since 1985 and raised 4 children here.

We also own 4 rental units on Edgwood Street.

It is one of the finest neighborhoods in the city and it needs to be protected.

The City has a duty and obligation to protect its citizens from the destruction of this neighborhood. The time has come for the city to step up.

The City has adequate commercially zoned property available for developmental needs.

The proposed project will destroy the quality life and property values in the neighborhood.

The proposed excavating and quarrying activity over a period of years would render the neighborhood unlivable.

The noise, dirt, and blasting will be taking place right outside our front doors and is expected to last for years.

Flash flooding will likely become more of a danger and hazard. We video taped flash flooding on March 28, 2020 and gave a copy to Ann Coleman. She will forward a copy to you

We would be grateful for your help with this matter.

Charles and Beth Knight
133 Edgwood Street
Wheeling WV

Tom Connelly

From: Jeff Kittle <jkittle46@gmail.com>
Sent: Thursday, July 9, 2020 9:30 PM
To: Tom Connelly
Subject: GC&P Development

Mr Connelly,

I live and work in the wheeling area and I am here to support the gc&p development project. Please understand wheeling needs this.

Thank you, Jeff Kittle

Tom Connelly

From: Jonathan Howard <howardgroupwv@gmail.com>
Sent: Thursday, July 9, 2020 9:45 PM
To: Tom Connelly
Subject: I support GC&P Developemnt

To Whom it May Concern,

Being a long time Wheeling resident, current student at West Liberty University, and a Realtor apart of the Wheeling Board of Realtors, I strongly support this project. There could not be a better use for this land that would not only provide locals with opportunities, the city with new tax revenue, and the potential to being in outside tourists. This mixed use village has all the right aspects and is something fresh and new the city of Wheeling needs. Live, Work, and Play all in one area would be incredible and a huge game changer for the Wheeling community.

Best,

Jonathan Howard

--

Jonathan Howard

Realtor® in Ohio and Marshall County

eXp Realty

6294 East Pea Ridge Rd Huntington, West Virginia

Lorre Wilson, Broker

m: (304) 650-2395

e: jonathan.howard@exprealty.com

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Tom Connelly

From: Hannah Jacobs <hmjacobs@westliberty.edu>
Sent: Thursday, July 9, 2020 9:49 PM
To: Tom Connelly
Subject: I support the GC&P project in Wheeling

Being a student at West Liberty University, this would provide a great opportunity! I would love to shop at the new boutiques, eat at the restaurants, and even go to the rooftop bar! After I am finished with school, I am considering moving to the Pittsburgh/ Washington area but with this mixed use village, I would strongly consider living here in an community where I could walk to the store or even work.

Hannah

Tom Connelly

From: Marcia Sorge <sorgemarcia81@gmail.com>
Sent: Thursday, July 9, 2020 9:56 PM
To: Tom Connelly
Subject: Kevin Coyne

It's about time someone try's to move the city forward. Kevin is trying to do some things for the betterment of the city. Can you please support him? Thank you Sent from my iPad

Tom Connelly

From: Kunanon Pitikultham <kpitikultham@westliberty.edu>
Sent: Thursday, July 9, 2020 10:04 PM
To: Tom Connelly
Subject: GC&P Project Support

Hello,

I am sending this email in support of the GC&P project. I am an international student at West Liberty University and see this project as a very great opportunity for me and my friends to be able to go eat, shop, and have fun. We are always looking for something to do and being able to shop, eat, bike, etc would be great.

Thank you

Tom Connelly

From: Tanyapong Sorat <tsorat@westliberty.edu>
Sent: Thursday, July 9, 2020 10:09 PM
To: Tom Connelly
Subject: Gc&p project support

Being an international student from Thailand and going to West Liberty University, it does not seem like there is a lot to do around here without having a car. This project would make it nice for me and friends as well as other students to be able to bus down and shop, eat, or even go on a walk without needing a car to go to each place. I would really like to see this project happen.

Tom Connelly

From: McCluskey <pkmcc@comcast.net>
Sent: Thursday, July 9, 2020 10:46 PM
To: Tom Connelly
Subject: Kevin Coyne's proposed development project for Stratford Hill in the Woodsdale neighborhood

Tom, my wife Holly and I live on 31 Walnut Avenue in Woodsdale. In fact, we live in the house I grew up in. Like most of our neighbors, we are terribly concerned about Kevin Coyne's and his partner's proposal now before the Wheeling Planning Commission to operate a limestone quarry along and above Route 88 from its intersection with Edgewood Street to Greggsville behind the Covenant Community Church. We feel strongly that this is absolutely a terrible idea. We have seen and read about the plans, which as you know call for the lowering over a five year period of some 300 feet or more of the hillside, as he strips the limestone. Water drainage from this hillside is already a serious problem, exacerbated by Mr. Coyne's stripping of virtually all of the trees on his property, which never should have been allowed to happen, Many basements and back yards of the homes abutting the hillside are being flooded during periods of heavy rain, although fortunately not ours, because we live far enough away. Much of the runoff will be directed towards Woods Run that parallels Route 88, which is already prone to flooding, May I remind you Country Day School is downstream and in the vicinity? The problem will only be compounded many times over if this project is allowed to proceed. Moreover, it will be terribly unsightly and ugly and will surely reduce everyone's property values. We understand that to hold back part of the hillside, there are plans to build a massive retaining wall some 200' or 300' high, and who wants to look at that?

That's not all. Limestone quarrying will necessitate daily blasting, with its accompanying noise pollution. The sound will be loud and obnoxious and totally inappropriate for a residential neighborhood filled with young children. It is hard to believe that, in the name of economic progress, people who live in the vicinity will be forced to put up with huge trucks hauling limestone, gravel, rocks and slag continuously down the hill and onto Route 88 (already a very busy highway, especially during rush hour and when events attract large crowds to Oglebay. Not only will this be dangerous to motorists, the trucks will raise huge clouds of dust. This will have a deleterious effect on use of the Greggsville playground and ballfield by children and their parents, which is just past Yentsen's new landscape business and before you get to the Convenience Store at the bottom of Oglebay Hill. To accommodate all this extra traffic, I understand Mr. Coyne wants to add a couple new turning lanes in the vicinity of Hazlett Court or Hawthorne Court. If this project goes through, you can expect many traffic delays in this area.

Also think of the rampant destruction to the environment. I understand the stripping of the hillside will extend towards Edgington Lane and will stop somewhere in the vicinity of where Elm Run comes down the hillside, when Coyne's property comes up against some land owned by Oglebay, I just can't imagine the loss of so many beautiful trees and the loss of habitat to so many hundreds of animal species. The end result will be a big ugly scar on the hillside, so denuded and devoid of topsoil that nothing will grow. My family vacations along the Maine coast almost every summer, where building codes and environmental laws are a lot stricter, and Maine would never allow this type of complete deforestation to happen. (Maine prides itself on being a green state.). And devoid of trees, the soil erosion will only increase at a rapid pace.

At your know, Johnson McKinley and the McKinley family used to operate a coal mine within the ridges surrounding Greggsville. As far as I know, those mines are still there, although sealed. I have been told the hilltop will be leveled to a depth just 40' above the level of those mines. Can't wait until the project taps into them and causes acid leakage into Woods Run along Route 88. Growing up here, I can remember when the Run was stained copper red for about 10 years during the 1980's because of leakage from the mine. Are we to have yet another "dead stream" for the same reason?

Mr. Coyne and his partner tout the economic benefits of his project, including job creation and an increase in tax revenue from the supposed businesses he plans to erect there after he finishes quarrying all the limestone. To the best of my memory, he promises to build a grocery store, a bowling alley, a cinema, some retail shops and housing, just like at the Highlands. Oh, baloney! He will never reach enough critical mass to compete with the Highlands. Most of these businesses already exist down in the valley below. Also, we just have his word that he will build all these things. Better insist upon a performance bond to make sure he makes good on these promises and doesn't just walk away after the stripping is done. Then the City of Wheeling would be stuck with a denuded hillside that would somewhat resemble the surface of the moon,

For all of these reasons and more, my wife and I request that the Wheeling Planning Commission vote to deny the permit for this project. We plan, like many of our neighbors, to attend Monday night's meeting at the White Palace. We may see you there. And don't forget that we vote!

Kim McCluskey, J.D., CPA
V.P. and Senior Trust Officer at WesBanco Bank.

Tom Connelly

From: j yelenic <wvsoundtech@yahoo.com>
Sent: Thursday, July 9, 2020 10:58 PM
To: Tom Connelly
Subject: I Support GC&P Development

To Whom It May Concern,

I am ecstatic to see a fellow resident of Wheeling willing to invest heavily in the growth of our community. As a small business owner and resident of Wheeling for the past 15 years, I have seen the ups and downs of this city. When I first heard of the GC&P Development I thought, "Finally, something NEW for us!" A new place for us to shop, eat, and relax without having to drive across state lines to spend our money.

I celebrate Wheeling's rich history and the stories we have to share, but I also want to look forward to our future. As a young resident, I am eager to see new jobs created from this development. I am eager to see the increase in tourism and tax revenue for our City, County, and State. Wheeling finally has been presented with a large opportunity to grow. This project is what the City of Wheeling needs to continue to flourish. This project is what the City of Wheeling deserves.

Best Regards,
JAY Yelenic

Tom Connelly

From: Jeremy Paige <geremypaige123@gmail.com>
Sent: Thursday, July 9, 2020 11:10 PM
To: Tom Connelly
Cc: kcoyne.gcpd@gmail.com
Subject: GC&P Development Project

Dear Mr. Connelly,

My name is Jeremy Paige, a Wheeling native and current MBA student at California University. I am reaching out today to voice my support of the GC&P project. As a young entrepreneur I look to start my business career in my hometown. However in my studies of economics and living in Erie Pennsylvania for five years I can see how much potential this project has. I would love to have an office space in this project to help my community grow with my organization. Thank you for your time and consideration in this matter.

- Jeremy Paige

Tom Connelly

From: Patrick Coyne <Pat.Coyne@aes seal.com>
Sent: Friday, July 10, 2020 6:59 AM
To: Tom Connelly
Subject: GC&P Development Project

Mr. Connelly,

My Wife & I are Woodsdale residents. We support the GC&P Development Project.

We believe that if given the approval to move forward, this will benefit our area financially, increasing employment and give local residents the option to spend their hard earned money in the local community.

I respect & understand the concerns of Woodsdale residents, however, I believe that the planners of The GC&P Development Project have demonstrated that every concern in moving forward has been addressed.

The benefits "Far" outweighs the negatives with moving forward with Development.

Thank you for the opportunity to express our opinion.

Regards,
Pat Coyne

Sent from my iPhone

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Fax +1 865 531 0571

Tom Connelly

From: M. Edward Howard <mikeedhoward@yahoo.com>
Sent: Friday, July 10, 2020 7:16 AM
To: Tom Connelly
Subject: GC&P Development

I am writing to give full support to the GC&P Development project. First I want to say how refreshing it is to see a developer willing to offer a plethora of options for what this mix-used project could be for Wheeling. The tax benefits alone make this an awesome endeavor.

As one who has lived here since 1992, and now father of 9 (first wife and I had 6 children, but she passed of cancer in 2013; remarried in 2017, to another wonderful Wheeling lady with 3 kids), a project like GC&P Development would be an enticement for them to stay in the area. Many other parents in our region that I have talked to, as well as young people, feel the same.

Job creation will be huge! That is the cornerstone for keeping young people in the area. A number of varied and new employment opportunities will be available, and are much needed. I live in Wheeling, but I have not been able to find the right job here, so I commute to Pittsburgh. Had the GC&P project been around 10-20 years ago, I might have been able to work locally.

These are just the highlights of why I support the GC&P Development project. I would have been present for next week's meeting, but my family had a prior commitment out of town.

Thank you for your time and consideration.

Sincerely,
Mike Howard
Woodsdale Resident

Sent from Yahoo Mail on Android

Tom Connelly

From: Jennifer George <george199191@yahoo.com>
Sent: Friday, July 10, 2020 7:32 AM
To: Tom Connelly
Subject: GC&P Project

Mr Connelly,

I am writing this letter to show my support for the GC&P Project. I strongly believe that the City of Wheeling needs this project to move ahead. I have lived in Wheeling my entire life and love this city, but it needs more!! More shopping, more restaurants and more things for our youth to do. When my husband and I go out for the evening, we have a handful of good restaurants to choose from in Wheeling, so we usually end up going out of town to dine. We would gladly spend our money in Wheeling but it doesn't offer us the ability to do so.

I am not really sure why some citizens of Wheeling are against this project. Do they not want what is best for our city and it's future? Kevin Coyne was born, raised, and still lives in Wheeling. He is not some businessman coming in from out of town just looking to make some money. He wants to invest in Wheeling because he loves this town and wants his children to love it too. We have someone wanting to make Wheeling "great again" and our city is shooting him down every step of the way. We should be grateful to Mr. Coyne and help him in every way we can.

My husband and I travel down South often and are amazed at the growth down here. It seems there is always new businesses popping up everywhere. The growth is amazing. Then we go back home to Wheeling and it just looks "dead". We have to get officials out of the mindset that Wheeling is fine just the way it is. It's not!!! That is why our young folks are leaving. I have heard some many times, "There's nothing to do in Wheeling". That's so sad!! Let's make Wheeling that great city it once was, one step at a time. Let's make our youth love this city and want to stay here. Let's make Wheeling great again!!

Thank you,
Jennifer George

Sent from my iPhone

Tom Connelly

From: Logan Wojcik <loganwojcikmusic@gmail.com>
Sent: Friday, July 10, 2020 8:47 AM
To: Tom Connelly
Subject: Support of GC&P Development

Mr. Connelly:

I am writing to express my support for the GC&P development project.

I am a Wheeling native - born and raised in Bethlehem, graduated from Wheeling Park in 2010, and work in the city as well. I have seen the city thrive, and I've also seen the city go through turbulent times. I firmly believe there is no downside to the GC&P development project. The project will not only be a tourist attraction, and bring many people to the Valley from out of town, but it will also be a major job creator, which is something the area needs badly.

I am also a musician in the area. I can tell you that something the Valley lacks badly is a live music presence. We have talented people everywhere. They just need places to play and show off their craft. Mr. Coyne has expressed to me his desire to support the arts with this project as well. I believe this is the perfect opportunity to do so. Especially with Jamboree in the Hills not coming back, this would be the perfect opportunity to revive the Valley as a music hub.

Again, I strongly support the project, and ask that you support Mr. Coyne and his team as they try to do the best that they can to help this area grow and thrive. Thank you.

Logan Wojcik
Sales Associate
Three Rivers Orthopaedic & Spine Products, Inc.
5103 Center Drive, Ste A
Latrobe, PA 15650
C 304-312-5330

Representing Stryker Orthopaedics and 4U Solutions

Tom Connelly

From: Sara Kull <sara.kull@yahoo.com>
Sent: Friday, July 10, 2020 9:15 AM
To: Tom Connelly
Subject: Gcpd

To whom it may concern,

The citizens of West Virginia are tired of having to go to other states to spend our money. This development would help to stimulate West Virginia's economy and bring jobs to the area that we so desperately need. This development would not only provide entertainment but also housing. By doing this, hopefully we can bring more people to the area instead of the declining population we've been seeing over the years. Let us be the thriving city we once were!

Sincerely,
Sara Kull

Sent from Yahoo Mail on Android

Tom Connelly

From: jeremy Coyne <jeremyjcoyne@yahoo.com>
Sent: Friday, July 10, 2020 9:17 AM
To: Tom Connelly
Subject: GC&P Project

Mr Connelly,

I am Jeremy Coyne and I support gc&p development project. I believe it would increase economic, social, business growth to our community. The greatest asset would be the upgrade to storm management.

Best regards,

Jeremy

Sent from my iPhone

Tom Connelly

From: Griffith Beck <griffithbeck@gmail.com>
Sent: Friday, July 10, 2020 9:18 AM
To: Tom Connelly
Subject: Gc & P

Mr. Connelly

I live and work in the wheeling area and I'm writing to show my support for the GC&P project. Thank you.

Sent from my iPhone

Tom Connelly

From: Russi, Christopher H <Christopher.H.Russi@morganstanley.com>
Sent: Friday, July 10, 2020 9:37 AM
To: Tom Connelly
Subject: In support of GC&P Mixed use development
Attachments: Letter to Tom Connelly.docx

Please see attached letter.

Best Regards,
Christopher H. Russi
Senior Vice President
Financial Advisor
NMLS# 1275603

222 Central Park Ave, Suite 1800, Virginia Beach, VA 23462
Ph: 757-493-2131
christopher.h.russi@morganstanley.com
advisor.morganstanley.com/the-pierson-russi-group

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July 9, 2020

Tom Connelly,
Assistant Director, ECDD
tconnelly@wheelingwv.gov

Dear Mr. Connelly,

I write to you today in support of GC&P's proposed mixed use village. I have enjoyed an extended business relationship with the principles of GC&P and believe they are responsible, principled professionals. It is also my belief that they have Wheeling's best interest at heart and truly hope to help revitalize the economy in and around Wheeling.

As it happens I work in a mixed use area known as Town Center, Virginia Beach. Speaking from experience I can say that a mixed use development has a meaningful positive impact on the vitality of an area. Prior to the development in VA Beach the Pembroke area was known for its dwindling business community. Now it is an exciting area to work, eat, shop and live. Personally, I like to invite my wife and family to meet me at the office on Friday evening so we can go out to dinner and catch the live bands that occasionally play in the plaza. The area has also hosted holiday events and festivals of all kinds. It has become a destination for residents in VA Beach, Norfolk and Chesapeake alike. I'm confident that the principles of GC&P and the Economic and Community Development Department can craft a mixed use community equal to the one we enjoy here in VA Beach.

My best of luck to you and GC&P in your efforts to grow and strengthen the economy of Wheeling WV!

Best Regards,
Christopher H. Russi

Tom Connelly

From: Brian Richmond <brichmond@westliberty.edu>
Sent: Friday, July 10, 2020 11:14 AM
To: Tom Connelly
Subject: Support for GC&P Development

To Whom It May Concern:

As a current Wheeling resident, I would like to express my support for the proposed mixed use village. As a 2015 graduate of West Liberty University, I have chosen to stay in the Wheeling area for many reasons. Unfortunately, many of my fellow graduates chose to leave the valley for better opportunities. I feel that this new development would generate much needed excitement for the revitalization of Wheeling, that would encourage younger professionals to stay in the area. The development would generate much needed tax dollars for our schools, infrastructure, etc., provide an exciting new area in our city for shopping, living, and recreation, as well as, attract shoppers and new residents. The proximity to Oglebay Park would be ideal for tourism.

As Wheeling continues to move in a direction of revitalization and expansion, I feel that this new development would be very beneficial to both current residents, and newcomers alike. While there may be concerns from some, I feel that with carefully planning and cooperation from all involved, any anticipated issues can easily be avoided.

Sincerely,
Brian Richmond
Wheeling Resident, Ward 4 (Clator)

Sent from my iPhone

Tom Connelly

From: Christopher Howard <choward257@gmail.com>
Sent: Friday, July 10, 2020 11:24 AM
To: Tom Connelly
Subject: Support for GC&P Development

Hello, I would like to openly give my support for the GC&P development. I think it would be very beneficial for the economy and infrastructure of Wheeling. I strongly feel that it would create a lot of jobs and be very beneficial to the local community. I also believe that it would be a welcomed addition for the many local retirement and assisted living homes that don't wish to travel all the way to the highlands or St. Clairsville to shop. Thank you for your time and consideration. - Chris

Tom Connelly

From: Anne Stephens <stephensanne@comcast.net>
Sent: Friday, July 10, 2020 11:31 AM
To: Tom Connelly
Subject: GCP Project

Hello Mr. Connelly,

I am a resident of Poplar Ave. in Woodsdale. I can't imagine having another hilltop shopping center in Wheeling, let alone near my neighborhood. I don't think the area can handle it, and I have concerns about the traffic. I hope that you will support those of us that have concerns about this project. Thank you for your time and consideration.

Sincerely,

Anne Stephens

Tom Connelly

From: Sarah Howard <sarahhoward037@gmail.com>
Sent: Friday, July 10, 2020 11:58 AM
To: Tom Connelly
Subject: I Support GC&P Development

To Whom it May Concern,

Being a long time resident of Wheeling, an alumni of both Wheeling Central and Wheeling Jesuit and working in Wheeling at Orrick, I strongly support this project. I recently purchased a house in the City of Wheeling and think this development would only bring success to the Friendly City. This is a fantastic use of land and would provide us with so many opportunities, both local and with tourists. Something new and fresh is exactly what we need. I look forward to seeing the success and wealth of opportunities this development promises to bring!

Best,

Sarah Howard

Tom Connelly

From: rbram3@comcast.net
Sent: Friday, July 10, 2020 12:01 PM
To: Tom Connelly
Subject: GC&P Development project

Sir, many years ago, Wheeling had an opportunity for the Wheeling Mall. We let it go to St. Clairsville. Then we had opportunity to develop center Wheeling, well we got ONE business! So now we got Highlands, great! But what about WHEELING! We need this great Development too grow. We need the tax base. Sure it will cause some changes but so does Any improvement! Nobody likes change but if we don't move forward, once Again ,We will be going Backward. Thank you.

bcc kcoyne.gcpd@gmail.com

Sent from Xfinity Connect Application

Tom Connelly

From: Derek Minzler <minz9392@gmail.com>
Sent: Friday, July 10, 2020 12:02 PM
To: Tom Connelly
Subject: I Support GC&P Development

To Whom it May Concern,

Being a long time resident of Wheeling and an alumni of Wheeling Park, I strongly support this project. I think this development would only bring success to the Friendly City. This is a fantastic use of land and would provide us with so many opportunities, both local and with tourists. Something new and fresh is exactly what we need. I look forward to seeing the success and wealth of opportunities this development promises to bring!

Sincerely,

Derek Minzler

Tom Connelly

From: Trevor Kessell <tjkessell@westliberty.edu>
Sent: Friday, July 10, 2020 12:14 PM
To: Tom Connelly
Subject: GC&P Development

Hello,

I am a junior at West Liberty University where I have had the opportunity to experience the Wheeling life while attending college. I am in great support of the GC&P Development for the Wheeling area. The land would be a great part of growing the community for everyone while benefiting the city. This opportunity would give locals and guest housing, shopping, and work which will provide growth for Wheeling.

Best,

Trevor Kessell

Tom Connelly

From: Mary Ellen Cassidy <maryellencassidy1@gmail.com>
Sent: Friday, July 10, 2020 12:20 PM
To: Tom Connelly
Subject: THANK YOU

Dear Mr. Connelly,

Please share my gratitude with the rest of the Planning Commission for postponing the Public Hearing on the Woodsdale Hill Development issue.

Many people in our community are those who have high risk factors for impacts of COVID (my being one of them), and i believe an indoor meeting, even with social distancing and masks, during a spike of COVID in our area is an unnecessary risk for them and even for those in the low risk category, who may end up being unintended transmitters. I know that many people were deciding that they simply could not take the risk of sitting through what would likely be a lengthy indoor meeting and some of them are not "virtual speaking" comfortable. :)

I know that you may be getting negative pushback from people on both sides of this issue, but I am so thankful the City made this wise decision to reschedule and protect our community. I also truly believe it will make a significant difference in public participation levels.

Thank you,
Mary Ellen

Tom Connelly

From: Tom Toothman <dmx198224@hotmail.com>
Sent: Friday, July 10, 2020 1:00 PM
To: Tom Connelly
Subject: Gc&p project

To whom it may concern,

Being lifelong wheeling resident and seeing how thriving wheeling was growing up i think this project will benefit wheeling greatly. Let's bring back the old wheeling that was a tourist destination. There is alot of money all around wheeling that could be brought into wheeling and benefit this great city. Let's make wheeling great again. I don't see a better use for this land. Bring in tax revenue and possibly jobs. So please consider using this land for the benefit of all of wheeling.

Sincerely,

Thomas Toothman

Tom Connelly

From: Kera C. Holmes <kch@walslaw.com>
Sent: Friday, July 10, 2020 3:19 PM
To: Tom Connelly
Cc: Timothy F. Cogan
Subject: Re: Woodsdale Hill
Attachments: Letter to Tom Connelly - Expressing Opposition to GCP Development (00179119).pdf

Mr. Connelly,

Please see attached letter from Wheeling resident, Mr. Timothy Cogan, expressing his concerns of and opposition to GC&P Development, LLC's proposed use of Woodsdale Hill.

Best,
Kera

Kera C. Holmes
Legal Assistant to Patrick S. Cassidy, Esq.
& Irvin N. Shapell, Esq.
CASSIDY, COGAN, SHAPELL & VOEGELIN, L.C.
The First State Capitol
1413 Eoff Street
Wheeling, WV 26003
Telephone: (304) 232-8100
Fax: (304) 232-8200
Email: kch@walslaw.com

**TIMOTHY F. COGAN
14 BAE MAR PLACE
WHEELING WV 26003**

**TOM CONNELLY
ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT
1500 CHAPLINE STREET SUITE 305
WHEELING WV 26003**

RE: GCP Development, LLC Proposal

Dear Mr. Connelly

As a resident of Wheeling, having sat through one presentation of the GCP Development, LLC, project, I remain opposed, as I believe I have already indicated, to a modification of the City's plan that would permit GCP Development, LLC's proposed use of the top of "Woodsdale Hill."

Let me give you some of my opinions in support of my opposition

1. I do not believe that the project is financially viable and thus suspect the ultimate result would be a quarrying of the hill without the proposed water diversion. The quarrying would cause water runoff and ground instability. Indeed, upon viewing Woodsdale/Edgwood flooding after a recent rain I think the work done taking off the top of that hill already has increased water runoff.
2. That movement of dirt contemplated by the announced plan, 9 million cubic yards, (see your letter of 8/19/19 to the W.Va. Dept of Arts, Culture & History) would create a traffic mess on Route 88, which I use virtually on a daily basis. I have seen an estimate of the number of truck visits, which runs in the tens of thousands, that would be required to accomplish that. I do not know if it is accurate. But even if the true number is a fraction of that estimate, that additional traffic would snarl traffic by the trucks themselves, not to mention debris from the trucks, exhaust, etc. That truck traffic would worsen the traffic caused by the Festival of Lights),
3. When coming down Route 88 from Oglebay, a driver is presented with the opposite hill, Woodsdale Hill, the top of which is denuded. That view would only get worse during the years that the proposed construction would take.

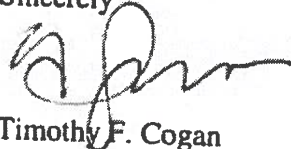
Tom Connelly
July 10, 2020
Page 2

4. Reviewing the Facebook page soliciting support for this project alarms me, by the response of the author of GCP's page to critical statements. The author accuses those expressing opposition to the project of making defamatory statements.

Again, I express this opinion as a private citizen.

I do not believe that my employment in any way causes me to forfeit my "petitioning" rights to express my belief and opinion as a private citizen.

Sincerely



Timothy F. Cogan

Tom Connelly

From: MARY Coyne <breco3@yahoo.com>
Sent: Saturday, July 11, 2020 6:45 AM
To: Tom Connelly
Subject: G C & P Development

Dear Mr. Connelly,

I am writing in Support of the GC&P Development in the Woodsdale area of Wheeling.

Being a live long resident of Edgington Lane, I believe this development will bring new businesses to our community which is wanted and needed for us to grow economically.

Thank You,
Mary Coyne (Breiding)

Sent from Yahoo Mail on Android

Tom Connelly

From: Jeanne <jfinstein@frontier.com>
Sent: Sunday, July 12, 2020 8:39 AM
To: Tom Connelly
Subject: Planning Commission comments
Attachments: G C and P.docx

Hi Tom,

Below and attached are comments from Friends of Wheeling on the proposed GC&P development in the Woodsdale area. I don't see where to submit these comments on-line. If I should do something besides sending them to you, please let me know. Due to Covid concerns, I don't plan to attend in person.

Jeanne Finstein
304-242-0341

Note: the calendar on the city's webpage says that the meeting will be in council chambers at 5:00. The agenda says Wheeling Park White Palace at 6:00. You might want to have the calendar entry corrected.

To: Wheeling Planning Commission

RE: Proposed Hillside Development

July 13, 2020

The Woodsdale-Edgwood Neighborhood was named to the National Register of Historic Places in 1996. The District consists on 969 identified buildings - notably homes of Shingle, Queen Anne, Tudor Revival, American Foursquare, Colonial Revival, Italianate, Prairie, and Bungalow styles, plus four "Lustron" houses - that contribute to the area's historic significance. These buildings range from late 19th century to early 20th century homes, most of which are still in excellent condition, with the district nomination noting that the district is "one of the most intact residential districts in the state of West Virginia." The nomination also states that "the wide range of architectural styles [makes] the area one of the best neighborhoods in the state."

The area's history is also important, with most of the land once part of the Archibald Woods farm. Woods served in the Revolutionary War and later was one of two delegates from Ohio County to vote on the U.S. Constitution in 1789. Residential development came soon after streetcar access was made available from downtown Wheeling, and many of Wheeling's most well-known businessmen and industrialists made their homes there.

National Register designation and the general historic significance demonstrate the value of this neighborhood. Proposed hilltop development adjacent to the district threatens to damage the surrounding topography, with the very real potential of increasing already-existing flooding problems from run-off. Friends of Wheeling therefore requests that the Planning Commission deny the amendment to the 2014 Comprehensive Plan of the City of Wheeling that is being requested by GC&P Development and further, that it deny any future zone change requests to any non-residential zoning designations or any residential zone changes that require significant topography changes

Jeanne Finstein, Ed.D.

President, Friends of Wheeling

To: Wheeling Planning Commission
RE: Proposed Hillside Development
July 13, 2020

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Jeanne Finstein, Ed.D.
President, Friends of Wheeling

Tom Connelly

From: Chris Figaretti <chris@vineyardwheeling.com>
Sent: Sunday, July 12, 2020 8:13 PM
To: Tom Connelly
Subject: GC&P Project

Wheeling Planning Commission
C/O Tom Connelly, Assistant Director,
Economic & Community Development Department,
City of Wheeling

Mr. Connelly,

I am writing regarding the proposed mountaintop removal and development project located behind C3 Church in the Woodsdale area of town. It is my understanding that a great deal of dirt and rock would need to be blasted and removed in order to develop the property. As a lifelong citizen of Wheeling, I have a strong understanding of the need for developable land here in our storied city. That said, as the Pastor of the Vineyard Church, which is located within 1500 feet of the proposed development, I do have concern that in the event that the economics of the project, or our country were to turn in a negative direction, we would be left with an eyesore, and a quarry in the middle of Woodsdale. It is for this reason that I strongly urge the planning commission to require a performance bond or some other kind of strong warranty to assure the completion of the project. I would also strongly urge the commission to ban a long term quarry operation in this location.

Thank you for your consideration,

Chris Figaretti
Lead Pastor

The Vineyard Church
P. 304.242.0463
E. chris@vineyardwheeling.com
W. www.vineyardwheeling.com