



Tom Connelly

From: account hacked <mmkkeys@frontier.com>
Sent: Monday, August 10, 2020 4:49 PM
To: Tom Connelly
Subject: GC&P Development

Mr. Connelly, my frontier account was closed. My new email is mmkkeys@gmail.com. My account was hacked and I had to add you back as a contact. I hope this email arrives to you.

Please add my name to the list of people opposed to GC&P Development. We need to protect the safety and health and welfare of the citizens who will be and have been detrimentally affected by the actions of GC&P Development. It is unfathomable to realize what they propose to do to the landscape of Woodsdale hill.

Our flooding problems are now almost yearly and sometimes more. We do not deserve this treatment, yes treatment by those who will destroy our neighborhoods. We should be stewards of our land not destroyers.

Thank you Mr. Connelly for doing such a commendable job on the Wheeling Planning Commission. We are blessed that you are there for us.

Peggy Keys, 157 Miller Street, Wheeling, WV

Sent from mmkkeys@gmail.com

Tom Connelly

From: Mary Keys <mmkkeys@gmail.com>
Sent: Tuesday, August 11, 2020 12:22 PM
To: Tom Connelly
Subject: GC&P Development

Mr. Connelly, thank you so very much for taking your precious time to call me back with the zoom meeting information yesterday. You did a great job yesterday, as usual. You are so professional and respectful, a wonderful combination. Thank you.

May I please present my plea again to the planning commission to deny the request of GC&P Development to destroy Woodsdale Hill. Just listen to the name, Woodsdale, woods and dale. What a tragedy will occur if any more destruction is permitted! The beauty of the land, the historic homes!

Please do not permit GC&P Development's plans that will adversely affect the health, welfare and safety of our community. As one person stated to me: "We will become another Shadyside!" We are already close to that because of the development at the top of Edgington Lane hill. We almost have yearly flooding now because of that.

Elm Run that flows through my property has widened so much that three bridges have been built to accommodate the width. The last bridge built in 2018 will need to be replaced very soon because of how wide Elm Run has become. My sycamore tree was in my yard, now it is in Elm Run

I am very concerned about the upcoming public meeting in the midst of the pandemic. Governor Justice may be changing the school start date back a week to the same day as the meeting, 9/14. It's a very scary time for a public meeting. Many people will not attend and many will not use Zoom for various reasons.

Thank you for the opportunity to express my concerns and thank you to all of the Planning Commission members for all of your hard work.

Peggy Keys
304-559-5152
157 Miller ST, Wheeling, WV 26003
mmkkeys@gmail.com

On Mon, Aug 10, 2020, 4:44 PM Tom Connelly <tconnelly@wheelingwv.gov> wrote:

Topic: Planning Commission

Time: Aug 10, 2020 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/3671721076?pwd=QXlwZHRSTUNkb01iRmtlVDEvRXQxdz09>

Meeting ID: 367 172 1076

Passcode: 26003

One tap mobile

+16465588656,,3671721076#,,,,,0#,,26003# US (New York)

+13017158592,,3671721076#,,,,,0#,,26003# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 367 172 1076

Tom Connelly

From: Mary Prather <mprather22@amherst.edu>
Sent: Tuesday, August 11, 2020 3:22 PM
To: Tom Connelly
Subject: Development objection

Hello,

I am a resident in the Woodsdale area, currently enrolled in an out of state school, and will be leaving once again in about a week. So far, I have spent every summer at home, volunteering in various projects and working at local nonprofits. I've grown up here, and often picture myself moving back once I graduate and starting my own life here. But I've also met great people and found well-paying, satisfying opportunities in the northeast, and I know I would be happy there. If the development is approved, I will not come back to West Virginia.

That's a fairly harsh statement, so let me explain. I've had allergy and asthma-like issues for most of my life. If the hill is removed, the dust kicked up would make the area unlivable for the duration of the project. One of the best parts of West Virginia is our beautiful scenery, and I spend hours daily walking around the neighborhood, which would no longer be healthy for me. In addition, my mother has severe health issues, and if my family is forced to move somewhere else, I would move with them. The surrounding area would be put at risk of flooding and rockslides, the quality of life of residents dramatically decreased, and all for a commercial area that may not even be build. The St. Clairsville mall is already struggling, most downtown storefront remain empty-do you really think we can support another shopping center?

I can only speak for myself, but I ask you to consider what I stand for. West Virginia's population is declining, young people are searching for success in other states, and every day, I have to ask myself if the leaders in our state really care about the health and wellbeing of our people, or if the only thing they care about is lining their own pockets. Nothing is keeping me here but my own happiness, and if pushed, I can find that elsewhere.

Thank you for your time,
Mary Prather

Tom Connelly

From: Michael Borsuk <mhborsuk1@gmail.com>
Sent: Monday, August 17, 2020 9:17 PM
To: Tom Connelly
Cc: Glenn Elliott; Chad Thalman; Ben Seidler; Rosemary Ketchum; Jerry Sklavounakis; Ty Thorngate; Dave Palmer
Subject: GC&P Development

Michael H. Borsuk
23 Walnut Ave.
Wheeling, WV 26003

August 17, 2020

Dear Mr. Connelly, Members of the Wheeling Planning Commission and Members of Wheeling City Council,

My Name is Michael Borsuk and I am a Resident of 23 Walnut Avenue in Woodsdale. Currently I am a Junior at Wheeling Park High School, an Eagle Scout with Troop 5, a regular attendee of Woodsdale Neighborhood Meetings, and a member of Woodsdale UNITED. I am Writing this letter to express my disapproval of GC&P Development's proposed change to the Wheeling Comprehensive Plan allowing for commercial development.

I have been a lifelong Woodsdale resident and I believe that developing Woodsdale hill will take away from the beauty, value, and character of our neighborhood. I add my voice to that of my neighbors' by saying that by allowing for commercial development of Woodsdale hill will only worsen the Environmental problems that our neighborhood Faces Which includes but is not limited to: Flooding, Acid Mine Runoff and Mudslides from this Hill. Additionally, the removal process would presumably involve many heavy vehicles and equipment being transported on roads that are in need of repair. As many other neighbors have also stated, the lack of assurance bonds associated with this development is another reason to reject the proposed zone change of Woodsdale Hill, the images that GC&P Development are using are portraying what would happen if the project is finished, which is not guaranteed. The Images I reference are what GC&P is using to help sell support for their project, it shows a finished "Mixed Use Village" which is heavily focused on retail establishments, Housing, and Office Space. Across the United States Retail is dying, With the Current COVID19 Pandemic causing havoc and uncertainty in the Retail and Entertainment Industry, I believe that many of the proposed buildings would sit vacant as they would not be able to be filled. Within a 15 mile radius of Woodsdale Hill there are approximately 50 hotels, 60 eateries, and 11 grocery stores, in addition to both the Highlands shopping center and the Ohio Valley Mall, which currently sits at approximately 50 percent occupancy due to store closures. There is also Plenty of available spaces in Wheeling in which office space could be built. Most of the "Jobs" that are supposedly going to brought to this project are not stable Jobs and jobs that people would not move to Wheeling to desire. GC&P is using nice, pretty stock photos to show what the project will look like when it is supposed to be completed, in about 20 years, however, they are pushing it and making it seem like it will happen within the next 5 years. I initially was supportive of this project however; it became clear to me that

the pictures are a facade for the disastrous mining and quarrying over the long term. The removal of the mountaintop will take approximately 10 years, and given the large-scale construction, that is another 10 years. So that puts the supposed completion right around 2041, and my generation will be left with whatever is done.

In conclusion, I believe that the proposed development on Woodsdale hill is unneeded, dangerous, and will add nothing to Wheeling that we do not already have. As I mentioned earlier in my message, I am an Eagle Scout and Part of our mission is to be proactive citizens in our community and standing up for what is right. I am adding my voice to that of my Neighbors' against GC&P's proposed Development and am encouraging the members of the Planning Commission of the City of Wheeling and Wheeling City Council to not allow for the proposed change to the 2014 Comprehensive Plan.

Sincerely

Michael H. Borsuk

23 Walnut Ave.

mhborsuk1@gmail.com

Eagle Scout

RECEIVED

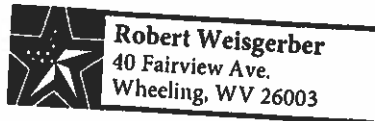
AUG 20 2020

CITY OF WHEELING
E.C.O. DEPARTMENT

40 Fairview Avenue
Wheeling W.V. 26003
Aug 19 - 2020

Attn. City of Wheeling Planning Commission
I am a life long resident of Wheeling and
lived at this address for 50 years.
I live half way up the hill on Woodside side
this hillside is very unstable, there have been
3 homes removed due to cracked and unstable
foundations at least 3 more have had basement
walls replaced. I am against G&P Development
LLC's plans for the top of hill, due to added weight
its going put on this already unstable problem.
This hill containing moving.

Sincerely
Robert H Weisgerber



Tom Connelly

From: K McColloch <mccollochk@yahoo.com>
Sent: Sunday, August 23, 2020 7:04 PM
To: Tom Connelly
Subject: Save woods dale Hill

We want the Planning Commission to vote to deny the GC&P's request for a Special Area Plan.
We have family and friends that have lived in the Woodsdale, Edgewood area for years.

It was never flooded till the logging on the hilltop!!!! ☹️

Thank you,

Bruce and Kathy McColloch

304-242-3911

Mccollochk@yahoo.com

119 Alice Avenue, Wheeling

And::

Robert and JoAnn McColloch

11 Echo Terrace

Wheeling

304-242-1082

Mccolloch924@gmail.com

Sent from my iPhone

Tom Connelly

From: Todd Kimpel <todd.kimpel@cfsww.com>
Sent: Monday, August 24, 2020 5:07 PM
To: Tom Connelly
Subject: GC&P Proposed Development

Dear Mr. Connelly: I am writing to you as a resident of 21 Hawthorne Court and as a business person who has been a long term tenant at 21 Warden Run Road.

I am very concerned about the proposed development by GC&P Development that has been talked about for a while on the hill opposite both my residence and place of business. I am sure the City wants to see this developed due to the potential for additional B&O tax revenues, however I find the proposed project questionable on several fronts.

First of all the number of years to remove the top 150' of soil and rock will create a hardship on all who live and work in close proximity to this project. I have been told this stage alone could take 5 years! I cannot comprehend the amount of noise and dirt this would generate.

The need to widen Rt 88 would eliminate some of our neighbors homes and would leave my wife and I the second house from Rt 88 making us even more susceptible to the traffic noise and dirt.

Then after 5 years, when the site has been prepared, the actual development would begin and how long would that take, bringing more construction at the site and the widening of Rt 88? Is it possible it could be a decade before the totality of the proposed project is accomplished destroying what are currently very stable and desirable neighborhoods? This would be a negative impact for all neighborhoods that intersect with Rt 88 and on the other side of the hill.

What if the project is abandoned after the removal of the rock base? We are left with a rock quarry in place of a forested hill? How does a city the size of Wheeling, with a continuous declining population even justify additional retail space in light of the Highlands development and the very strong trends of on line retail that have only increased with the current pandemic?

The property owner knew what use the property was zoned for when it was purchased.

For all of the above reasons I am opposed to the approval of this proposed project. If the area was not so densely populated/developed I would have a different outlook. I urge the committee to not move forward with this project at the expense of the many neighborhoods this would impact as none of these concerns can be mitigated. The number of people that this project would benefit assuming it would be successful is less than those who are already live and work in this part of Wheeling.

Thank you,

Todd



Todd E. Kimpel, ChFC®, CLU® Financial Advisor

Phone: 304-230-2384

Web: www.cfsww.com

Email: todd.kimpel@cfsww.com

21 Warden Run Road, Ste 201, Wheeling, WV
26003



commonwealth
financial services



There's no bigger compliment than a referral from a valued client. Please keep us in mind when you have friends, family or acquaintances that may benefit from our advice and services.

Securities offered through Securities America, Inc. Member FINRA/SIPC.
Advisory Services offered through Arbor Point Advisors
Commonwealth Financial Services, Securities America and Arbor Point are separate entities.

Not NCUA Insured - No Credit Union Guarantees - May Lose Value

The information contained in this email message is being transmitted to and is intended for the use of only the individual(s) to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please immediately delete.

Trading instructions sent via e-mail may not be honored. Please contact my office at 304-230-2384 or Securities America, Inc. at **800-747-6111** for all buy/sell orders. Please be advised that communications regarding trades in your account are for informational purposes only. You should continue to rely on confirmations and statements received from the custodian(s) of your assets.

Tom Connelly

From: Christine <christinevelas1985@gmail.com>
Sent: Wednesday, September 2, 2020 6:40 PM
To: Tom Connelly
Subject: Save woodsdale hill

Mr. Connelly,

We are Woodsdale residents and are located on the opposite side of the hill. We already have a ton of erosion. The land is already slipping, and we are already flooding woodsdale. We do not need any more stress on this hill!

I want to point out that Woodsdale is a desirable neighborhood and residents would love to keep it that way. In the future, if this project continues, this neighborhood will cost the city alot more than it already has. Flood clean ups, mud/rock slides, etc. Havent they cost the city enough money? It is something to think about.

We understand that it will be good for revenue, however, is this really the best location for what is being proposed?

Thanks for your time.

Sincerely,

Christine Velas
304-650-3939
ChristineVelas1985@gmail.com

Tom Connelly

From: Deborah Kloepner <debk441@gmail.com>
Sent: Wednesday, September 2, 2020 7:37 PM
To: Tom Connelly

Mr. Connelly and Planning Commission,

I am opposed to the development of Woodsdale Hill. The GC&P's development is not in the best interest of the HEALTH, SAFETY & WELFARE of the Greggsville/Woodsdale residents and property owners for reasons including unrestrained water flowing downhill, environmental destruction, environmental preservation, hill/soil instability, unnecessary duplication of retail and housing services, over commercialization of residential neighborhoods and more.

Since trees have been removed, water pours off the hillside causing basement flooding. The drainage systems cannot handle the volume. Neighborhoods now worry everytime heavy rain is in the forecast. If more hilltop removal occurs, we may have a repeat of the Wegee Creek disaster of 1990.

I am opposed to the approval of GC&P's application for a Special Area Plan.

Thank you,

Deborah Kloepner
167 Miller St, Wheeling, WV 26003
debk441@gmail.com

Tom Connelly

From: Andrea Allen <andreaJune1943@gmail.com>
Sent: Thursday, September 3, 2020 10:42 AM
To: Tom Connelly
Subject: Woodsdale Hill development

Planning Commission members:

I am opposed to GC&P's development. It is not in the best interest of HEALTH, SAFETY & WELFARE of Greggsville and Woodsdale residents and property owners. I am not in favor of the approval of GC&P's application for a Special Area Plan.

I am a lifelong Wheeling resident and have spent time in Woodsdale since that time I was young, including attending Woodsdale Junior High School. I had and still have friends who now live there. It dismays me that the environmental destruction and commercialization of this area will affect so many residents. I used to live on Miller Street.

Please do not destroy this special part of Wheeling. It cannot be undone, if the destruction begins.

Thank you.

--
Andrea Allen
39 Williamsburg Circle
Wheeling, WV 26003

Tom Connelly

From: Carole Ryder <caroleryder@aol.com>
Sent: Thursday, September 3, 2020 12:52 PM
To: Tom Connelly
Subject: Woodsdale Hill

Dear Mr. Connelly, I ask you to consider all the legitimate opposition positions to the development of the hill off G C and P Road in Woodsdale. This is was a beautiful hill and I hope will be again once the growth comes back to the top which has been decimated already . There is no need and a development such as proposed will only cause nightmare for traffic and worse water problems no doubt in the neighborhood . And on and on. Please listen to the community members who sensibly oppose this project . Thank you. Carole Ryder, 37 Williamsburg Circle , Wheeling WV 26003 304 639 9717 .

Tom Connelly

From: Stuart Levy <stuartlevy65@ymail.com>
Sent: Thursday, September 3, 2020 2:10 PM
To: Tom Connelly
Subject: Gc&p development

I am opposed to the development on Woodsdale hill and the quarrying of the minerals.

Stuart Levy
2 Lorraine Terrace
Wheeling, wv 26003
304-650-6220

Tom Connelly

From: Nancy Kadar <catwhisper2@comcast.net>
Sent: Saturday, September 5, 2020 10:27 PM
To: Tom Connelly
Subject: Environmental Hazards of Limestone Mining

Mr. Connolly,

I have more to say on the topic of limestone mining, but for now this article I found is very informative and eye-opening.

Respectfully,

Nancy Kadar

Sent from my iPhone

Begin forwarded message:

From: Nancy Kadar <catwhisper2@comcast.net>
Date: September 3, 2020 at 11:58:00 PM EDT
To: catwhisper2@comcast.net
Subject: Environmental Hazards of Limestone Mining

<https://sciencing.com/environmental-hazards-of-limestone-mining-13663264.html>

Sent from my iPhone

Tom Connelly

From: karen jaunsen <karen.jaunsen@yahoo.com>
Sent: Wednesday, September 9, 2020 1:40 PM
To: Tom Connelly
Subject: Opposed to GC&P Development

Wheeling Planning Commission:

I live on Shady Street in Woodsdale, 100 yards downhill from the crest of Woodsdale hill. I am extremely concerned about the proposed GC&P development as it will directly affect my home. I do not have confidence, based on the information that GC&P has supplied to the Planning Commission, that GC&P would develop the hill responsibly and safely for the residents downhill of its construction. The geotechnical expert hired by the city recommended additional studies on slope stability, mine subsidence potential, and highwall stability, and GC&P refused to perform these studies.

The city wisely zoned the hill residential and, in its comprehensive plan, designated the hill as conservation development. I would ask for the Planning Commission to retain these classifications.

None of my neighbors that I have spoken with are in favor of this project. On a larger scale, please also look at the results of the elections for 2016 and 2020: both times the citizens of Ward 4 elected representatives who are opposed to this development. The people speaking in favor of this project are the ones who would be the least affected by its consequences.

Now is the time that we need the city to stand up for this community and put an end to this ill-conceived project.

Thank you.

Karen Jaunsen

Tom Connelly

From: Craig Seachrist <cseachrist@skmcpa.com>
Sent: Wednesday, September 9, 2020 6:11 PM
To: Tom Connelly
Subject: PUBLIC NOTICE

Hi Tom,

We have reviewed the GC&P Development LLC application for the hearing on September 14, 2020. We are unable to attend this meeting. We are against this project moving forward.

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: Mary Ellen Cassidy <maryellencassidy1@gmail.com>
Sent: Thursday, September 10, 2020 6:39 PM
To: Tom Connelly
Subject: Letter of Comment on GC&P Development and Woodsdale Hill
Attachments: Value of Forested Hillides MEC.docx; Value of Forested Hillides MEC.docx

Dear Mr. Connelly,

I attached a document citing the value of forested hillsides. (Please excuse the reference formats at the end. I will be happy to formalize them upon request, but wanted to get this information to you and the Planning Commission in a timely manner.)

Unlike man made infrastructure, the natural infrastructure value of forested hillsides is easily taken for granted or ignored. Although the numbers presented in the document are averages and generalizations, the sources are reliable and the fact that hillsides have value above and beyond aesthetics is irrefutable.

Please consider the facts presented in the attached document when deciding if changing the Comprehensive Plan in order to accommodate the demolition of a forested hillside and the start up of mining operations is as wise as keeping a valuable forested hillside for the community's public health and safety.

Thank you to all of the Planning Commission for considering this input.

Mary Ellen Cassidy
39 Hamilton Ave
Wheeling, WV 26003

Value of urban forests

As landscapes urbanize, built environments, human activity, and associated emissions tend to increase air temperatures, degrade air and water quality, and reduce human health and well-being. Thus, as areas urbanize, sustaining tree cover becomes increasingly paramount to sustaining human health, environmental quality, and quality of life. Trees and forests can provide many health and safety as well as social and economic services that include clean air and water, flood prevention, energy conservation, carbon storage, cooler air temperatures, habitat for wildlife, aesthetic values, and enhancing social and psychological well-being (e.g., Nowak and Dwyer 2000). (4)

Over 40 years, 100 large public trees can provide a total 40-year net benefit (11) of In other words, \$230,880 \$230,880 in 1998 is equivalent in purchasing power to about **\$363,399.45 in 2019** (BLS inflation adjuster)

Air Quality

Any development will necessitate increased traffic and access roads which bring with them increased dust and emissions. This type of air pollution has been related to a range of adverse health and safety consequences such as pulmonary and cardiac stresses as well as infrastructure deterioration.

Development that requires deforestation has multiple impacts since you are reducing air quality by both adding emissions and removing the forest that previously filtered those emissions.

Trees play a critical role in capturing the six common air pollutants and toxic gases: ground-level O₃, PM, CO, NO_x, SO₂ and Pb. These pollutants come from dust, pollen, ash, motor vehicles, power plants and other industrial sources. (1)

Trees also reduce concentrations of vehicular VOCs related to smog, and lung/heart functioning. (8)

A single tree can absorb 10 pounds of air pollutants per year. (1)

Trees provide a 60% reduction in street level particulates. (10)

One sugar maple (one foot in diameter) along a roadway removes in one growing season - 60 mg cadmium, 140 mg chromium, 820 mg nickel and 5200mg lead from the environment. (10)

Each year, 100 large, mature street trees remove 37 tons of carbon dioxide (CO₂) Remove 259 pounds of other air pollutants (11)

In neighborhoods where trees were large and lush, they could improve air quality by as much as 15 percent during the hottest hours of midday. More trees and bigger trees meant cleaner air. (14)

The average healthy, mature tree produces roughly 260 pounds of oxygen annually. The average person consumes 386 pounds of oxygen per year. Two trees provide enough oxygen for one person per year. (1)

Trees Improve Air Quality by:

- Absorbing gaseous pollutants (via leaves)
- Intercepting particulates (dust, smoke, dirt)
- Releasing Oxygen (photosynthesis)
- Reducing ozone levels (through transpiration)

Water Quality, Stormwater Runoff and Erosion

Trees' hair-like root fibers help filter groundwater by absorbing nutrients and potential contaminants. The leaves and branches slow the movement of rain to the ground, so that instead of pelting, compacting soil and rolling off, rainwater is allowed to soak in slowly, while roots stabilize the soil so it doesn't wash away. (1) A raindrop hits the pavement and flows, picks up air and ground level pollutants, metals, oil, fine particles of trash and takes them downhill. (2) Mature trees reduce the costs of stormwater controls and drainage systems by filtering and slowing down the water before it washes pollutants into streets, down drains and into our rivers. Freshwater also feeds streams that are critical habitats for fish and wildlife. (1)

Cities that preserve trees along streams and creeks have cleaner water and lower storm water costs. (2)

Center for Urban Forest Research found that a typical medium-sized tree can intercept as much as 2380 gallons of rainfall per year. In Oakland, California, the continuous tree canopy is estimated to intercept 4 inches of rain over one acre in a typical year— about 108,000 gallons. (5)

Trees in full leaf can intercept up to 36% of the rainfall that hits them. (7)

Each year, 100 large, mature street trees catch about 216,200 gallons of rainwater (11)

100 mature trees can catch about 139,000 gallons of rainwater / yr. and reducing flooding and soil erosion. (2)

On average, a mature tree can absorb 36 percent of the rainfall it comes in contact with. (1)

Trees prevent erosion by trapping soil that would otherwise become silt. Silt destroys fish eggs and other aquatic wildlife and makes rivers and streams shallower, causing more frequent and more severe flooding. Trees along streams also hold stream banks in place to protect against flooding. (12)

Trees reduce erosion thereby reducing sediment and pollution accumulation that collects in stream and creeks bottom contributing to flooding (3) A single tree can reduce erosion control costs by \$75; reduce pollution control costs by \$50

Community trees and forests act as filters removing nutrients and sediments while increasing ground water recharge.

- 37,500 tons of sediment per square mile per year comes off of developing and developed landscapes -- trees could reduce this value by 95% (\$336,000 annual control cost savings with trees).

- 47% of surface pollutants are removed in first 15 minutes of storm -- this includes pesticides, fertilizers, and biologically derived materials and litter.

- 10,886 tons of soil saved annually with tree cover in a medium-sized city. (10)

During the coldest winters soils in the forest do not freeze as deeply as other soils. The heavy rains will therefore soak into the forest floor instead of running off to raise the flood crest. (15)

Even best mitigation efforts cannot duplicate or provide the stability of the original natural drainage/retention systems. (Palmer, Duke Univ)

Trees Improve Watersheds and Reduce Stormwater Runoff by

- intercepting rainfall and slowing down runoff
- increasing infiltration capacity of soil
- They also improve water quality by reducing soil erosion and removing pollutants (5)

Microclimates

It is important to have urban forests because buildings, streets and paved surfaces store heat from the sun — especially during the summer. Temperatures in the city are higher than the surrounding countryside, resulting in an event called the Urban Heat Island (UHI) effect. Shade from trees can slow the deterioration of street pavement and reduce energy demands for air conditioning, which in return decreases air pollution and greenhouse gas emissions. (1)

The net cooling effect of a young, healthy tree is equivalent to 10 room-size air conditioners operating 20 hrs/day. (6)

A mature tree can reduce peak summer temperatures by 2° to 9° Fahrenheit. (1)

Studies have shown that without cooling shade from trees can literally be "heat islands" with temperatures as much as 12 degrees Fahrenheit higher than surrounding areas. (6)

65% of heat generated in full sunlight on a tree is dissipated by active evaporation from leaf surfaces

By creating shade, trees moderate temperatures both globally and in the microclimates of cities and counties. (12)

Urban Forests reduce the velocity of high storm winds. (2)

Noise and Light Pollution

A dense grove of trees about 50 feet wide reduces apparent loudness of noise by as much as 50%. (3)

Trees offer a visual respite from light pollution and glare providing a calming visual screening from the glare of residential, commercial and industrial development. Trees provide "white noise," the noise of the leaves and branches in the wind and associated natural sounds that masks other man-caused sounds. (10)

Property Value

Trees increase property value of your home by 10 to 20 percent and attract new homebuyers. (1)

Homes sell at an average \$2,675 increases in sale price when adjacent to tree green space as compared to similar houses 200 feet away from green space and at an average \$4.20 decrease in residential sales price for every foot away from green space. (10)

Social Health

Research has proven that workers who can view trees along the driving route experience less stress and workers who have trees in their viewshed have less absenteeism. (2)

Highest bird density is found in areas of large trees, greatest tree diversity, and brushy areas. (10) Birds provide pest control for insects and rodents.

People feel more comfortable and at ease when in shaded, open areas of trees as compared to areas of hardscapes and non-living things. People's preferences for locating areas of social interactions in calming, beautiful, and nature-dominated areas revolve around the presence of community trees and forests. Trees and people are psychologically linked by culture, socialization, and co-adaptive history. (10)

References

- 1 USDA Forest Service, American Forests
- 2 Louks, Pamela. Urban Forests and Community Sustainability. Cities Go Green.com. Feb/March 2009. Indiana Dept. of Natural Resources, Dept. of Forestry
- 3 The Value of Community Trees.
- 4 NOWAK, D.J., AND J.F. DWYER. 2000. Understanding the benefits and costs of urban forest ecosystems. P. 11–25 in Urban and community forestry in the northeast, Kuser, J. (ed.). Plenum Publishing, New York.
- 5 Van Buren, W. . Economic Benefits of Urban Forests: Division of Forestry. Ohio Dept. of Natural Resources SW Regional Urban Forester
<http://www.dnr.state.oh.us/Home/urban/features/trimming/tabid/5464/Default.aspx>
- 6 US Dept. of Agriculture
- 7 US EPA
- 8 USDA Forest Service. Assessing Urban Forest Effects and Values. USDA FOREST SERVICE 11 CAMPUS BLVD SUITE 200 NEWTOWN SQUARE PA 19073-3294 February 2010
- 9 Nix, Steve. The Top Ten Reasons Trees are Valuable
- 10 Coder, Dr. R.D. **Identified Benefits of Community Trees and Forests. October 1996** THE UNIVERSITY OF GEORGIA COOPERATIVE EXTENSION SERVICE FOREST RESOURCES UNIT PUBLICATION FOR96-39. THE UNIVERSITY OF GEORGIA, THE UNITED STATES DEPARTMENT OF AGRICULTURE AND COUNTIES OF THE STATE COOPERATING. THE COOPERATIVE EXTENSION SERVICE OFFERS EDUCATIONAL PROGRAMS Reference for most of this material: Literature Review for the QUANTITREE computer program -- "Quantifiable Urban Forest Benefits and Costs; Current Findings and Future Research." In a white paper entitled Consolidating and Communicating Urban Forest Benefits. Davey Resource Group, Kent, OH. 1993. Pp.25.
- 11 McPherson, E.G.; Simpson, J.R.; Peper, P.J.; Maco, S.E.; Gardner, S.L.; Cozad, S.L.; Xiao, Q. 2006. Midwest community tree guide: benefits, costs, and strategic planting. Gen. Tech. Rep. PSW-GTR-199. Albany, CA: U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station. 85 p.
Neely, D., ed. 1998. Valuation of landscape trees, shrubs, and other plants. 7th ed. Urbana, IL: International Society of Arboriculture. 50 p. Trees Pay Us Back
- 12 Trees Atlanta, Facts, www.treesatlanta.org.
- 13 USDA National Agroforestry Center, Working Trees for Communities, Second Edition 2002. Secondary =The Value of Community Forests: Southeast Watershed Forum 2005
- 14 Jonnes, Jill. What's a Tree Worth? Wilson Quarterly s Winter 201
- 15 Community Forests US Forest Service ebook

Tom Connelly

From: REBECCA <merlinwv@comcast.net>
Sent: Friday, September 11, 2020 8:48 PM
To: Tom Connelly
Subject: Woodsdale Hill

We would like to register our opposition to building a so called village on top of Woodsdale Hill.

First of all it is not needed, plenty of shops downtown that sit empty. Plenty of houses for sale in the area.

Secondly, there has been an increase in the amount of runoff water, including mud and we now get upwards of a foot of water whenever there is a heavy rain. We did not see anything like this except hurricane Ivan. Now it is several times a year! We have two sump pumps and still they cannot keep up. It will only get worse with additional construction.

What benefits can this 'village' provide? Another neighborhood for the wealthier people, while hard working tax payers lose value in homes they worked to improve and keep up. Another place to sit empty while lawsuits abound over the destruction of natural areas. Another area to sink onto old tunnels, or slide off of the hill.

Please consider our points in your decisions.
Thank you,

Rebecca and Gordon Palmer
1 Edglawn Ave
Wheeling WV

Merlinwv@comcast.net

Sent from Xfinity Connect Application

Tom Connelly

From: Susanne Vila <suevila@me.com>
Sent: Friday, September 11, 2020 9:42 PM
To: Tom Connelly
Subject: Fwd: Photo to accompany my statement at GC&P public meeting
Attachments: Woodsdale Hill Photos.pptx

Sent from my iPhone

Begin forwarded message:

From: Susanne Vila <svila1828@gmail.com>
Date: September 5, 2020 at 9:05:02 PM EDT
To: tconnelly@wheeling.gov
Cc: Susanne Vila <svila1828@gmail.com>
Subject: Photo to accompany my statement at GC&P public meeting

Dear Mr. Connelly,

I spoke with you a couple a weeks ago regarding my concerns over the purposed multi-use village. You asked me if I had any pictures from my deck to share. I have attached several photos. The first photo shows the Woodsdale Hill as it was when we moved to the area in 2003. The next three photos show the denuding of the hill when the trees were cut down. The last two photos show the hill as it is today.

The photos are attached in a powerpoint file. I assume there are other materials that will be shared in this manner. Is there anything else that you think I need to do to prepare for this meeting?

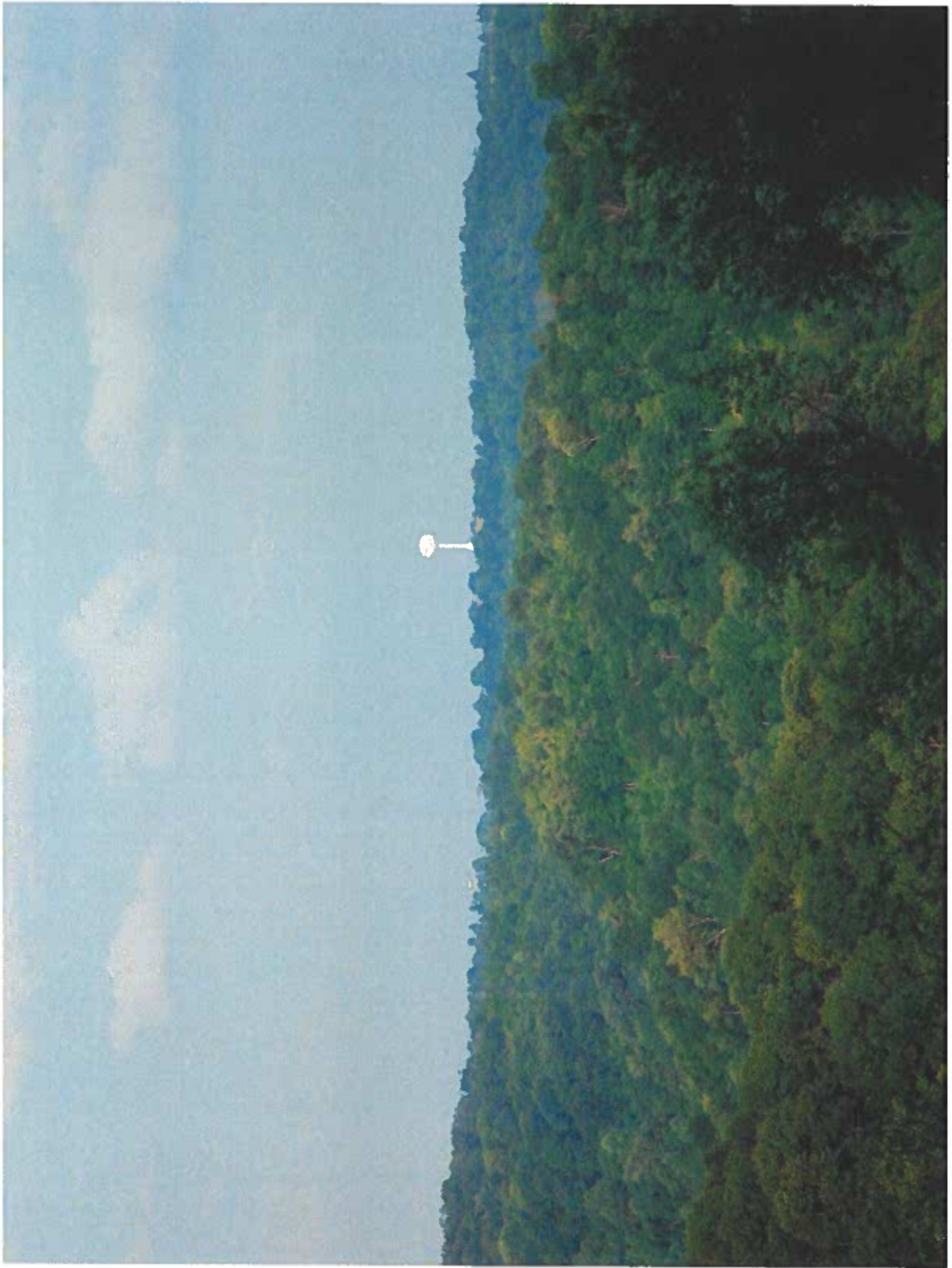
I plan on speaking briefly. I wish to make two points.

1. From what I have read and heard at previous meetings, I have concluded that what we are really considering is a mountain top (in our case hill top) removal project. The purposed village is the required reclamation. By focusing the public's attention on the purposed village, the developer appears to be drawing our attention away from the purpose of mining the minerals on the hilltop. The idea of mining, blasting, and destroying the natural topography of Woodsdale Hill is unimaginable to me.
2. When we purchased our home in 2003, I personally inquired to zoning status of the beautiful hilltops that we see from our deck. I was reassured that properties were within the city limits, and the surrounding land was zoned residential. In my opinion, the purposed project will result in 5 years of earth moving, mining, and blasting. Following this earth removal, the plan envisions building multistory buildings, commercial space, and high density housing with brightly lighted parking lots. As a result, our community will endure increased noise, increased traffic, and light pollution. The topography of Woodsdale Hill will be permanently damaged, and the surrounding area impacted.

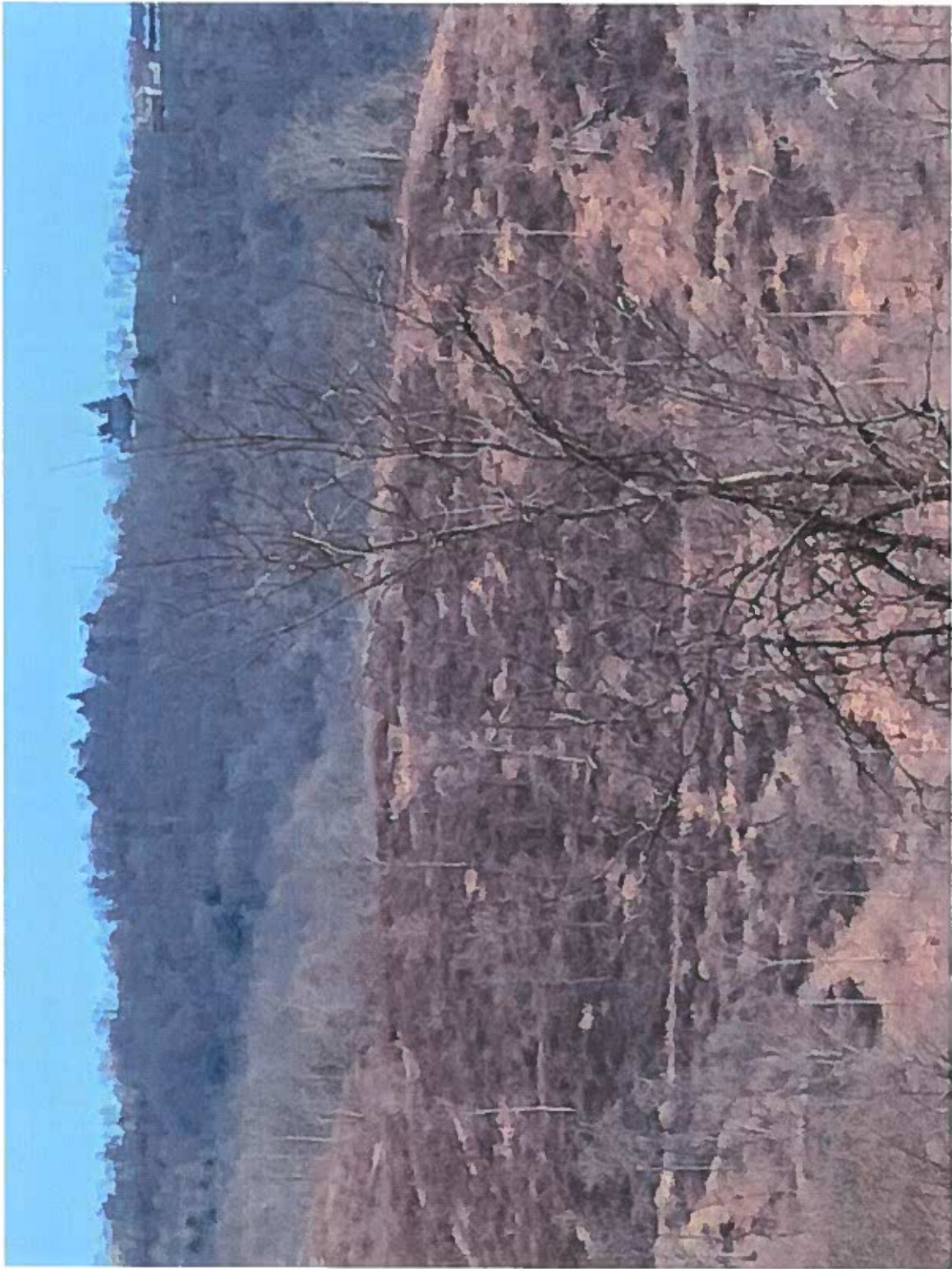
I strongly urge the commission to deny the requested zoning changes. I suggest that the commission recommend to the developer that the property should be developed in a manner consistent with the zoning regulations of the residential neighborhoods that surround it.

I appreciate the opportunity of writing to you, and hope to share these thoughts publicly with the commission.

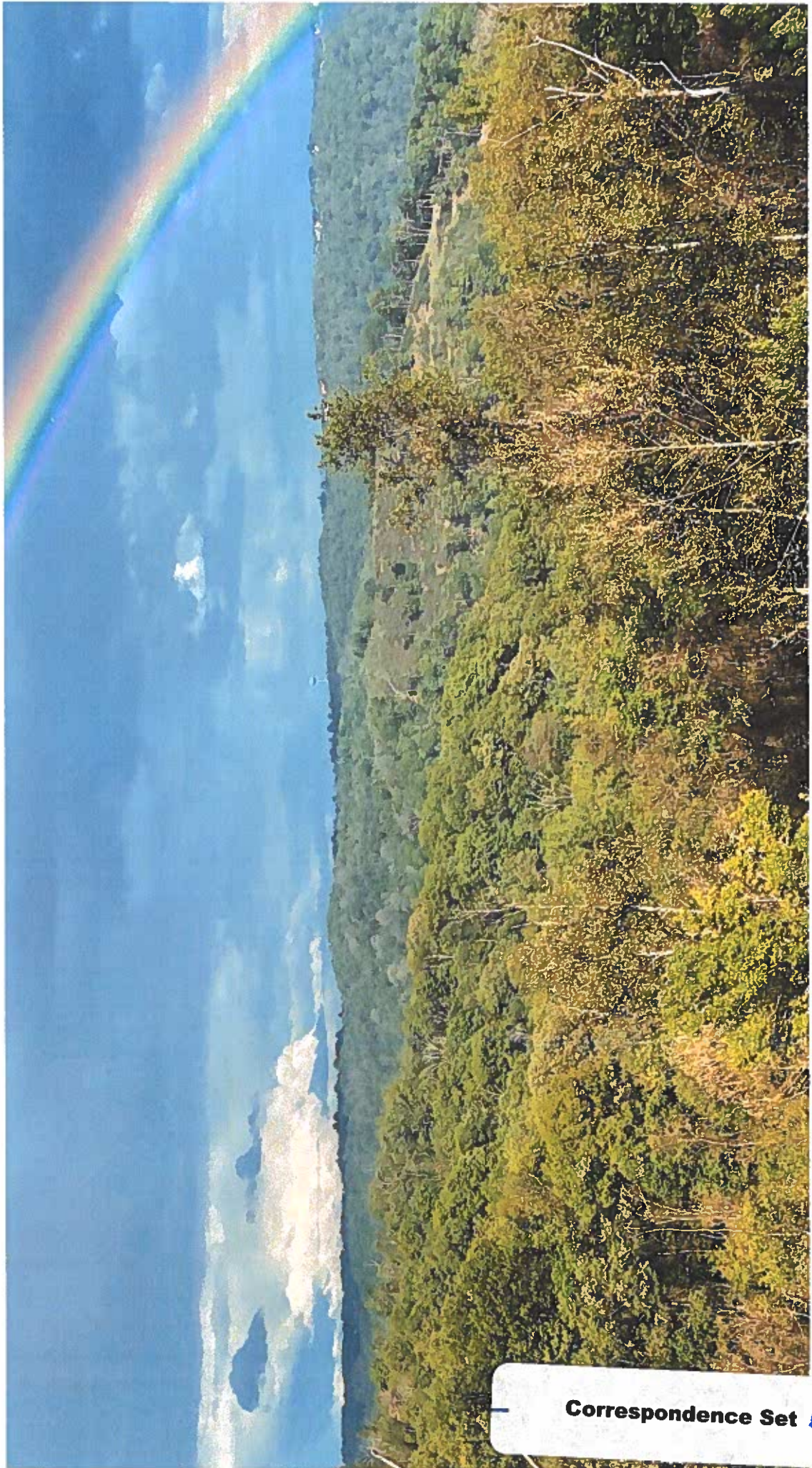
Sincerely,
Susanne Vila
44 Barrington Drive
Wheeling, WV
3043128416



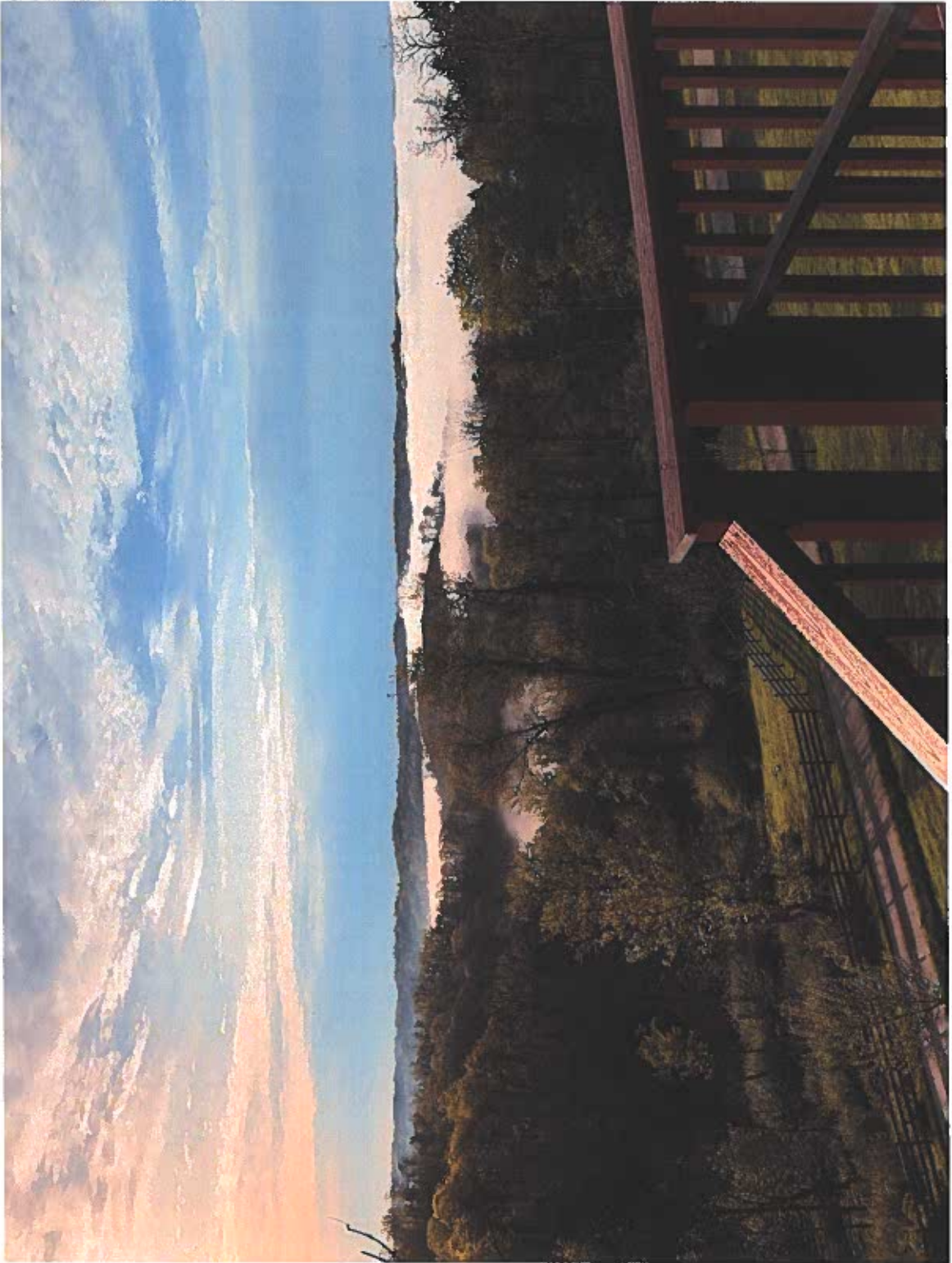








Correspondence Set 6 - p.336



Tom Connelly

From: Curtis Brown <ckbrown727@comcast.net>
Sent: Saturday, September 12, 2020 9:03 AM
To: Tom Connelly
Cc: Curt Brown; Shari Brown; Karen Kangisser
Subject: GC&P project - Opposition Statement

Mr. Connelly,

As a resident and as a property owner in Woodsdale, I am writing to express my strong opposition to the GC&P project atop the area known as Woodsdale Hill, for the following reasons.

- Rt 88, Bethany Pike, cannot support the increased truck traffic that will be using it to transport equipment, stone, soil, etc. to and from the project site. The section along the creek is already subject to slippage from existing traffic. Rt 88 will be further damaged or destroyed during the project's development. Who will repair and maintain Rt 88 during and after project completion?
- GC&P site map indicates an intention to access a secondary exit from their property down thru Stratford Lane road onto Edgwood Street in the Woodsdale neighborhood. Then on to Rt 88. This would be unacceptable to residents and property owners on Stratford and on Edgwood St. Traffic and congestion would be excessive and intrusive.
- The GC&P site map also indicates an exit onto Wardens Run Rd near Nicky's Garden Center. This would require a bridge across the creek (not visible on their map). That section of Warden's Run Rd. down to Rt 88 narrows in several places, making passage of large vehicles problematic. It also runs very close to the creek in spots, which increases the chances of roadway slippage. The intersection with Rt 88 is already dangerous to existing oncoming traffic. Increased traffic from GC&P development would only make it more dangerous.
- Water run-off from the construction project is of major concern. Woodsdale is already suffering from excessive water run-off into an inadequate storm and sanitary sewer drainage system. Property owners below Woodsdale Hill routinely deal with sewer back-ups and surface waters due to previous timbering and habitat damage on the hill. I am not persuaded that the developers will eliminate this concern.
- Light and noise pollution from the construction project, and later from the completed commercial development will significantly and permanently alter the quiet and pristine nature of the Woodsdale neighborhood and surrounding areas.
- The assertion by the GC&P developers that their project will create many new jobs, both in construction and in commercial and retail activity is dubious and speculative at best. Rather than adding to the economy of Wheeling, it may only divert existing business from one location to another. And then fail as shopping interest subsides.
- I suspect that the developer is mainly interested in mining and removing the limestone for profit from the site, over the 5 year estimated period to prepare for construction. Once that is done, he may walk away from the project, leaving a vast hole in the top of Woodsdale Hill which will simply collect water and debris on deserted and denuded land. The lasting effect will be to devalue the homes and properties below the Hill in Woodsdale and surrounding areas.

- What is the potential risk that this development will disturb old mine shafts and tunnels in Woodsdale Hill and cause problems with acid mine drainage and subsidence for homes near their locations?
- I find it difficult to envision the main entrance to GC&P development, given the extremely severe slope of the existing hillside above Rt 88, unless they plan to reduce Woodsdale Hill by about 80%. They call that "Mountaintop Removal" in southern WV. This could endanger Covenant Community Church (C3), Yensen's, and other nearby properties not owned by GC&P.

I encourage and implore the Planning Commission to recommend rejection of the amendment to the comprehensive plan for Wheeling, requested by GC&P Development LLC, and to vote to deny their request for a Special Area Plan.

Sincerely,

Curtis and Shari Brown
5 Lorraine Terrace
Wheeling, WV 26003

Tom Connelly

From: Andrew Schreiber <andrewschreiber53@gmail.com>
Sent: Sunday, September 13, 2020 8:59 AM
To: Tom Connelly
Subject: Woodsdale hill

Mr. Connelly,

My name is Andrew Schreiber and I live at 126 Edgwood St. Wheeling Wv. I want to express my total opposition to the GC+P development. I do not want to live next to a strip mine/ mountain top removal operation for the next five to ten years.

The water runoff has increased exponentially since GC+P corp cut down all of the trees on the hill top. I have lived at 126 Edgwood for many years; this is not a casual comment. The developers have shown themselves to be poor stewarts of the land. Mudslides will be next if they proceed with this operation. My land is contiguous to GC+P property. A catastrophe is in the making.

In closing, not just No, but OH Hell NO!

Thank you for your service to the city of Wheeling,
Andrew Schreiber

Tom Connelly

From: Farley Wood <fwood@terracecompanies.com>
Sent: Sunday, September 13, 2020 3:26 PM
To: Tom Connelly
Subject: GCP Stormwater and Groundwater Impacts

Dear Mr. Connelly,

As a matter of background, I am a Mining Professional Engineer with 35 years of experience. I am very experienced in the impacts of mine subsidence, to both surface structures and overlying rock and hydrology.

I am a resident of Woodsdale, and adjoin the site. The Pittsburgh coal outcrops just above my home, and we (along with many others) would be greatly impacted if something were to happen.

Upon review of the Larson Design Groups Report of Geotechnical Exploration dated March 2020 it was noted there are some glaring irregularities:

1. Inadequate number of drill holes for a project of this size and complexity
 - a. Only three holes were provided in the report for a 76 acre site
 - b. Larson Design Group did not perform the drilling on the site. It was provide by other and conducted in 2015.
 - c. There were no boring in fill area to evaluate soil bearing capacity
2. There was no drilling to investigate the largest geologic feature of the site; the Pittsburgh coal seam
 - a. The closest boring stopped 178' above the Pittsburgh horizon
 - b. The extent of mining is unknown – no mine mapping was presented for the majority of the site
 - i. Depending on mining recovery there could still be areas that have not fully subsided
 - c. The presence and extent of mine pools
 - i. Acid mine drainage potential from existing mine pools or new water entering the mines from development activity
 - d. Impacts from previous mining
 - i. How badly is the overlying rock fractured
 - ii. Are there perched aquifers above the Pittsburgh coal seam
3. The Larson report stated "In the case of the Pittsburgh which was mined beneath the site and to a lesser extent the Redstone and Sewickley can produce acid mine drainage (AMD) which can be harmful if discharged into stream or other waterway."
 - a. The report states that the seam dip approximately 2 degrees to the southeast
 - i. Potential AMD discharges would flow into Woodsdale
 - ii. Woodsdale had seen an increase in stormwater flows and basement flooding since the GCP site has been cleared

The main concern is the impact that the project will have on the surface and groundwater systems while the project in in development. With 11.6 million cubic yards of excavation the site will be open for years.

While the excavation is open the infiltration of rain and surface water into the fractured rock above the mine will act at a pipeline to the mine pool which drains into Woodsdale. The influx of oxygenated water has the potential to cause extensive AMD discharge into Woodsdale and potentially cost the city in repairs, damages, and legal fees for not requiring a thorough and exhaustive hydrogeologic investigation.

I would strongly suggest an enhanced geologic and hydrologic investigation, and consideration of requiring full grouting of the underground workings for the protection of the city. Approximately 75% of my professional time is spent in addressing issues just like this.

We love Wheeling and the Woodsdale community, and plan on retiring here and leaving our beautiful home to our children.

Sincerely,

Farley R. Wood, P.E.

T_E Terrace
Engineering

14 Lorraine Terrace
Wheeling, WV 26003
304-650-2023

Tom Connelly

From: Joan Stamp <jcstamp@me.com>
Sent: Sunday, September 13, 2020 9:41 PM
To: Tom Connelly
Subject: Kevin Coyne Hilltop Development

Tom,

My husband, Fred Stamp, and I have lived in our Woodsdale home for 37 years. It's a wonderful family neighborhood with Woodsdale School serving as elementary school here.

There are several negative impacts the Coyne Hilltop project presents. First, traffic is heavy already on Bethany Pike with oil and gas fracking trucks, school busses and regular traffic. With the development there will be thousands of truckloads of limestone which Kevin intends to quarry. Plus added traffic will pack the roads if there is retail, offices and homes on the hilltop. There's talk of widening Bethany Pike which could involve eminent domain.

Second, there should be a performance or applicable bond to insure that the hill isn't quarried and then the development phase abandoned.

Third, neighbors are currently experiencing water runoff in their basements from the hill. We cannot allow quarrying and the hill left in torn down condition. This is an important negative environmental impact. We have expert advice that once the hill is destabilized by taking 200' off the top, it can never be restabilized. We have experienced flooding in the neighborhood over the years and destabilizing the hill may cause more flooding.

Fourth, in this current stressed economic environment with COVID, will a retail/housing/office development be viable?

Retail stores are closing from lack of business and offices are being abandoned and buildings stand empty with employees working virtually from home. Have the developers got any retail or business commitments as yet?

I hope that these concerns and those of others will be fully addressed. Until these concerns are addressed, I do not feel this project merits approval.

Thank you.

Joan Stamp

Sent from my iPhone

Tom Connelly

From: Sharon Travis <livingfreeovwv@gmail.com>
Sent: Sunday, September 13, 2020 10:26 PM
To: Tom Connelly
Subject: Meeting at Wesbano

I am wanting to speak on the development. I was greatly affected by the activities on the hillside. If possible, I have been very busy and had not had time, but I owe it to the community to speak up. Please let me know.

Sharon Travis, CEO

Serenity Hills Life Center
667 Stone Shannon Rd.
Wheeling, WV 26003
304-277-4657 - work
304-281-0474 - cell

Tom Connelly

From: Alden G. McBee <agm@mcbando.com>
Sent: Monday, September 14, 2020 8:21 AM
To: Tom Connelly
Subject: Woodsdale hill

Hi Tom.

My wife, Teddi, and I would like to express our strong opposition to the mixed use village proposal for Woodsdale hill. We have lived in Wheeling since 1979 and have resided at 4 Kenwood Place in Woodsdale since 1998. We feel that five plus years of what would amount to living next to a limestone quarry with dust, noise and truck traffic will ruin the residential historic area, probably permanently. Property values could plummet. Also, I see no assurance that once the quarrying is done that the "developers" won't pull out leaving a huge defect in the hill.

Sincerely,

Alden and Teddi McBee

Tom Connelly

From: Nick John <nijoloc83@gmail.com>
Sent: Monday, September 14, 2020 9:47 AM
To: Tom Connelly
Subject: Opposition to gc&p development

To Tom Connelly, members of the planning commission, and whomever else it may concern,

I have been a woodsdale resident since 1988 when I was a small child I lived on Maple avenue for 30 years and I have lived on Elm Street directly below this proposed development for the last four. This development is a terrible idea for the people of woodsdale. I cannot speak to the legality or lack thereof with the DEP permitting processes and potentially illegal logging and clearing of the hilltop prior but I can tell you as a resident of woodsdale that the unrestricted water runoff is ridiculous. we never used to have the water problems that we do currently below this proposed development our storm systems and sewer infrastructure I can speak on however as I am a union plumber out of local 83. Our infrastructure system in woodsdale is crumbling and the unrestricted water runoff from this proposed development is already overloading us. Heavy rains bring almost flash flood like runoff. The environmental and ecological impacts that we are already seeing should negate the planning commissions decision to allow this project to move forward.

The stone quarrying phase and excavation of however many million cubic yards of Earth from that hilltop is also a terrible idea The access to that proposed development via Bethany Pike is already congested enough without the proposed to dump trucks every 15 minutes for 5 years or whatever their plan may be. Also the whole proposal is unnecessary we have new development in our county as close as the Highlands and the proposed revitalization of wheelings downtown. The tax revenue could never justify the expenditures on infrastructure for a project such as this.

Please accept this email as a hard no to this proposal from a lifelong wheeling resident.

Sincerely
Nicholas John
nijoloc83@gmail.com
304-650-2775.

Tom Connelly

From: Jared Thompson <jared.thompson@westliberty.edu>
Sent: Monday, September 14, 2020 9:53 AM
To: Tom Connelly
Subject: Woodsdale Hill

Hi Tom,

I just want to reiterate my concern for the project on the Woodsdale Hill. I am still against the project. I have talked to some individuals involved with the project and raised my concerns to them. I still do not believe that the project is right for our neighborhood. I fear the long term effects it may have and I still don't believe there is anything to keep the end goal in line to happen. My fear is that the owner will mine the minerals and then back out of the development.

Additionally, as someone who drives up route 88 every day to go to work, I firmly do not believe that the intersection at Sheetz nor the distance of route 88 to the development can handle the proposed traffic or an upgrade suitable to meet the need.

Again, I am against the development on the hill. I support any development in downtown or a pre-developed area being redeveloped and rehabilitated.

Thanks for your time.

Jared

--

Jared C. Thompson, '09 M.A.Ed.'13, MFA Film
He/Him/His
Creative Video Director
West Liberty University, Office of Marketing and Brand Management
216 Shaw Hall
Office: (304) 336 - 5523
To [request](#) any marketing service, please visit this [link](#).

Follow @DiscoverWestLib

Tom Connelly

From: scott smith <scottthesailor@hotmail.com>
Sent: Monday, September 14, 2020 10:20 AM
To: Tom Connelly
Subject: Opposition to GC&P Greggsville/Woodsdale Hill Development

I strongly oppose the GC&P Development proposal . Mr. Coyne only wants to remove the aggregate from his property for an immense profit at the expense of the surrounding communities. His mixed use development plan is uncalled for, unnecessary, and would never be built after the destruction is caused and Mr. Coyne has retired to his Boca Raton mansion.

Scott Smith
4 Lorraine Terrace Apt. A
Wheeling, WV

Tom Connelly

From: Daniel Burns <dburnsjob@gmail.com>
Sent: Monday, September 14, 2020 10:48 AM
To: Tom Connelly
Subject: Opposition to Woodsdale Hill Top Development

Hi Mr. Connelly,

I'm writing you to express our opposition to the clearing and possible development of Woodsdale Hill. I'm concerned that the disruption of the area would negatively impact the safety and well being of the residents of Woodsdale. I feel this would likely lead to increased flooding to our neighborhood below. There would be unwanted noise and increased traffic as well. There appears to be no concrete plan for a development once all of this work is completed, possibly leaving the residents of Woodsdale with a mess no-one but the owner benefits from.

Thank you for your time,

Dr. Jennifer and Daniel Burns
19 Poplar Ave. Wheeling WV

Tom Connelly

From: Darrin Cox <dcox@westliberty.edu>
Sent: Monday, September 14, 2020 10:55 AM
To: Tom Connelly
Subject: Woodsdale Hill proposal

Dear Mr. Connelly,

I would like to register my objection regarding the proposed development on Woodsdale Hill. For numerous reasons, I believe the GC&P plan would adversely impact Wheeling and the Woodsdale area. This whole proposal is a massive risk for Wheeling that is not worth the reward and may very well be an outright scam. The plan does not do enough to protect nearby homes from water runoff, threatening to further break our already strained sewage system. The road is not wide enough to support the increase in construction traffic, let alone the increased traffic if it were to reach the capacity they have proposed. Since there is a waterway on one side of it, the only option would be to get the city to declare imminent domain to widen the road, thereby threatening personal property even more. There are no access points to the proposed location that would make people want to drive all the way there from the interstate. New construction would add to the continued deterioration of downtown, drawing further people away from it than they already are.

In my opinion, this project appears to be a scam to mine the hillside and then run with whatever profits they can. After the sell the company to a shell, have it declare bankruptcy, and then abandon the project to be cleaned up by our taxpayer dollars. There are no guarantees that they would continue to project after the initial mining project, what they wanted to do to begin with, was completed. The bottom line is that this construction would most likely only benefit the current owner of the property in question, while damaging the value of every single homeowner's property surrounding what will ultimately be an eyesore. His profit will come at our expense. This project needs to be flushed down our already problematic sewer lines.

Sincerely,
Dr. Darrin Cox

--
Dr. Darrin Cox
Professor of History
West Liberty University

Tom Connelly

From: Meagan Todaro <meagan.todaro@gmail.com>
Sent: Monday, September 14, 2020 11:08 AM
To: Tom Connelly
Subject: Woodsdale Development

>
> To Whom It May Concern,
>
> I am unable to attend tonight's meeting regarding the Woodsdale development. As much as I oppose the development, I can't justify bringing my two young children to a mass gathering of people when they currently aren't able to even fully attend school. However, despite my inability to attend this evening, I ask you accept this email in opposition to the proposed zoning change.
>
> I have lived in the Woodsdale neighborhood since 2013. It is a wonderful community, filled with great families and beautiful homes. Any proposed change to the hillside would have a detrimental effect to those living at the bottom. When I purchased my home, I did so knowing that it was zoned residential, just like many of those around me. When Mr. Coyne acquired his land on the hillside he, too, bought it with the understanding it was zoned for a particular purpose. Now Mr. Coyne is seeking approval for a zoning change with zero concern of how it will impact those around him. Despite the continued push that developing the hillside will have no ill effect on those below, that was already evident this past spring when logged timber from the hillside was pushed all the way to Carmel Ave. during the April flooding. It is difficult to keep pushing "this won't cause any issues" when it already has. I am all for development. There are plenty of places Mr. Coyne can develop all throughout Wheeling. Choosing the hillside has little to do with development and creating jobs and more to do with exacting as much stone as he can from the hillside, resulting in his personal economic gain. All his plans include what it would look like, how storm water would be mitigated, etc. but that is ONLY if he actually follows through with the development. Nothing in the proposed zoning change requires him to actually follow through with the development, post stone extraction. And to promote the development as safe by saying, "40% of the flowing water will be mitigated" isn't something to write home about. Furthermore, Rt 88 is already a traffic nightmare without the proposed development. No one can truly believe additional 500-1000 cars traveling up and down the hill daily is good for anyone. There is already so much congestion at the base of the hill, yet Mr. Coyne seeks to add 500 additional construction vehicles/workers daily. That added traffic, along with the jackhammering and earth moving would NOT be in the best interest of the health, safety and welfare of Woodsdale residents, especially the hundreds of children who live and play in the area.
> And once you remove the hillside you can never replace it. Please be reminded of the mess the City of Clendenan found itself in the summer of 2016 when heavy rainfalls left the entire city unrecognizable. They are still rebuilding schools destroyed 4 years ago. That community is well aware of why the river banks' water rose so quickly....because of the mining on the hillside and removing nature's own ability to absorb the water. I spent 4 days helping clean up the mess left behind in Clendenan. There is no reason the residents of Woodsdale should be subjected to the same. Again, log timbers from the hillside were pushed to Carmel Ave., yet we are to believe Mr. Coyne will develop safely if given the green light? He can't even follow the current rules set in place, yet we are to believe he will follow them if zoning changes?
> Mr. Coyne's property interest shouldn't supersede others. He should not be allowed to do to his property as he wishes, for his own economic advantage, at the detriment to all those whose properties will be destroyed as a result. Basic property law tells us this.
> Again, I oppose the zoning change to the Woodsdale hillside for all those reasons stated above.
>
> Thank you for your time,
>

> Meagan Todaro Kirchner
> 17 Maple Ave.
> Wheeling, WV 26003

Tom Connelly

From: Anne Foreman <anne@sketchesbyanne.com>
Sent: Monday, September 14, 2020 11:21 AM
To: Tom Connelly
Subject: please save Woodsdale Hill

Dear Mr. Connelly,

I am unable to attend the meeting of the Planning Commission this evening and will not be able to speak remotely, either. My absence by no means indicates a loss of interest or passion about saving Woodsdale Hill.

I have written numerous times relating various concerns about the proposed ravaging of the hill and the dangers resulting from such an unconscionable move by GC&P if the change in land usage takes place..

I am writing this morning in order to reinforce my opposition to having any disturbance in the hillside and to implore the Planning Commission to block any development on the property.

This has been a long and agonizing journey for the residents of Woodsdale, who have already suffered from the destruction of many trees on the proposed site. The Planning Commission has performed with due diligence and fairness during this time. Please continue to act as our guardian angels in this matter. Thank you for your service.

Sincerely Yours,

Anne Hazlett Foreman
32 Poplar Avenue
Wheeling, WV 26003

304-233-4043

Tom Connelly

From: Arch Riley <arch.riley@outlook.com>
Sent: Monday, September 14, 2020 12:24 PM
To: Tom Connelly
Subject: GC&P Development Hearing

Tom – I request that this email be made part of the record at the public hearing on reconsideration of the comprehensive plan and that the opposition to the matter by my wife, Sally Riley, and me be noted.

Comments:

- In the mid-2010s Mr. Coyne communicated to me one-on-one at TJ's Sports Garden that his goal is to extract the limestone from Woodsdale Hill.
- A local earthmoving engineer told me that he was asked by Mr. Coyne if the overburden could be removed and the limestone extracted without explosives (Mr. Coyne was told it could not).
- Mr. Coyne severed the mineral interests from the surface fee of Woodsdale Hill which is a further indication of his intentions to extract the limestone.
- The limestone beneath the surface of Woodsdale Hill does not meet DOH standards in either WV, OH, or PA. This could be why the limestone was not extracted before environmental laws were enacted.
- On page 3 of the Mr. Hooper's original cover letter to your department, he specifically requested that the City grant Final Grading Plan Approval "regardless of what land use is ultimately permitted by the City of Wheeling in the Site Plan Approval process." This request allows Mr. Coyne to walk away from any development concept after he has extracted the limestone.
- The Larson Design Group report confirms that Woodsdale Hill has been undermined by slope mines dating from the early 20th century. It confirms that the removal of the overburden from Woodsdale Hill will substantially impair the lateral and subjacent support of neighboring properties. The report specifically states that groundwater wells need to be drilled in order to assess the existence and need for treatment of Acid Mine Drainage which means that Larson does not know the scope of AMD if the property were to be developed.

Moving ahead with any further disturbance of Woodsdale Hill is a prescription for an environmental disaster. It would destroy the lovely gateway to Oglebay Park. The Rileys are opposed to the matter before the Planning Commission.

Arch Riley, Jr.
304.281.2532 (M)
arch.riley@outlook.com

Tom Connelly

From: James Wood <aquaticmind@gmail.com>
Sent: Monday, September 14, 2020 12:26 PM
To: Tom Connelly
Subject: Please vote no on to the Woodsdale mining project

Hi Mr. Connelly,

Thank you for your work on the Planning Committee. I am a homeowner in Woodsdale and am concerned about the flooding issues that appear to be related to the logging activities on the Woodsdale hill and the reduction in quality of life that would result from the mining and development project if approved.

Specifically I am concerned about **traffic, air quality, flooding, loss of property value, a loss of quality of life in the Woodsdale neighborhood.**

Professional

I have a background in watershed management and stream ecology and I hold a PhD in Ecology and Masters degrees in Plant Biology. When hillsides are logged the height of the water table increases (became closer to the surface) because the trees were no longer sucking up the water from the ground. A higher water table can hold less "new" water, resulting in more runoff. Trees on the hillside slow down water running off the hillside by trapping water in the leaves, branches, and roots of the living trees. Additionally, the dead leaves, sticks, and branches that the trees produce and drop to the ground each year help trap water on the surface, further slowing down the speed of runoff on hillsides. This additional time allows more infiltration into the ground reducing surface runoff. Furthermore, the roots of the trees facilitate infiltration of the surface water into the ground, further reducing surface runoff. In a nutshell, no pun intended, forested hillside reduce surface runoff, while logged and developed hillside increase surface runoff, destabilize soils, and can increase down-slope flooding.

It appears to me that recent flooding issues are driven to a large extent by surface runoff from the hillside. A friend and neighbor of mine in Woodsdale had a new spring pop up in his yard, where he has lived for many years (without a spring). Additionally, climate projections for this region indicate increased rainfall and more intense rainfall events, which will in all likelihood further exacerbate the current runoff/flooding issue, likely resulting in more frequent floods and/or more severe flooding events. The city would be wise to plan for these future events. Flooding stresses the local economy.

Many municipalities are focused on maintaining and restoring forested hillsides to prevent downslope flooding. For example Ellicott City, MD, has experienced major recent flooding issues, in part due to development on steep hillsides. One action that many cities are taking in order to reduce flooding is to restore forest to hillsides and prevent future development on steep hillsides. These areas can be turned into parks for recreation, improving residents quality of life, and help mitigate summer heatwaves by reducing temperature due to increased evapotranspiration.

An additional action some cities are taking to reduce downhill and downstream flooding is the creation of watershed and stream bank restoration plans. The plans allow additional storage space for floodwaters within the channel by restoring the stream's natural floodplain (in many cases, these areas have been filled in to facilitate development in the past) but revegetating and restoring stream banks, can help reduce the severity of downstream flooding.

Personally

I have many concerns with the proposed mining project and potential development including: health, safety, and environmental issues related to the mining operation, mining traffic, and the development (**light, noise, pollution, hazardous traffic, flooding**). Some of these impacts would last in perpetuity and negatively impact the Woodsdale neighborhood, National Road, the Kroger's area, and all areas downstream of Long Run and the confluence of long run with Wheeling Creek. Additionally the erosion of stream banks everywhere downstream along Long Run and Wheeling Creek may ultimately cost the city and private property owners millions in property damage. All property owners downstream of the development (including those along Wheeling Creek) will be negatively impacted by this development.

I am also concerned about the economic impact to downtown. Many cities have seen their downtowns become ghost towns after similar developments have been allowed. I moved to Wheeling in large part due the efforts to revive a unique and beautiful downtown area and the proposed development on Woodsale Hill would be very bad for downtown. If the development goes through, I will likely find a job elsewhere and move away from Wheeling, simply put I'm not interested in living next to a mining operation nor a shopping center. Few people do.

Lastly, **I ask the city to be proactive and look at the possibility of purchasing the property in order to make it a large, wooded city part available to all city residents.** Many cities are doing this very thing as part of flood mitigation and sustainability planning, and to enhance quality of life of city residents. There would be **economic benefits to acquisition of the property as greenspace and critical infrastructure for flood control**, Wheeling has very little "green space" that is accessible and walkable from the neighborhoods. Restoration of this greenspace will reduce flooding in the adjacent neighborhoods, improve quality of life of citizens in Wheeling, help attract visitors to the city, and improve retention of current residents. This area could be very similar to the Grandview Park in Moundsville.

Sorry for the long email, but as a resident of the Woodsdale neighborhood, this proposed project weighs on my mind and will ultimately affect the value of my property and my desire to stay in the Wheeling area.

Thank you for taking the time to hear my concerns and opinions.

Sincerely,
~James Wood

PhD Ecology (specialized in Plant and Stream Ecology)

P.S. the opinions and ideas expressed in this email are mine alone and do not represent the opinions or ideas of any organization or entity.

Tom Connelly

From: Kyla Sklavounakis <jsklavounakis@gmail.com>
Sent: Monday, September 14, 2020 12:49 PM
To: Tom Connelly
Subject: GC&P proposed development

Dear Mr. Connelly and committee members,

My name is Kyla Sklavounakis and I ask that the planning commission denies GC&P Development's request for a change of status of the comprehensive plan for Woodsdale Hill.

I have lived in Woodsdale for nearly all of my life, growing up on the hillside on Elm St., adjacent to the proposed development, and for the past 10 years, living on lower Poplar Avenue. The proposed development directly affects my neighborhood, my family, my home, and the quality of life in this community.

To allow blasting and removal of millions of cubic tons of soil in a neighborhood would be highly irresponsible and do irrevocable damage to a beautiful historic community. Not only would it be unsightly, but **years** of blasting and soil removal could destroy the foundations of our homes, cause years of dust, dirt, and noise pollution, and jeopardize the safety of the residents and the elementary school children who are enrolled in Woodsdale Elementary School. The tax payers would also be responsible to pay for any damage to the roadways caused by dump trucks carrying tons of soil and so much extra traffic.

The traffic study shows that Rt. 88 (and National Rd) cannot handle any more traffic. I already am unable to easily exit from my street, or even the neighboring streets onto Rt.88, especially when Woodsdale school is in session due to all the extra traffic.

The Developers proposed widening of the road, which would impede on others personal property, and they also proposed redirecting traffic through the neighborhood. The Woodsdale neighborhood is a neighborhood of families with a lot of children who not only play in their yards, but also enjoy riding their bikes, and walking to and from school. The roads are narrow and also can't handle more traffic. Directing more traffic into a neighborhood puts the lives of children and families at stake and would also be highly irresponsible.

Lastly, without any type of insurance policy (Performance Bond) the developer could strip the land and walk away leaving an unsightly abandoned rock quarry.

There has already been a disregard to the residents concerning property damage that occurred after the extensive tree removal. This developer can not be trusted to fulfill his promises or remediate on his own the damage that has already occurred.

I am not opposed to community development such as a mixed use village, but the Woodsdale Hill is not the place for this. The safety and well-being of the Woodsdale residents would be at stake. I again ask the committee to deny the request for the change of status.

Thank you,
Kyla Sklavounakis
14 Poplar Ave.
Ward 4 resident,
Wheeling, WV

Tom Connelly

From: Karen Grisell <anericel@aol.com>
Sent: Monday, September 14, 2020 12:50 PM
To: Tom Connelly
Subject: Woodsdale Hill

Dear Sir: I am urging you to vote against the "development of Wheeling Hill ". Please. This will be a continuous threat to homes along Edgewood St and those homes on the hillside.

Karen Grisell

Sent from my iPhone

Tom Connelly

From: Linda Comins <lcomins7@gmail.com>
Sent: Monday, September 14, 2020 12:54 PM
To: Tom Connelly
Subject: Comment on GC&P Development

Dear Mr. Connelly and members of the Wheeling Planning Commission:

I reiterate my objections voiced last year to GC&P Development's proposal for a mixed-use village atop Woodsdale Hill. My objections are mainly related to environmental damage and destruction that would stem from this project. Specifically:

1. Damage to existing houses and businesses in Woodsdale from blasting, drilling and removal of the hilltop area.
2. Destabilization of the hillside from blasting, drilling and removal of the hilltop area.
3. Danger of additional water runoff from deforestation and destabilizing the ground. We have already seen excess water runoff and flooding as a result of the earlier work performed on behalf of GC&P Development.
4. Air pollution from blasting, drilling and removal of rocks, minerals and dirt.
5. Light pollution from the removal process and from the extra lighting that would be installed if a commercial development were situated atop Woodsdale Hill.
6. Deforestation of a protected wildlife area.
7. Destruction of Woodsdale Hill would cause irreparable damage to the aesthetics of this natural landscape.
8. Excess traffic congestion on WV 88 (Bethany Pike) from the hilltop removal work, the construction work and the operation of a business development atop Woodsdale Hill. The existing narrow, winding road is already heavily congested. Construction of additional lanes would require the destruction of many houses and businesses along the road, as well as endanger the safety of students attending Woodsdale Elementary School.
9. The economic benefits of the proposed business development atop the hill are questionable at best. Most of the commercial ventures proposed for the development would be minimum-wage or low-wage jobs. Existing businesses have difficulty filling such positions because most people cannot afford to take minimum-wage jobs or are unwilling to accept low-wage positions.
10. The past practices of GC&P Development, specifically timbering without necessary permits, etc., raise serious questions about their accountability to city ordinances and state laws.

I am a homeowner in Woodsdale. When I purchased my home 15 years ago, NEVER did I think that this beautiful, historic neighborhood would be endangered by irresponsible development and greed.

Sincerely,
Linda S. Comins
28 Springhaven Road
Wheeling WV 26003

Tom Connelly

From: Cheryl Tuba <cherylt795@aol.com>
Sent: Monday, September 14, 2020 1:11 PM
To: Tom Connelly
Subject: Save Woodsdale Hill

Mr. Connelly:

My husband and I live at 50 Maple Avenue in Woodsdale. We are completely opposed to GC&Ps "Mixed Use Village" proposal for the following reasons;

- Woodsdale hilltop 100 feet lower than you've always known
- Constant dust and noise of large-scale quarrying operation
- Soil and rock instability/movement affecting our property
- Increased flooding from surface runoff
- Acid mine drainage released in the process of development
- Large-scale quarrying leaves extensive old mines only 40 ft. below development pad
- A constant stream of dump trucks increasing traffic and causing more damage to many roads that already need repair

We are unable to attend indoor activities such as the meetings for this due to the Corona Virus, but we have both signed the Woodsdale UNITED petition.

Thank You,

Cheryl and John Tuba

Tom Connelly

From: EDWARD L MILLER <sterling1626@comcast.net>
Sent: Monday, September 14, 2020 1:27 PM
To: Tom Connelly
Subject: Woodsdale defilement/development

Please find below a previously submitted letter, in case it has been misplaced. Thank you.
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 100-300 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 residents' 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 improvement. 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 tree-lined 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, no quarries within the city limits or this proximity to a residential neighborhood.

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: Stephanie Weisenborn <slw4379@gmail.com>
Sent: Monday, September 14, 2020 1:48 PM
To: Tom Connelly
Subject: Please save our beautiful surroundings!!!

With the exception of living in Pittsburgh for about 15 yrs and Elm Grove for 3 years, I have lived on GC&P Road my entire life. I grew up at 274 and at 166, where my dad still resides today, and then when I moved back a few years ago I was lucky enough to find a house for sale at 152. I had my son, Deklen who is now 7 years old, while living in Pittsburgh but knew I wanted him to grow up in the environment I did. I wanted him to have a yard to play in. Wildlife to watch. A creek to explore. While there have been changes in the neighborhood since my days of being his age nothing has threatened that childhood for him like this proposed development does.

We have heard of the water runoff into Woodsdale and the problems that occurred since the trees had been cleared years ago. Building on and or disrupting the hill further is asking for more trouble for the residents who currently live below it and are at its mercy.

The traffic would be impossible for all of us. I ask you to think of how congested Bethany Pike is when Woodsdale Elementary let's out every day. Or when the lights are on in the holiday season. Or when a utility company needs to reduce the road to one lane for a few days.

Seeing dead deer on the road is nothing new. There are now being people being hit by cars on Bethany Pike. Shouldn't this issue be addressed also before adding more fuel to the fire? That will become a bigger issue if this development moves in.

The current trend of hillsides everywhere in the valley would have our area added to the list most certainly.

The animals that reside on that hill will be forced down into our neighborhoods for survival. Let's hope we don't have coyotes again this year!

I feel very very much attached to my neighborhood having lived here as a child and chosen to live here as an adult. I would have chosen to live in one of the more developed areas of the city had I wanted to forgo woods and wildlife.

Please, please help us keep our homes and families safe and living the life that parents like myself have purposely sought out for our children. Thank you so much for your time and consideration in this matter.

Sincerely,

Stephanie Weisenborn

152 G C and P Road
Wheeling, WV 26003
412-758-2790
slw4379@gmail.com

Tom Connelly

From: David R. Croft <DCroft@spilmanlaw.com>
Sent: Monday, September 14, 2020 3:06 PM
To: Tom Connelly
Subject: GC&P Development Requested Zone Change

Mr. Connelly,

As a citizen of the Fourth Ward and as a directly impacted resident, I opposed granting any zone changes requested by GC&P Development at this time. Based on the information provided by GC&P Development, it does not have a plan that adequately protects the community or explains the specific impact of the significant hilltop removal planned. I have a history of supporting and advocating for responsible commercial development in our community. The information submitted by GC&P Development fails to meet that standard.

David

David R. Croft
Spilman Thomas & Battle, PLLC
O 304.230.6952
M 304.280.5076
dcroft@spilmanlaw.com

Tom Connelly

From: Stephanie Weisenborn <slw4379@gmail.com>
Sent: Monday, September 14, 2020 3:09 PM
To: Tom Connelly
Subject: Fwd: Please save our beautiful surroundings!!!

I'm sorry to have forgotten to add this to the previous email...

I would also like the planning board to take into account the poor decisions this developer has made in the past, including building a large 2 unit townhome into the hill at 240 GC&P Road. This unit stands out like a sore thumb aesthetically and has, to my knowledge, never been sold or occupied in the years it has been sitting there.

There are also the projects that there's been talk of them abandoning midway through. Please don't let this happen to our beautiful hill! Don't let driving down the hill on 88 leaving Oglebay become an eyesore. What does that show our tourists that come to enjoy the park and it's amenities?

Again, thank you for your time and devotion to the residents of the neighborhood (official city residents and the one's outside the limits like myself).

Stephanie Weisenborn

----- Forwarded message -----

From: **Stephanie Weisenborn** <slw4379@gmail.com>
Date: Mon, Sep 14, 2020 at 1:47 PM
Subject: Please save our beautiful surroundings!!!
To: <tconnelly@wheelingwv.gov>

With the exception of living in Pittsburgh for about 15 yrs and Elm Grove for 3 years, I have lived on GC&P Road my entire life. I grew up at 274 and at 166, where my dad still resides today, and then when I moved back a few years ago I was lucky enough to find a house for sale at 152. I had my son, Deklen who is now 7 years old, while living in Pittsburgh but knew I wanted him to grow up in the environment I did. I wanted him to have a yard to play in. Wildlife to watch. A creek to explore. While there have been changes in the neighborhood since my days of being his age nothing has threatened that childhood for him like this proposed development does.

We have heard of the water runoff into Woodsdale and the problems that occurred since the trees had been cleared years ago. Building on and or disrupting the hill further is asking for more trouble for the residents who currently live below it and are at its mercy.

The traffic would be impossible for all of us. I ask you to think of how congested Bethany Pike is when Woodsdale Elementary let's out every day. Or when the lights are on in the holiday season. Or when a utility company needs to reduce the road to one lane for a few days.

Seeing dead deer on the road is nothing new. There are now being people being hit by cars on Bethany Pike. Shouldn't this issue be addressed also before adding more fuel to the fire? That will become a bigger issue if this development moves in.

The current trend of hillsides everywhere in the valley would have our area added to the list most certainly.

The animals that reside on that hill will be forced down into our neighborhoods for survival. Let's hope we don't have coyotes again this year!

I feel very very much attached to my neighborhood having lived here as a child and chosen to live here as an adult. I would have chosen to live in one of the more developed areas of the city had I wanted to forgo woods and wildlife.

Please, please help us keep our homes and families safe and living the life that parents like myself have purposely sought out for our children. Thank you so much for your time and consideration in this matter.

Sincerely,

Stephanie Weisenborn

152 G C and P Road
Wheeling, WV 26003
412-758-2790
slw4379@gmail.com

Tom Connelly

From: Ned Kluth <ev-rckluth@juno.com>
Sent: Monday, September 14, 2020 3:23 PM
To: Tom Connelly
Subject: Woodsdale Hill Planning Commission Meeting

Based on what I've seen and heard, I am opposed to the proposed development on Woodsdale Hill - mainly on the basis of traffic concerns.

I live off of Rt 88 north of Oglebay , and so I drive Rt 88 a lot. That road already carries a lot of traffic, and I don't see it handling the traffic of the proposed development. I don't see how widening the road in the area of the Convenient will do any good without the ability to widen all the way down to the National Rd. I work as a tour bus guide during Festival of Lights, and I see nothing but trouble at that time of year. It won't even be good for the businesses and residents up on the hill.

I also foresee real traffic problems during construction and, especially, with the strip mining to remove the limestone. I imagine a lot of heavy traffic that will add to the congestion and also affect the condition of the road.

I have concerns about water run off now with so many trees removed and fear it could get worse after development without serious upgrades to the storm sewer system. Given the current problems with flash flooding in Woodsdale, I think that there is real things concern for the Woodsdale side of the hill.

I think there is a concern about the whole project ever getting done. There is an awful lot of significant and expensive prep work to do, and if they quit after, say, mining the limestone, we're left with a big problem. Stabilizing the hill could be very expensive for whoever has to do it. Not to mention being left with an ugly landscape.

Maybe it would be OK to build houses like on some other hills but not this proposed massive project.

I basically support the concerns already addressed to you by Alden McBee.

Thank you for your attention to my concerns.

Edwin Kluth
1 Aster Dr. Clinton Hills
Triadelphia, WV 26059
304-242-0479
Sent from my iPad

Tom Connelly

From: dag2192@aol.com
Sent: Monday, September 14, 2020 3:42 PM
To: Tom Connelly
Subject: G C & P Development LLC's application for a Special Area Plan

Good afternoon Mr. Tom Connelly,

I am writing this letter to you in regards to my concern about the issues that will be on tonight's agenda pertaining to the G C & P's Development LLC's application for a Special Area Plan along West Virginia Route 88/Bethany Pike. I will not be able to attend the meeting tonight, but it is my understanding that anyone and everyone was welcome to e-mail comments to you if he/she could not be present at the meeting that is scheduled for tonight.

I live in a condominium at the Edgwood Club off of Edgwood Street in the Woodsdale area of Wheeling. I will admit that I have no expertise on the preparation of any excavation plans that would bear any relevance to any quarries that would represent the building and/or the installation of any stone or limestone to help augment the development of any potentially thriving businesses that would be up on the hill of Oglebay here in Wheeling. However, I have spoken to several of the area residents who perceive things on a long-term-level and they are very concerned about how it would affect the living arrangements of their homesteads here In Wheeling. In fact, they are totally against the idea!!

It is my understanding that besides proposed ideas of any modifications and expansions of the road-terrains, that there would also be the extraction of numerous trees, perhaps even removal of the current limestone that is embedded within the ground which could make the natural grounds on the hillside of Oglebay ultimately vulnerable in a most drastic and dangerous way!!. And if it would rain over a long period of time whether those periods would be intermittent or more consistent and chronic than anyone could imagine, it could produce some major catastrophic effects for so many of the area residents who live in their homes who live below or anywhere that would be relatively close to where the work would be done!!

Moreover, I have had several conversations with a friend of mine whom I have known since we were kids! He is a brick-layer who has had many years of experience working with contractors and the like!! He lives in the Woodsdale vicinity just like I do and he has been adamantly outspoken of what he believes would be some very deleterious effects on the area if this Special Area Plan/Comprehensive Plan Amendment to the 2014 Comprehensive Plan to allow for a Mixed-Use-Development on property that is owned by the area residents along West Virginia Route 88/Bethany Pike. He firmly believes that the grounds upon the hill would become so susceptible to the saturation of any of the water remnants that would emanate from any produced rain-storms over an excessive period of time, that it could produce cascades that would inevitably damage the homes of the area residents making them ultimately unlivable, and of course there would have to be the realistic acknowledgement of the ultimate dangers of what could personally affect the individuals who live in their residents which would invariably include the fear of them becoming personally harmed by it, even in the worst possible way!!!

Again, I certainly do not represent the Environmental Protection Agency for this region or anywhere in the United States and I do not have the expertise nor the education of someone who does, but I think that I would be remiss if I did not voice my concern and say that I am totally against what I would hope will not be the future implementation of the G C & P's Development LLC's application for a Special Area Plan/Comprehensive Plan Amendment to the 2014 Comprehensive Plan to allow for a Mixed-Use Development on property that is along the West Virginia Route 88/Bethany Pike are!! I hope that you and everyone representing the City of Wheeling Planning Commission will take this under serious consideration when you all meet tonight and listen to many of the individual persons who will be attending this event tonight as they voice their concerns most adamantly and dogmatically, which I am more than certain that they will! Please keep an open mind to everything that I have imparted to you in this letter and take it to heart. Thank you for your consideration. Take care.

Warm Regards.

David A. George

Tom Connelly

From: wendy hinerman <happyhinerman@comcast.net>
Sent: Monday, September 14, 2020 3:49 PM
To: Tom Connelly
Subject: Planning Commission

Dear Mr. Connelly and members of the City of Wheeling Planning Commission,

We concur with numerous residents of our community who are concerned about the development proposed for Woodsdale Hill. After reviewing the project proposal and the numerous studies associated with it, it is our opinion that proceeding with the plan would be detrimental to our neighborhood and would result in irreversible environmental destruction.

As residents of Maple Avenue, and longtime residents of Wheeling, we stand opposed to the approval of GC&P's application for a Special Area Plan.

Thank you,

R. Scott Hinerman
Wendy F. Hinerman
27 Maple Avenue
Wheeling, WV 26003

Tom Connelly

From: Gerald (Gee) E. Lofstead III <GLofstead@spilmanlaw.com>
Sent: Monday, September 14, 2020 4:06 PM
To: Tom Connelly
Subject: GC&P Development

Dear Mr. Connelly:

As a resident of the Fourth Ward, I am opposed granting the zoning changes requested by GC&P Development, unless the developer is required to post a performance bond. The developer has not adequately addressed the concerns of water runoff, nor does the plan adequately address the post-COVID reality of less office and retail space demand. As you know, I support and advocate for responsible commercial development within the City. However, without the protection of a performance bond and adequate assurances that runoff issues are addressed, I cannot support the zoning change.

Gee

Gerald (Gee) E. Lofstead III

Member

Spilman Thomas & Battle, PLLC

1233 Main Street, Suite 4000

Post Office Box 831

Wheeling, WV 26003-8731

O 304.230.6975

M 304.231.6946

F 304.230.6951

GLofstead@spilmanlaw.com

[View My Bio](#)

[Send me a large or confidential file **HERE**](#)

spilman
thomas & battle

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Tom Connelly

From: Aron Massey <aron.massey@westliberty.edu>
Sent: Monday, September 14, 2020 4:35 PM
To: Tom Connelly
Subject: Letter in Opposition to GC&P Plan
Attachments: GCP Letter MasseyWLU.docx

Hi Tom,

Hope you are well. I am sure you are extremely busy today but I am unable to attend the public meeting this evening but was hoping this letter could still make it into the record. If it is too late that is understandable. Thanks, take care.

Aron Massey
WLU Geography



Department of Social and Behavioral Sciences
134 Campus Service Center
West Liberty, WV 26074

Members of the Planning Commission, City Council, and Mayor Elliot:

Please accept this letter in opposition to the proposed GC&P Development on top of Woodsdale Hill. I am unable to attend the public meeting as I teach at that time, but I will briefly explain my opposition to the development below. As a near-lifelong Ohio County resident, who purchased a home with my wife in Ward 4 five years ago, I want Wheeling to thrive and endure. I want to see development occur and economic opportunities expand, provided those developments and opportunities are responsible. I hope that you agree that the plans provided by the developers for this proposed project do not provide assurance that this development will be done responsibly. As a professor of Geography and Planning at West Liberty, teaching courses on Community Planning and Economic Development, my students use the City of Wheeling Comprehensive Plan extensively in preparations of class projects. Comprehensive plans for all communities, Wheeling included, are not something undertaken without great care and thought. In fact, comprehensive plans are arguably the most important tool in insuring communities establish and work towards meaningful goals, including new economic developments. As the Wheeling Comprehensive Plan has deemed the proposed area for Conservation Development, any variation for that prescribed future land use should be justified with detailed plans and statement of needs. In the meetings I have attended focused on the GC&P project and all of the materials provided by the developers, I do not see plans that address these needs. I do not see a reason why our community needs the development or the potential services its construction could provide. And I am not confident that the substantial challenges presented by developing in this location would be adequately addressed if this change to the plan would be approved. The location on top of Woodsdale Hill is one that is not suited for many land-use types. Any hilltop development should be planned holistically with the realization that those projects will, without question, have significant impact on the residents living below. My doctoral research centers on Mountaintop Removal Coal Mining and the myriad impacts of that activity on the residents living in surrounding communities. While the proposed development is not quite the same as mountaintop coal mining, it would undoubtedly result in some similar problems, such as increased run-off, potential for flash-flooding and landslides, habitat destruction, wildlife dispersal and redistribution, irreversible change to surface and internal hydrology, and loss of a valuable carbon-sink forest, some of which has already occurred with the irresponsible logging that has taken place at and near the property in question. In my opinion, only a rock solid plan focused on assuaging these various concerns should be entertained for a variance in the comprehensive plan, especially for a development in such a location as the one in question, and the GC&P plan, while given plenty of opportunity to address these issues, has fallen short. Certainly, you will have a difficult decision in front of you, and I do not envy your position in the contentious matter, but as a proud and hopeful Wheeling resident I respectfully urge you to not support this particular project. Thank you for your service to our community, and for your time.

Professor Aron Massey

West Liberty University Geography and Planning

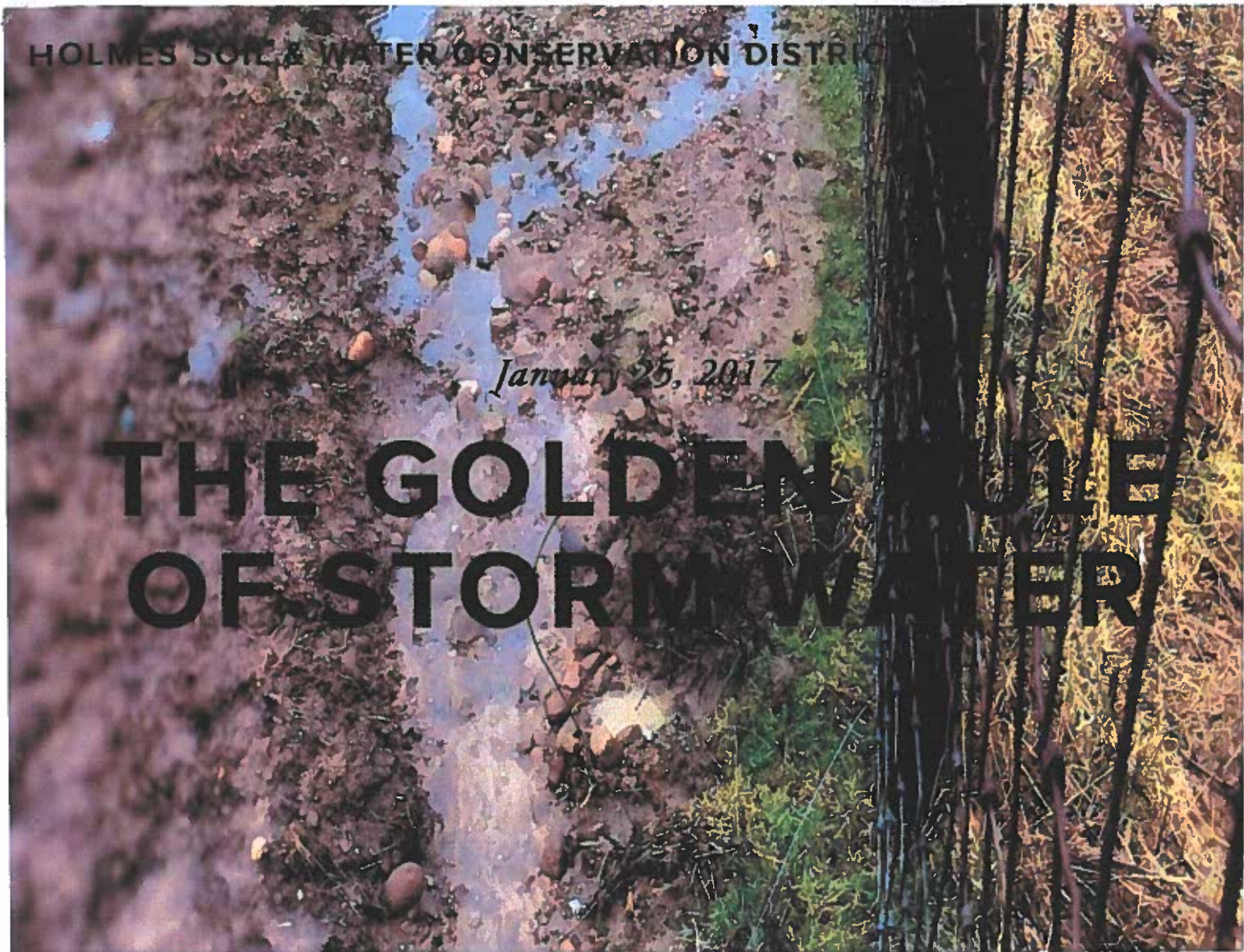
Correspondence Set 6 - p.373

Tom Connelly

From: Jerry Sklavounakis
Sent: Monday, September 14, 2020 4:54 PM
To: Tom Connelly; Dave Palmer
Subject: Submission for the Planning Commission
Attachments: Storm Water.pdf

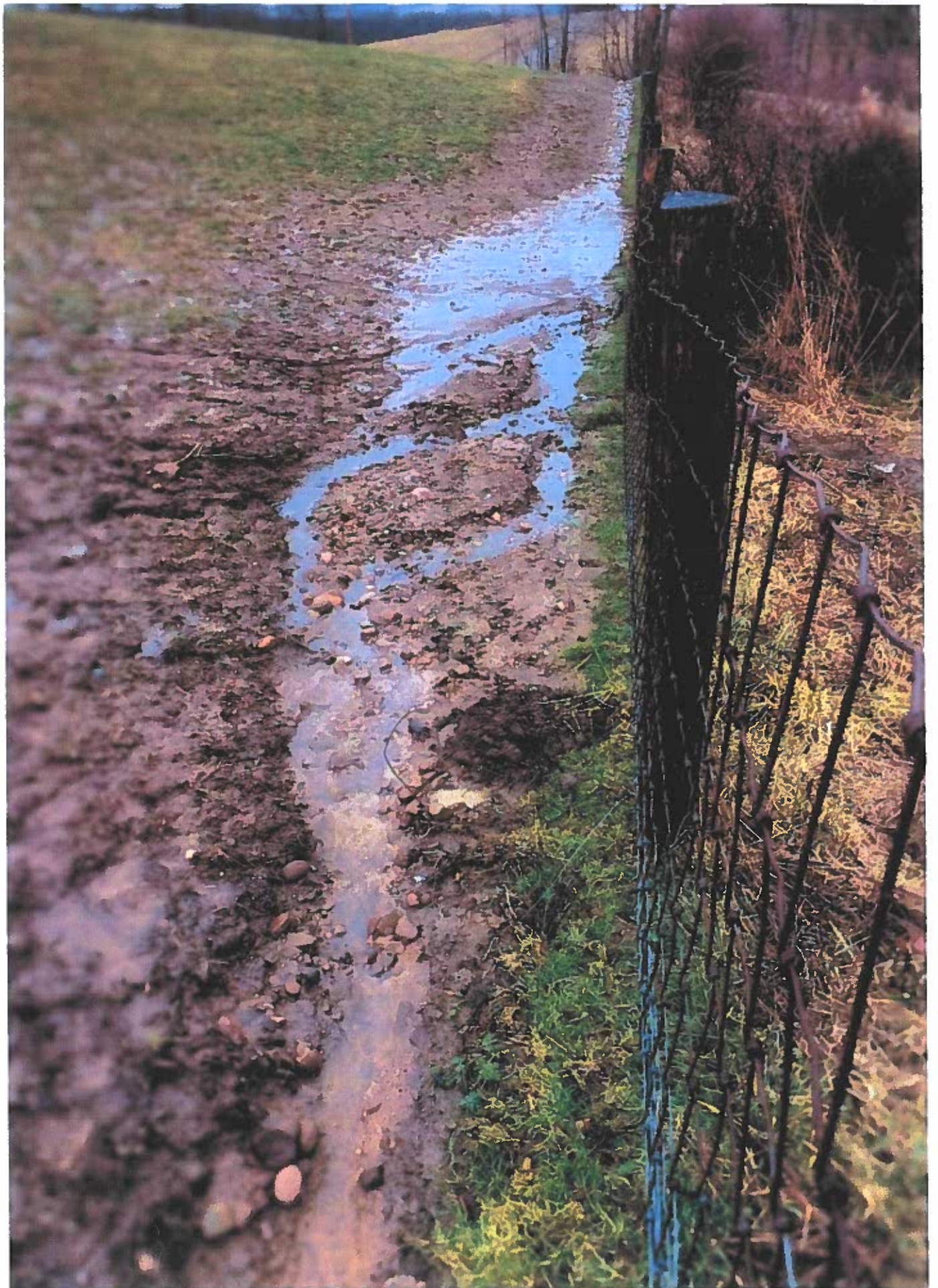
Attached is a submission for the consideration for the Wheeling Planning Commission from Nancy Kadar, Ward 5 resident, (she lives on National Road by Edgington Lane.

Thanks,
Jerry



In previous blogs I've suggested a proactive approach to storm water management around your property. I've given suggestions on keeping storm water away from your basements, buildings and livestock areas. I've also offered remedies for the places where heavy rains can make life difficult regardless of our efforts at diversion: driveways, feedlots, etc. (Geotextile fabric under your stone is often a great option in these situations, and we just so happen to sell it "at cost" right here at the HSWCD office.) What I haven't yet touched upon is something I like to call "The Golden Rule of Storm Water."





It seems entirely logical to recognize the fact that water flows downhill. Furthermore, the Law of Gravity dictates that any rain that falls anywhere within a given watershed will invariably make its way to the bottom of that watershed. Many, many factors affect the flow of water along the way. Different soil conditions, ground cover, crops and developed land uses yield different volumes and velocities of water moving toward the outlet end of the funnel. When something changes within a watershed other things are affected—in particular those things which happen to be downstream. Among the most dramatic changes affecting watersheds are the construction of buildings and parking lots. Impervious surfaces like roofs and pavements not only deny the opportunity for rainwater to be absorbed, they increase the volume and velocity of water flowing through natural water courses and swales headed downhill. If you're building a place at the top of the hill, storm water may seem of little concern so long as it stays away from your own cellar. But if you're living at the bottom of the hill, and the forest above you has begun to sprout houses, barns, driveways and parking lots, chances are that you'll notice a change from where you sit. A canopy of leaves—which buffer the impact of the falling rain drops—and a forest floor covered with thick humus over a thriving web of thirsty roots can handle rainfall better than any creation of man. Conversely, nothing sends rainfall on its way faster than a roof surrounded by a parking lot.

If you are building at the top, or even “up watershed,” of folks down below, you'll always do best to follow this fundamental philosophy: *Drain unto others as you would have them drain unto you*—The Golden Rule of Storm Water.

A great deal of case law exists suggesting that the best way to handle drainage issues is with that very thought in mind. Yes, water flows downhill but it should do so in essentially the same general manner and at roughly the same rate *after* development as it did *before*. If increased run-off from your land use activity damages your neighbor's property you may very well end up being the one who gets soaked.

The following is a handout available at our office. It's a great guideline for keeping you and your neighbor on speaking terms once the rain starts to fall. And while not an out and out run-down of the law, it's a good way to get a feel for what's right and wrong when it comes to storm water issues. If you have any questions, be sure to give us a call at HSWCD 330-674-2811.

Ohio Drainage Laws

The Ohio Drainage Laws are complex since they are evolved by case law, which is always changing, and are not easily summarized. Below is an attempt at a brief overview of landowner drainage rights. There are presently no clear answers to many of the drainage problems encountered throughout the

year. The best solution is to work with adjacent landowners to voluntarily correct drainage issues. Serious disputes between landowners are most often settled in court on a case-by-case basis.

Most people who work in the area of drainage or water management would agree that the following principles apply to landowners:

- A landowner is entitled to the reasonable use of the water that flows across his/her land, as long as the water is returned to its natural water course. This includes ponding water behind a dam for personal use or making drainage improvements to protect structures.
- A landowner is general required to accept the water that flows onto his/her property in a natural watercourse, so long as no additional water from another watershed has been added to such flow.
- A landowner is generally obligated to outlet a natural water course onto their downstream neighbor at the same point the water left the property prior to any development of the site and at the same rate of flow prior to any development.
- More simply, water should enter and leave your property where it did prior to any construction activities and at the same rate as before any improvement activities. Changing the flow of water in a manner that causes damage to an upstream or downstream neighbor may result in legal liabilities for these damages.
- Holmes SWCD **does not** have the authority to issue orders or otherwise resolve conflicts over water rights or drainage problems between neighbors. Holmes SWCD can provide assistance to landowners who voluntarily wish to improve drainage on their own property.
- New construction that disturbs more than one acre must have an Ohio Environmental Protection Agency National Pollutant Discharge Elimination Storm Water Permit (Ohio EPA —330-963-1117), which requires basic storm water and erosion control practices be used during construction. Agriculture is generally exempt.

This publication is intended to help the reader better understand how water rights problems related to drainage are addressed in Ohio. Its intent is not to provide legal interpretation. The help of a qualified attorney may be necessary for one to fully understand how these laws may apply to individual situations. The Ohio State University Extension has a bulletin titled Ohio's Drainage Laws—An Overview (Bulletin #822) that can be found on-line at <http://ohioline.osu.edu/b822index.html> (<http://ohioline.osu.edu/b822index.html>) or by calling the local Extension office (330-674-3015).

JOHN LORSON, DISTRICT TECHNICIAN

(<http://www.holmesswcd.com/staffgallery/johnlorson>)



John Lorson came to Holmes SWCD after having left a career in higher education quite literally for greener pastures. He holds a BS in Biology from The University of Akron where he later worked for ten years, most recently as coordinator of the Wayne College Holmes campus. John also spent 15 years as an engineering technician with the city of Orrville and still serves in his hometown as a city council representative. Local residents may recognize John from his weekly humor column in *The Daily Record and Shopper News*—a collaboration with his wife, Kristin that is now

in its 20th year. He is thrilled to be working as a technician in the field of conservation—a great crossroad of his education and experience. Reach John with your conservation concerns at 330-674-2811 or email jlorsen@co.holmes.oh.us

Tagged: [stormwater \(/holmesowner-news/tag/stormwater\)](/holmesowner-news/tag/stormwater), [drainage \(/holmesowner-news/tag/drainage\)](/holmesowner-news/tag/drainage), [filter fabric \(/holmesowner-news/tag/filter+fabric\)](/holmesowner-news/tag/filter+fabric)

♥ 0 Likes ↩ Share

Comments (0)

Oldest First Subscribe via e-mail

Preview POST COMMENT...

Tom Connelly

From: Alan Bailes <steelryder531@gmail.com>
Sent: Monday, September 14, 2020 5:46 PM
To: Tom Connelly
Subject: Public Comment to Wheeling Planning Commission
Attachments: Public_Comment_Planning_Commission001.pdf

Hi Tom,

Attached please find my public comment on the application by GC&P Development LLC to create a Special Area Plan/
Amend 2014 Wheeling Comprehensive Plan. Thanks,

-Alan W. Bailes

TO: Tom Connelly, AICP
FROM: Alan W. Bailes
RE: Comment on the GC&P Development LLC's Application to
Create Special Area Plan/ Amend 2014 Comprehensive Plan

Dear Mr. Connelly,

Please forward the following comments regarding the above referenced GC&P Application to members of the City of Wheeling Planning Commission:

As members of the Wheeling Planning Commission you are charged with planning for the future development of the City of Wheeling in a manner that improves (or at least maintains) the present health, safety, convenience, and welfare of the residents of Wheeling.

Look no further than the 06/30/2020 geotechnical evaluation by S&ME, Inc. (S&ME Project No. 1195-20-002) for evidence that the GC&P Development plan is ill-conceived, incomplete, and potentially dangerous to those property owners (like me) living on the southern side of the proposed development site.

On pages 3-6 of S&ME's report, they list numerous technical insufficiencies of various reports submitted by GC&P Development in pursuance of their application approval. GC&P Development argues that their submitted reports are only "preliminary" in nature and that, I suppose, the members of the Planning Commission and the residents of Wheeling should trust them that they have the best interests of Wheeling residents at heart.

Call me cynical if I don't believe a commercial developer who is proposing the removal of 9 million cubic yards of material on an inherently unstable hillside over a 5 year period and creating a 100 foot cliff behind my adjoining property has my best interest at heart.

Mr. Richard Wilson of S&ME performed a site reconnaissance of the proposed development location on 05/20/2020. Mr. Wilson observed significant amounts of colluvium and orange stained water seeping from the hillside indicating, perhaps, acid mine drainage (page 2). He also observed evidence of hillside instability such as bowed trees (page 4). Interestingly, Mr. Wilson did not, as I read his report, check the southern side of the hill. If he had, and based on my personal observations as a person living on the southern side of the hill since 1969, he would have observed very steep embankments, bowed trees, copious overburden, hillside slips, and sunken areas indicating (most likely) mine subsidence.

What do you think will happen to the southern side of the hill when and if GC&P Development starts using explosives to help facilitate the excavation of 9 million cubic yards of dirt and rock? I believe there already exists unequivocal evidence of mine subsidence and earth movement all along the southern hillside even before any excavation has started. Is the City of Wheeling prepared to deal with the consequences of property damage or worse as a result of approving such an incomplete and potentially dangerous plan?

Apparently, S&ME has similar concerns as they state on page 5, "Considering the excavation of the development and roadway will likely be done with explosives the potential for damage to structures surrounding the development is possible from the blasting." I would add that such explosions have the potential to not only loosen overburden on the southern side of the hill, but to also increase the chance of further mine subsidence which would affect all structures built over the mined out area.

For the reasons stated above and others, I would therefore respectfully request that you, as members of the City of Wheeling Planning Commission, deny the GC&P Development LLC's application to create a Special Area Plan and amend the 2014 City of Wheeling Comprehensive Plan.

Sincerely,

Alan W. Bailes
38 Stratford Rd
Wheeling, WV 26003

Tom Connelly

From: Kathy Bauer <katmcbauer@icloud.com>
Sent: Monday, September 14, 2020 8:55 PM
To: Tom Connelly
Subject: GC and P Development

Dear Mr Connelly,

My name is Kathy Bauer, I live at 62, G C and P Rd, Wheeling WV 26003. I would like to voice my concerns about the proposed project by GC and P Development:

Flooding concerns-yes it has always been a problem however it is much more prevalent since the major clearing of trees from the property in question.

Structure damage to homes from blasting to clear the property.

Traffic problems- the traffic survey was prepared at a time were people are not traveling as much as previously due to major bridge construction and later COVID.

Because of a global pandemic it is unrealistic to believe that the economy, brick and mortar stores, and restaurants won't have a major decline.

GC and P Development and it's owner, does not have a good reputation with treating people or the environment fairly.

I also have to wonder if this won't open the door to have other large properties zoned for businesses.

Thank you for your consideration.

Kathy Bauer

Sent from my iPhone

Tom Connelly

From: Kathy Bauer <katmcbauer@icloud.com>
Sent: Monday, September 14, 2020 9:16 PM
To: Tom Connelly
Subject: GC and P Development

Kathy Bauer
62 GC and P Rd
Wheeling, WV

One more issue- did GC and P Development have the proper documentation and licensed workers to remove the massive amount of trees that were removed from Woodsdale hill, which has caused the flooding problems? If he isn't responsible enough to clear the property, how can we trust them with removal of the entire hillside?

Thank you.

Kathy Bauer

Sent from my iPhone

Tom Connelly

From: Zach Nolte <noltz62@icloud.com>
Sent: Monday, September 14, 2020 10:44 PM
To: Tom Connelly
Subject: GC&P Dev.

Build it g, thanks

- Zach

Tom Connelly

From: Brandon W. Holmes <brandonwholmes@gmail.com>
Sent: Tuesday, September 15, 2020 9:45 AM
To: Tom Connelly
Cc: Ben Seidler
Subject: Support for GC&P Development

Tom,

I'm writing to express my support for the proposed mixed use development at GC&P road. This proposal is the greatest opportunity to develop a new part of the city and massively expand the tax base that Wheeling has seen for at least two generations.

The slow bleed of industry over the past 40+ years, combined with more recent movement of businesses from the city to the Highlands and other places, along with the loss of OVMC has left Wheeling for want of tax-paying businesses at a time when our infrastructure needs more work than ever. Sewers and roads are crumbling city-wide. The Woodsdale and Edgwood neighborhoods are plagued by flooding. The proposed development includes stormwater mitigation on "Woodsdale Hill" that would directly address the flooding in adjacent neighborhoods. The tax revenues generated by the sitework alone could allow for major sewer work to further relieve flooding. Ongoing tax revenues could be used to separate and upgrade sewers citywide. Wheeling's residents, their property values, and our environment would all reap substantial benefit.

As a local businessperson I regularly come in contact with people who are either relocating to Wheeling or live elsewhere in the region and would like to make Wheeling their home. From young people working in offices Downtown to retirees returning to their hometown, one thing I regularly hear is a demand for the type of housing that would be located at GC&P. Developments like the one being proposed are an important feature of thriving cities - the Suncrest and University town centers just down the road in Morgantown provide a perfect example. The fact that a developer is offering to build IN the city is an added bonus and a rare opportunity.

This is a pivotal moment for Wheeling. Opportunities like this don't come often for reviving Rust Belt cities, and saying no to this one would likely guarantee that another doesn't come. City planners and leaders need to look at the big picture for the present and future of all of Wheeling's residents, along with the wider Ohio Valley community of which our city is the hub.

Thank You,

Brandon W. Holmes
North Wheeling

Tom Connelly

From: Karen Gaudet <gaudetk@aol.com>
Sent: Wednesday, September 16, 2020 5:47 PM
To: Tom Connelly
Subject: GC&P proposed development

Tom

I could not make the public meeting this week and it may be too late to add my 2 cents but I do want to share my thoughts on the matter.

My husband and I are not native West Virginians and 22 years ago, we visited Wheeling to determine if we wanted to relocate our family here for his job.

One of the major factors affecting our decision was the beautiful landscape and everything the local parks had to offer our children. As an outsider, we were totally in awe of the views during our numerous drives up Route 88 while visiting some of the newer neighborhoods in the area.

What a gem Oglebay Park and the surrounding area is to Wheeling. It makes me very sad to think that someone wants to destroy the lush hills and views surrounding route 88 to throw up disposable, cheaply built structures that will most likely be deserted in 25 years or so.

I am 100% in favor of development and jobs for the area. But certainly, there are other developments better suited to the lush environment of these hills and would not require removing so much of the hilltops. I hope the planning commission will take into account what a treasure our landscape is to the city and work with the developer to find alternatives uses for the land involved.

Thank you,
Karen Gaudet

Tom Connelly

From: Robert Kornman <rwkornman@gmail.com>
Sent: Wednesday, September 16, 2020 7:17 PM
To: Tom Connelly
Subject: GC&P development

Tom,

I've communicated with you previously about the GC&P development and participated in the ZOOM meeting Monday evening. Unfortunately, we who Zoomed could hear very little of the initial speakers/presenters so I have no idea if they addressed any of my concerns. As I mentioned in my meeting presentation and previously emails, my concerns deal with the safety and congestion of the single access road, the unnecessary leveling of the top of the hill, storm water management, and the long-term financial impact on the community. I would like to know if and when these issues be specifically addressed in detail by the developer and/or the city?

Thank you for responding.

Bob Kornman

101 McColloch Drive
Wheeling, WV 26003
September 16, 2020

Mr. Tom Connelly
Chairman, Wheeling Planning Commission
Wheeling, WV 26003



Dear Mr. Connelly and the Members of the Planning Commission of the City of Wheeling:

My husband and I attended the open meeting on September 14, 2020 at the Wesbanco Arena concerning the G C&P Development Project. We live on G C&P Road and have resided there for over twenty-five years, so we have an interest in the discussions surrounding this project.

After listening to the many speakers for and against the project, a few questions that were not addressed came to my mind. The first obvious one for me is "What is the traffic pattern going to look like on Bethany Pike from the traffic light at Vance Memorial Church to the bottom of Oglebay Hill?" Not just the pattern, but what type of traffic? When we first moved to our house (three miles down G C&P from the Convenient on Bethany Pike), traffic was local and sparse. Now we endure heavy truck traffic going to and from the landfill – city trucks, oil and gas trucks and garbage trucks, large and small. We miss the quiet. Thus, what will the traffic and noise be like next to a construction site?

Another one of my questions concerns Oglebay Park. If Bethany Pike is going to be experiencing construction, in addition to normal traffic, how will this impact business for Oglebay Park? There are three entrances to Oglebay accessed from Bethany Pike which are the most direct and useful entrances to use. Re-routing visitors' traffic through Warwood and Elm Grove may be less than optimal for visitors, not to mention residents dealing with the Festival of Lights traffic. Because of the construction and re-routing, would we see a drop in visitors, leading to a possible business slow down, layoffs, loss of jobs and city revenue? (And all this over a "short term" of ten years!)

In addition to Oglebay Park, will there not be other viable businesses along Bethany Pike, G C&P Road and Waddell's Run road that will be negatively impacted? Could the activity of this long-term construction project lead to their closing?

As well as these few questions, I realized I had one more simple question – what price progress? Or better said, what price progress in the wrong place? It makes more sense to utilize the areas that are already in place in the city itself than to carve out a place in an area designated as a conservation development area (land maintained in a natural state to the maximum extent possible) in a long-established residential zone. There is another consideration, made more pertinent by the COVID-19 pandemic. Many brick and mortar stores are going to online retail only. These stores were struggling before the pandemic because more and more people were shopping exclusively online. Now we see that employers are closing their in-building offices because they can save the expense of having them since their employees are now working from home. Is it going to be a viable option to even build new office buildings and stores? As far as needed housing is concerned, would it not be better to utilize areas

nearer to the city that could be repurposed to this end? Having more people actually living and/or working in town would attract businesses and revitalize the city – a city that already has offices, banks, a riverfront, civic arena and centre market to name a few of its amenities. Is this not better than a mall that is out- the- pike, around the bend, up the hill, and behind a wall?

Lastly, and most importantly, what about the citizens of the Woodsdale area of the city of Wheeling? The citizens who have bought their homes and property here, have spent their money here, paid their taxes here, and therefore have invested in the city of Wheeling? Is this how the city protects and safeguards these citizens and their property and assets? Can the city impose on them the enormity of the burden of knowing that the homes and property they have invested in, improved upon, paid taxes on, and count on for financial security, face great inconvenience and chaos, possible damage, noise and pollution and loss of value due to the construction this development will bring to their neighborhood? Their neighborhood – zoned to be a place of peace and security. Can we not see, as my husband says, that the real progress would be FOR the environment, FOR the people who have lived in Woodsdale and the surrounding areas for years, and FOR the common good if we preserve these neighborhoods of peace and security.

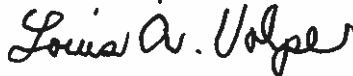
Thank you for all the time you have spent deliberating and discerning on this most important issue, and for your consideration of our letter.

Respectfully,

Catherine A. Volpe



Louis A. Volpe



Tom Connelly

From: Robert Kornman <rwkornman@gmail.com>
Sent: Tuesday, September 22, 2020 9:55 AM
To: Tom Connelly
Subject: Re: GC&P development

Tom,

Not being able to hear the developers at the beginning of the ZOOM meeting but having read the Sept 15 newspaper article, I understand that the partners will be able to mitigate 40 - 50 % of the water issues. How does that remedy the overall problem emanating on their land? It seems to be an appeasement tactic.

I have heard no mention of one of the other issues that I have raised -- single access road/safety/traffic congestion. Stormwater runoff and hill-top removal are visible problems that have justifiably received much public attention. The single access drive issue is less known and appreciated by the public but will have significant safety, utilization, and frustration impacts on the neighbors and general public. It is simply poor traffic planning that must not be minimized. If the developers have addressed the issue, I would like to know their response. If not, how will the Planning Commission address it?

I would appreciate your response to this email. Thank you.

Bob Kornman

On Wed, Sep 16, 2020 at 7:16 PM Robert Kornman <rwkornman@gmail.com> wrote:

Tom,

I've communicated with you previously about the GC&P development and participated in the ZOOM meeting Monday evening. Unfortunately, we who Zoomed could hear very little of the initial speakers/presenters so I have no idea if they addressed any of my concerns. As I mentioned in my meeting presentation and previously emails, my concerns deal with the safety and congestion of the single access road, the unnecessary leveling of the top of the hill, storm water management, and the long-term financial impact on the community. I would like to know if and when these issues be specifically addressed in detail by the developer and/or the city?

Thank you for responding.

Bob Kornman

Tom Connelly

From: Robert Kornman <rwkornman@gmail.com>
Sent: Tuesday, September 22, 2020 3:10 PM
To: Tom Connelly
Subject: Re: GC&P development

Viewing the other Zoom participants on my screen, most were shaking their heads and agreeing when I mentioned the poor sound quality.

Concerning the additional entrances:

- * The Warden Run entrance only relieves half of the one main entrance concern. The problem remains.
- * The Stratford entrance would be highly used because it directly accesses a high proportion of the shops and it channels that traffic through neighborhood streets. Unacceptable.

From my long experience as a professional land planner and municipal planning commission member, I know that traffic engineers can produce any conclusion that satisfies their developer client's desired results. The planning assumptions and summary in this case reinforces that understanding.

Concerning the site grading issue:

- * The sketch grading plan shows basically a flat site for the development. Why? The area could easily be terraced for less required cut and to avoid leveling the entire top of the hill.
- * What does the hydrogeologic study indicate about coal under the site and it's exposure during construction? How would that be handled?
- * When the excess rock and soil is removed from the site, has the developer committed to repairing the roads that will definitely be damaged by constant heavy truck traffic?

Tom, I appreciate your response to my concerns and look forward to you comments on this email.

Thank you, Bob Kornman

On Tue, Sep 22, 2020, 2:04 PM Tom Connelly <tconnelly@wheelingwv.gov> wrote:

Hello Mr. Kornman,

I can't explain why you were having audio issues. I don't believe others were. Here is a link to the meeting if you'd like to hear the part you missed: <https://www.facebook.com/watch/?v=663683070940649&extid=2vNAssCccD4q56bi>

As for site access, the applicant submitted an amended plan (Map #99) in June 2020 showing additional access points: https://www.wheelingwv.gov/media/Economic%20Development/GCP/Map%2099%20GC_P-Overall%20-%20Grading%20with%20buildings.pdf A Transportation Impact Study was also submitted: <https://www.wheelingwv.gov/media/Economic%20Development/GCP/2020-05-11%20WV%2088%20Mixed-Use%20Village%20TIS.pdf>

Those items can be found at www.wheelingwv.gov/gcp

Tom Connelly

From: Kolleen Dayton <daytonfamilypractice2020@gmail.com>
Sent: Thursday, September 24, 2020 7:16 AM
To: Tom Connelly
Subject: Woodsdale zoning change for Mr. Coyne

Good morning Mr Connelly,

I am writing this letter to ask you not to support the zoning change for Mr Coyne and his associates. Since all the trees were timbered, we have severe water running off of the hill. I bought a new car, and in March as the water ran off of the hill, my new car was the stopping ground for big sticks, stones and mud! It took 2 days to rid our parking spots of the disaster. I have videos on my phone the night it was raining heavy and our street was a mess. I know Lou Vargo personally and I hope he has a disaster plan when the hillside "blows." I can imagine what will happen if they continue to destroy the property. It will be a swamp area. We have beautiful homes, and most work really hard to keep it that way.

Please be an advocate for us all in this neighborhood. If Kevin continues to badger everyone so he gets to do whatever with the property, there will be a lot of irate neighbors. I work hard owning my own medical practice. I do not want to come home to a disaster and thick mud and sticks to clean up. Nobody came around to see if we were all ok. Nobody from the city rode around and asked if they could help in any way. I would hate to see the neighbors have the news come out and do a story or have the newspaper run a story with photos we all have of what truly happens when the land is disturbed. All of the cut down trees absorbed a lot of water, and with them all cut down, we all absorb the disaster,

Thank you for your time,

Kolleen Dayton C-FNP, C-WHNP

Tom Connelly

From: Kasey Christian <kasey.christian@gmail.com>
Sent: Tuesday, September 29, 2020 10:08 PM
To: Tom Connelly
Subject: GC&P Development

Dear Mr. Connelly,

I hope I'm not too late for my comments regarding the proposed development by GC&P to be considered in the Planning Committee's decision making. A review of the available information on the proposal makes it clear that my family and I would have to endure risks to our health and safety and degradation of personal property (e.g. increased runoff and flooding; erosion of personal property; unmanageable flow increase in combined sewer/storm water system leading to sewer backup in homes; damage to roads; devaluing of homes and property). The proposal, if given permission to move forward, would guarantee destruction, not development.

Please encourage the committee to uphold their commitment, as I assume it, to protect the people who trust them with their positional power. Thanks!

Kasey Wood
121 Edgwood St.
Wheeling, WV 26003

Tom Connelly

From: Jerry Sklavounakis
Sent: Monday, October 5, 2020 4:44 PM
To: Tom Connelly
Subject: Amendment to the Comprehensive Plan

Dear Members of the Planning Commission,

As Wheeling's Ward 4 Councilmember, please accept this correspondence as a memorialization of my opposition to GC&P's request to amend the City's Comprehensive Plan as it relates to "Woodsdale Hill", located in Ward 4. I have reviewed all the documents related to the request to amend the Comprehensive Plan, including, but not limited to, the hearing transcripts, emails to you, various expert reports, the application and maps. Also, I attended the September 14, 2020, public hearing from start to finish.

Please note that my campaign platform was, in part, based upon my opposition to this amendment to the City's Comprehensive Plan. Since being elected, I reviewed all documents related to this request to amend the City's Comprehensive Plan without bias and with an open mind while continually educating myself regarding the same. My initial opposition has only been supported by all that has transpired since my election.

Thank you for the September 14, 2020, public meeting. I thought it went very well and clearly demonstrated that the neighborhood that would be affected by the amendment was opposed to it. Specifically, all the people who spoke against the amendment lived in the neighborhood located around and/or near Woodsdale Hill while all the people who spoke in favor did not live in the affected neighborhood except one person whose son was employed by the property owners.

Allowing the removal of millions of tons of cubic yards of rock, limestone and earth in the middle of a well-established neighborhood without a guarantee that anything would be "developed" after the removal is not in the City's or its residents' best interests. The neighborhood should not be subjected to years of rock removal, which by the admission of the land owners would include blasting, an inherently dangerous activity.

Thank you for all the work you have done.

Very truly yours,
Jerry Sklavounakis, Ward 4 Councilmember

Tom Connelly

From: Ann <awcoleman@comcast.net>
Sent: Sunday, October 18, 2020 10:30 PM
To: Tom Connelly
Subject: GCP Development - against

Dear Mr. Connolly and members of the Planning Commission,

I am writing one more letter as we approach the Oct. 19 decision to , again, voice opposition to the project . This time, however, my reasons for opposition are financial. We are all aware that Woodsdale has incurred flooding since the trees on the 94 acres above us were removed. I have experienced multiple issues of flooding and loss of my furnace. In the 2017 flooding, I nearly lost my car which was parked in my garage. My basement received 28 inches of water that day . I have asked for a reduction on my property taxes and a reassessment of my houses that have experienced water issues. The assessor has done site visits to my property for this reason.

I have since pursued estimates on what it would take so that my house would be safe from whatever happens on the hill above. I do not presently feel like I can leave town for any extended vacation . I must always be ready to haul out sandbags, bail window wells, and make sure that no cars are in my garages. This is not how I want to live . The mere sighting of a rain cloud sends most of Woodsdale into panic.

I wanted to let you know that my estimates include installing a sump pump and grinder and possibly a generator, installing a back-up backflow preventor, raising the ramp and lip edge to my driveway, and creating an edge that water cannot creep over, and extending my downspouts 24 ft. into my yard or even crossing my entire lot under my driveway and down to Edgwood Estimates for this work are coming in at \$30,000 (Savage Const.) and that does not include the backflow preventor , and leach field I have already installed. I contracted with Chadan Engineering of St Clairsville to develop the plan and have paid costs for that. Most of the families in Woodsdale will be unable or unwilling to put forth this sum to protect themselves.

I mentioned to someone that if this project is approved, I do not know where to live. I would choose to leave my life - long neighborhood and so would most of my neighbors. I have not relocated to the county in the past because I trusted and valued the protections the city provides to my century old neighborhood where my parents and grandparents raised their families.

I copied the statement below from your recent summary document because I feel that the expenses required to merely survive in Woosdale (\$30,000), if this is approved, would constitute an **excessive burden** for both me personally and for my Woodsdale rental business as I will have to take remediation efforts at those properties as well. I have informed current tenants of the possibility of what might happen including flooding, noise, hillslides and quarrying and that this may not be where they want to live.

Ø Establishing and enforcing policies and ordinances that will provide for the long-term protection of neighborhoods without creating excessive burdens on homeowners and business owners.

Please do not let us down tonight when you make your decision.

Sincerely,
Ann Coleman

2 Springhaven Road
8 Woodlawn Court

3,11, and 8 Campbell Terrace
148,150, and 152 Edgwood Street
37 Era Street
13 Springhaven Road

Sent from Mail for Windows 10

Tom Connelly

From: Jerry Sklavounakis
Sent: Monday, October 19, 2020 11:19 AM
To: kevin king; Tom Connelly
Subject: Re: GC&P proposed Development

Mr. King,
Thank you for your email. I will forward it to the Planning Commission so that they can read your concerns.
Thank you,
Jerry

From: kevin king <golfman10000@yahoo.com>
Sent: Monday, October 19, 2020 8:57 AM
To: Jerry Sklavounakis <jsklavounakis@wheelingwv.gov>
Subject: GC&P proposed Development

Mr Slavounakis,

My name is Kevin King. I am writing to you as a resident of Ohio County for almost all of my 42 years on this earth. Although i am not a city resident as I reside on Table Rock Lane, I must travel through your ward, for work, pleasure, appointments,etc. I know you are the represantive for the ward that will be most directly affected by this development, and you seem to be the most direct person i could voice my opinion to. Most of the development meeting I have not been able to attend due to coivd/and or work, and get most of my information from media.

I know the primary concerns for most of the residents of ward 4 is the excessive runoff of water. There is enough issues with flooding in the woosdale area, this is something that does not need to be added to this area, which in my opinion is the most sought after and best places to live in wheeling.

Some of my concerns are, in no particular order, 1. Construction ive seen enough to last a lifetime around here. 2 Traffic, have these developers seen how far backed up the traffic is for the festival of lights, some nights it stretches to the tunnel, do we need it going further, plus all the extra traffic this would create in a area not built for a lot of traffic. 3. Aesthetics , One of the reasons i enjoy living here and choosing to live here , is for the beauty, and how peacfull and pleasurable it is to see these hills during fall or summer, or the during the blooms of spring.. What beautiful rolling hills will be left to see? Or have recreation in, or homes for wildlife if we let this continue not just with this project but with others. 4 Need, do we really need a mixed village at this time? With a population that is not increasing at this time. Do we truly need more restaurants? More jobs that people barley get by on?

In closing I would like to say , this is not something that will only affect one ward of this city, it will affect all the wards and also all the people that reside in this county. Im not saying dont build this development, I am saying dont build it there

Sincerely
Kevin King