

## Tom Connelly

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**From:** mmkkeys@frontier.com  
**Sent:** Monday, October 21, 2019 3:32 PM  
**To:** Tom Connelly  
**Subject:** GC&P Proposed Mixed Village

Dear Mr. Connelly, Thank you for all you do for all of us.

My address is 157 Miller Street and Elm Rin goes through my property. I've lived here since 1979 and have been flooded 4 times and have replaced my footbridge 3 times, and have lost considerable property and trees.

I strongly oppose the proposed GE&P Mixed Village for the following reasons: flooding, dust and noise, acid drainage, old mines, road damage, soil and rock instability. It was very upsetting that Mr. Coyne illegally logged the hillside. There are already two slips recorded.

Please save the Woodsdale/Greggsville.

Sent from Yahoo Mail on Android

## Tom Connelly

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**From:** mmkkeys@frontier.com  
**Sent:** Monday, October 21, 2019 3:37 PM  
**To:** Tom Connelly  
**Subject:** GC&P Poposed Mixed Village

Dear Mr. Connelly,  
Am emailing this for Ed Gustkey, 2 Stratford RD. I am strongly opposed to the GC & P project.  
Thank you for all of the work you have done for our city.  
Sincerely, Ed Gustkey

Sent from Yahoo Mail on Android

## Tom Connelly

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**From:** Mitch Haddad <Mitch@lateralligator.net>  
**Sent:** Monday, October 21, 2019 4:36 PM  
**To:** Tom Connelly; Wendy Scatterday; Glenn Elliott; Ty Thorngate; Dave Palmer; Chad Thalman; Melinda Koslik  
**Subject:** Regarding Kevin Coyne's "village"

Dear Councilors and Planning Commission members,

I am not a resident of Woodsdale, but as someone who wants the brightest and greenest possible future for our city, I want to add my voice to that of people smarter and more just than I am in opposition to Kevin Coyne's current scam regarding his property on Route 88.

Coyne has already proven himself to be a bad actor regarding this property. This whole "village plan" feels like an expensive con to hide their actual intentions. I'm not alone in believing Coyne and company's real goal is to continue timbering, followed by quarrying off the limestone, and selling the topsoil as they effectively level the hillside. The reason Coyne's attorney, Mr. Hooper hand wave's away any concerns of a geological, ecological, or traffic study, is easily explained; or why there aren't clear details regarding business that have been approached to operate in this imagined village. They have no intention of actually building any "village" on the hill. The video, the plans, the partner, they're all just a distraction to bait our City Council and this board into changing the zoning. Once that's accomplished, Mr. Hooper plainly stated the injunction that prevents Coyne's previous illegal acts is negated. That's his real goal and if you allow this to go further, you will be enabling that. God knows what this company will do once they spend five plus years quarrying and destroying the hillside but I wouldn't be surprised to see them change direction and want to frack on those nice new pads.

This is a money grab. It's a lie and a poorly crafted one and if they succeed, it will be at the expense of not just Woodsdale and Greggsville but the entire city. Unfortunately, West Virginia has a long history of allowing scum that would pad their bottom lines at the expense of the environment and the community to succeed. Your charge is to do better.

This isn't "progress." Do better.

Here's a new mantra for you,  
More trees, less assholes.

Yours Most Sincerely,

B. Mitchell Haddad  
21 Greenwood Avenue  
Wheeling, WV, 26003

## Tom Connelly

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**From:** Lynne Schafer <lynne@mgarc.com>  
**Sent:** Monday, October 21, 2019 4:39 PM  
**To:** Tom Connelly  
**Subject:** GC&P Development SUPPORT

Good afternoon Tom,

I'm writing to voice my support for the GC&P Development project. I live in Pleasanton and prefer to shop locally whenever possible; however, it means travelling to the Highlands or the Ohio Valley Mall. We all know there are not many retail businesses in Wheeling. It would be nice to have retail shops closer to home and to have other housing options, etc. that this project will offer. I know that many Woodsdale residents are opposed, fearing they will be dealing with the effects of the hilltop excavation on their properties, but I trust the developers and the City officials to make certain that no problems arise as a result of that. I think that if a property owner wants to develop their property for the benefit of the whole metropolitan area, they should be allowed to do so and not be deterred by a few citizens who don't want progress in their community. I know that you and the other city officials will consider the pros and cons and allow this project to come to fruition. Thank you.

*Lynne Schafer*  
M&G Architects & Engineers  
1027 Mount de Chantal Road  
Wheeling, WV 26003  
Phone: 304/242-8248

**Visit Our Website:** [www.mgarc.com](http://www.mgarc.com)

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## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Monday, October 21, 2019 10:08 PM  
**To:** Tom Connelly  
**Subject:** GC&P

Tom,

I am simply opposed to mountain top removal in my neighborhood, Woodsdale. Residential use is within the city plan (I think) and that hill, as is, would make a beautiful setting for beautiful. The top of the hill is cleveland spacious. Tell GC&P to create Wheeling's

1st gated community on top of Woodsdale hill and live within the plan.

Thanks,

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Monday, October 21, 2019 10:11 PM  
**To:** Tom Connelly  
**Subject:** oops

Tom, (that last email was mistyped, sorry)

I am simply opposed to mountain top removal in my neighborhood, Woodsdale.

Residential use is within the city plan (I think) and that hill, as is, would make a beautiful setting for beautiful homes. The top of the hill is level and spacious. Tell GC&P to create Wheeling's

1st gated community on top of Woodsdale hill and live within the plan.

Thanks,

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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Ed Jepson  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Monday, October 21, 2019 10:26 PM  
**To:** Tom Connelly  
**Subject:** GC&P Development

Mr. Connelly:

This is an odd question on Woodsdale Hill. When was it purchased by GC&P?

Any time since 2012 when the comprehensive plan was started, due diligence would have let the buyer know that the plan called for totally different usage than a "mixed use" development. Also, anyone buying a residence near the site since 2012 -2014 may have been misled by the proposed change to the plan. This change could cost residential buyers and others the expected enjoyment of their purchase. Of course it could also cost all of us value and equity in our homes if we were to sell or try to sell, while a mining operation is going on in our neighborhoods (five years into the near future).

Please stress to the planning commission members that we need them to protect the quality of our lives and property.

Thank you,

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Anne Foreman <anne@sketchesbyanne.com>  
**Sent:** Tuesday, October 22, 2019 8:44 AM  
**To:** Tom Connelly  
**Subject:** Planning Commission Meeting

Dear Mr. Connelly,

I attended last night's Planning Commission meeting and was very favorably impressed with the level of questions and comments put forth by the Commissioners. The give and take helped to clarify the focus of GC&P's plan at this stage of the process.

This is an emotionally charged situation for all concerned. The integrity of our Historic neighborhood is at stake along with countless infrastructure assaults if this mixed use village is approved. The questions asked last night by members of the panel reflected a careful study of the role of the Comprehensive Plan in safeguarding the integrity of green space and public safety issues.

Please extend my thanks to the Planning Commission members for their time and efforts to interpret the Plan's direction in the future.

Sincerely yours,  
Anne H. Foreman  
32 Poplar Ave.



## Tom Connelly

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**From:** Nancy Clark <nancyclark380@gmail.com>  
**Sent:** Tuesday, October 22, 2019 12:29 PM  
**To:** Tom Connelly

We are still concerned about the proposed property development GCP above our home on Fairview .I still have memory of what happened behind Wheeling Hospital 1 month after opening many years ago .I mention this to the engineer from Trasher he had not heard about it. I know they say a cloud burst and nothing is 100% but thats why us old folks are so concerned. Thanks for your consideration. Nancy and Jim Clark 1 Fairview Terrace Wheeling wv

## Tom Connelly

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**From:** Mary Ann Korsnick <makorsnick@gmail.com>  
**Sent:** Tuesday, October 22, 2019 1:06 PM  
**To:** Tom Connelly  
**Subject:** Woodsdale resident

Dear Mr. Connolly,

My husband and I live at 160 Edgwood St. We are right below the area that is supposed to be developed into a massive commercial/residential/mining project. Two years ago when Mr. Coyne denuded the top of our hill, there was a massive flood, and we had 16 inches of water in our basement and in our rec room. We have lived at this residence for 30 years, and we have never had any water in our basement during that time. Having had to pay \$35,000 to restore our rec room, my husband had to return to work at the age of 69 to cover the restoration. Our flood insurance would only cover \$5000 on our policy due to the fact that the surge of water coming down off the hill could not be accommodated by our area's sewer system, causing the water to come up through our sewers. Due to this situation, we had to come up with the other \$30,000 to make restoration. This mass removal of trees without prior approval for a sufficient method for diversion and drainage of water is indicative of the brazen disregard of tree and soil removal regulations that contractors display when undertaking their quests to increase their millions. (Just Google Dick Dlesk and read of his total disregard in Bethlehem when he built his little village. Not only did he disregard city codes, but he also defied state and federal regulations by just building across a stream. You only have to look above Wheeling Hospital to see the scars that still exist due to that money making project) Having followed news reports of other local areas having to deal with construction: runoff, noise concerns, ground subsidence, illegal removal of top soil without proper replacement or sufficient drainage, Woodsdale residents have every right to be frightened. This project is being touted as a boom for our local economy. Why did Mr. Coyne not take a look at downtown Wheeling and put his project down there. If he truly had a concern about our local area, his project could've been successfully created in our downtown area and truly impacted the abandoned and eye=sore areas that are there. The downtown area is already zone coded for what he has planned. The area above us is not. Mr. Coyne's grand scheme is purely a case of money speaking. You take a group of people and wine and dine them to get them on board while the residents of Woodsdale are the ones who will suffer all the effects of water run-off, noise pollution, subsidence, reduced property values, etc: What I have just written is merely the tip of the iceberg. If you drive out Rt. 88 heading toward the proposed site area, you can't help to notice that the creek is almost beside the road. How in the world does Coyne and Company even imagine that he can put four lanes through that area to accommodate traffic? Please hear the voices of the residents who will have to endure all the hardships and pay the monetary penalties and watch the destruction of our beautiful hillside that will be the result of the greed that is being exhibited by this man.

With heart-felt concern,

Pat and Mary Ann Korsnick

## Tom Connelly

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**From:** Jennifer George <george199191@yahoo.com>  
**Sent:** Tuesday, October 22, 2019 5:38 PM  
**To:** Tom Connelly  
**Subject:** GC&P Development

Dear Mr. Connelly,

I am writing this email to show my support for the GC&P Development project. I have lived in Wheeling my entire life (54 years) and have no plans to ever leave. I love this city and only want what is best for its future. I have a son and grandson and I would love for them to stay here as well. I believe in what GC&P Development wants to do to make our city "Great" again. So many other cities are prospering due to the fact that they are willing to look to the future and not at the past. I have heard from so many people that Wheeling is corrupt and this will never come to fruition. I don't believe that!! I truly believe in my heart that our leaders want Wheeling to move forward and prosper. We need this to happen.

Thank you,  
Jennifer George

Sent from my iPhone

## Tom Connelly

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**From:** linh dao <linhthuyjpamr@yahoo.com>  
**Sent:** Friday, October 25, 2019 10:33 AM  
**To:** Tom Connelly  
**Subject:** Support GC& D project

My name is Linh Dao- i am currently living Wheeling WV. I believe GC & D projects will help the community, bring more jobs. Thank you

Sent from my iPhone

## Tom Connelly

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**From:** David Ziolkowski <zigmnz@gmail.com>  
**Sent:** Friday, October 25, 2019 11:05 AM  
**To:** Tom Connelly  
**Subject:** GC&P Development Project

This is Ziggy Ziolkowski at 39 Cloverfields in Wheeling. Just wanted to say that I am in favor of the GC&P project. It is my feeling that Wheeling could use some projects such as this one to infuse a little life into the Ohio Valley.

## Tom Connelly

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**From:** david bishop <wvudave1@msn.com>  
**Sent:** Friday, October 25, 2019 11:26 AM  
**To:** Tom Connelly  
**Subject:** GC&P Development project

Let's get this city moving forward. This project will create some jobs and expand our needed tax base. I'm 100% for this development. All I see is progress development in the Washington Pa and Morgantown areas, we just sit and discourage development any way we can. Everyone says they want progress until they find out things have to change for that to happen. One big complaint is always there will be an increase in traffic. No kidding, that's what development does, that's actually a good thing. Or we can keep making these people jump through more and more hoops until they get discouraged and go away. Maybe that's the plan and then we can watch as the city continues to die and say boy I wish we could get some development to come here. (Development can entice other developers come into the area but you have to get the ball rolling.) I have lived in Wheeling all my life and have watched how a few small people manage to chase development away.

TIMOTHY F. COGAN  
14 BAE MAR PLACE  
WHEELING WV 26003

October 22, 2019

TOM CONNELLY  
1500 CHAPLINE STREET  
SUITE 305  
WHEELING WV 26003

RECEIVED  
OCT 25 2019

CITY OF WHEELING  
ECD DEPARTMENT

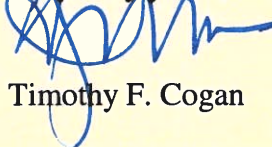
Dear Mr. Connelly:

While my firm represents Woodsdale United, I write this separately and as a private citizen, for I don't think I forfeit my right to express my personal opinion regarding projects like the development on Woodsdale Hill. Having listened to the presentation by Mr. Hooper, it remains hard for me to believe that the project will ever be fully carried out, given the magnitude of what I understood from Mr. Hooper about what needs to be done and I fear a half-finished project.

I remain doubtful that, even if completed, the development could adequately deal with the water runoff problem. The "highwall" on the video that I understood was to deal with the water runoff will be unsightly enough, I suspect, to dampen tourism, again in my opinion. The traffic interference on Rt. 88 near Greggsville would inconvenience many, including me, particularly during construction which I have heard may last 5 years. I am often at Oglebay, and believe I would be personally inconvenienced. It's hard for me to imagine even entering or exiting from this development, for example during the Festival of Lights, given the traffic tie-up that it sometimes causes.

I mean this as a summary of my opinions that I want to share with the Planning Commission.

Very truly yours,



Timothy F. Cogan

## Tom Connelly

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**From:** Linda Mason <masonwhlmg@aol.com>  
**Sent:** Friday, October 25, 2019 11:38 AM  
**To:** Tom Connelly  
**Subject:** GC&P

Hi,

As a Wheeling resident and live on the opposite hill of the proposed GC&P project, I wholeheartedly support this business opportunity. If our city planners stopped all projects back when this city was built as they do now, this city wouldn't even be on the map.

We need vitality and business growth. We shouldn't have to drive to Pittsburgh, the Highlands, Ohio or even Moundsville to have opportunities such as this project will bring. There is always a vocal minority that votes down growth—from revitalizing the downtown mall back in the 1980s/1990s to the recent voting down of the bank almost catty corner to another bank in Woodsdale.

Please take a walk any day in downtown or along National Road. It is sad how we have become a town of such disrepair with no hope of posterity.

Best Regards,

Linda Mason  
Chris Mason

Speak in such a way that others love to listen to you. Listen in such a way that others love to speak to you.



## Tom Connelly

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**From:** Megan D. Phillips <megandphillips5@gmail.com>  
**Sent:** Friday, October 25, 2019 5:26 PM  
**To:** Tom Connelly  
**Subject:** Support for GC&P Development

To Whom It May Concern:

I fully support the GC&P Development... Born & raised in Wheeling I grew up listening to everyone saying there nothing to do in Wheeling, no jobs, no excitement. After university, I moved to the eastern panhandle of WV and then to New York City. Those years away were formative, educational & eye-opening but I was eager to get back to the place I call home & start a family. In my opinion there is no better place to raise a family.

I believe in Wheeling; now is the time, this is our chance. Please do not block future development & growth (like the proposed bank on National Rd / Linden / Lennox). If we continue to say 'NO' to new ideas, proposals & developers — our city will die. We must welcome change & be kind along the way.

Thank you for your time.

Sincerely,

Megan D. Phillips

## Tom Connelly

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**From:** Matthew Klug <matthewfklug@yahoo.com>  
**Sent:** Sunday, October 27, 2019 11:11 AM  
**To:** Tom Connelly  
**Subject:** I Support the GC&P Development

Mr. Connelly, I thank you for taking the time to read this note. I have grown up in this area, went to area schools and graduated from Wheeling Jesuit University. I have 2 children 1 in high school and 1 in middle school. I want nothing more for them to get solid employment and stay in the area. I really believe that we need this development in Wheeling. We are trying to "hang our hat" on gas and oil development which we all ready have seen that tax base declining. When all of their work is complete, what will we have? A continued declination of population and tax base. This development is beautiful, permanent and will impact Wheeling for an infinite # of years. Let's make it happen! Sincerely, Matthew F. Klug

Sent from my iPhone

## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Sunday, October 27, 2019 9:03 PM  
**To:** Tom Connelly  
**Subject:** GC&P TIS

Tom,

After the recent Planning Commission meeting I decided to do my own Traffic Impact Study. No one else seemed willing or able to do it.

Based on the amount of material to be moved:

500,000 trucks carrying 15 cubic yards of material each will be required to leave the property over the next 5 years.

That is 100,000 additional large, heavy vehicles per year.

and that means 280 trucks/day 360 days/year

or about 12 massive trucks/hour...24 hours per day entering a two lane road.

Those trucks will have a challenge entering this heavily traveled road.

Because they are large and on a schedule they may make reckless decisions as they enter the roadway. They will not have the advantage of a traffic signal, nor will they have 5 lanes during this phase.

Then these trucks would have to turn left or right depending on their destination.

Right means a long slow trek up Oglebay hill. Left means travel through a residential area and a school zone. Next they will encounter heavy road construction and diverted traffic for a clearly stated 3 year+ period.

Oh, don't forget: all 500,000 trucks will have to get to the Woodsdale hilltop before they can load and exit. Just double all the numbers I've listed above.

Sincerely,

Ed Jepson  
2Hazlett Court  
Wheeling, WV 26003

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Ed Jepson  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Monday, October 28, 2019 8:02 PM  
**To:** Tom Connelly  
**Subject:** GC&P Development and Jake Brakes

Mr. Connelly,

I think the use of air brakes/jake brakes in Wheeling City Limits is restricted.

I can state that they are regularly used on Bethany Pike/Rt. 88 adjacent to my residence. Frankly, they startle me every time. They are sudden and loud and sound a bit like an explosion. I start/jerk/jump every time some trucker uses them. I hope their use can be prohibited/punished/prevented/avoided with GC&P's plan to run thirty trucks an hour past my house 24/7/365 days and nights during the early phase of their planned development.

I also hope they will not be allowed to use explosives on any part of this project, day or night.  
Thank you,

--

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Tya Paulus <tyashands7@yahoo.com>  
**Sent:** Tuesday, October 29, 2019 9:00 PM  
**To:** Tom Connelly  
**Subject:** New development near Oglebay

Hello, Mr Connelly,

I'm writing on the behalf of the new development near Oglebay park. I have worked In the area about 14 years now. I feel that this proposed plan will bring jobs to the area and will help the local economy. It sounds like it will be some what like the Easton shopping area near Columbus, Ohio. I love going to that area for the shopping and the wide variety of restaurants and entertainment. I would much rather spend my hard earned money in the local area instead of a big city. I feel that is project will help Wheeling thrive for years to come. Thank you for your time.

Sincerely,  
Tya Paulus

## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Tuesday, October 29, 2019 9:15 PM  
**To:** Tom Connelly  
**Subject:** GC&P and local roads

Tom;

Route 88 seems to be difficult to maintain even with existing traffic. There is a retaining wall near my home to keep the road from falling into Long Run. It needs repaired one or two times a year and right now the slippage is eating into 88 pavement.

There are a few spots on Oglebay Hill that are even worse. Festival of Lights traffic hasn't started yet. Neither has GC&P mining. Imagine the damage then.

Likewise I-70 construction has not yet begun but it promises massive congestion for the next few years. Local citizens have already begun to complain about traffic on I-70.

Please pass this onto the planning commission and city council. WVDOH might like a heads up too.

Thanks again,

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003

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Ed Jepson  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Tuesday, October 29, 2019 9:22 PM  
**To:** Tom Connelly  
**Subject:** GC&P and jobs

Mr. Connelly:

GC&P Development have touted the additional jobs they will bring.

Not one structure in their plan will generate anything but minimum wage jobs.

The best paying jobs will occur during the mining and construction phases. The CDL positions may actually hurt local school's ability to retain bus drivers.

Sincerely,

EdJepson  
2 Hazlett Court  
Wheeling, WV 26003

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Ed Jepson  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Robert Kornman <rwkornman@gmail.com>  
**Sent:** Wednesday, October 30, 2019 5:33 PM  
**To:** Tom Connelly; Nancy Prager; Melissa Thompson  
**Subject:** GCP Development

I would like to offer my comments on the proposed GC&P Development. I submit these suggestions from my position as a land owner along Rt. 88, as a senior partner in a land planning/civil engineering/landscape architectural consulting firm, and as a member of my local township planning commission. I would appreciate your consideration of these remarks.

GC&P's website and public presentations offer many attractive photos, renderings, animation, and narratives that depict benefits, activities, and options with the project, as well as, major economic benefits for the Wheeling community. I am not disputing those possibilities, and I agree, Wheeling can use an ambitious development.

However, I take exception to their proposed land plan sketch. For a development of that extent, it is absolutely not necessary to entirely flatten 55 acres from the top of a hill, remove 9 million cu. yd. of material, and create 100' high embankments that resemble strip mine high walls. The overall project does not require a flat site, and in fact, it could benefit environmentally and aesthetically with a number of terraces and connecting slopes or walls. Major structures can be built at varying elevation with terraces parking lots and access drives between them. The residential parts of the village would especially benefit by altering the elevations of the homes for additional interest and character. Each modest change of elevation would minimize the high wall effect and I'm sure local residents would not object to steeper drives that save land.



Hopefully these points can be emphasized with the designer and built into the development as the approval process proceeds. Perhaps made as conditions to the possible comp plan and zoning changes. If there are any questions or response to these points, please don't hesitate to contact me.

Thank you for your consideration.

Bob Kornman

## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Wednesday, October 30, 2019 9:05 PM  
**To:** Tom Connelly  
**Subject:** GC&P depressing property values

Mr. Connelly:

It is my impression that the stress of possible mining and construction on Woodsdale Hill is depressing property values in the Woodsdale area. Because of speculation about development in Ohio, prices/values in property have been rising area wide, but not Woodsdale.

Sincerely,

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003

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Ed Jepson  
[edjepson@gmail.com](mailto:edjepson@gmail.com)

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## Tom Connelly

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**From:** Robert Kornman <rwkornman@gmail.com>  
**Sent:** Thursday, October 31, 2019 12:09 PM  
**To:** Tom Connelly; Nancy Prager; Melissa Thompson  
**Subject:** Re: GCP Development

Please accept several additional comments about the GC&P development.

As a professional planner, I have never considered or witnessed a development of this magnitude submitted with ONE entrance, let alone from a 2-lane local road. It goes counter to all rational land and traffic planning principles. It is potentially dangerous and definitely frustrating for residents, customers, and the general public. An accident or icy conditions on the only entrance drive would prevent or delay first responders' accessing the site for medical or fire emergencies. And at peak times, significant traffic counts at the one intersection of Rt 88 would cause extreme delays for cars leaving or entering the site and for driving past the site along Rt 88. It makes no good planning sense. It is certainly a just cause for plan denial.

Financial analysis of private development is typically not a responsibility of public review agencies. However, for a development with this level of local economic importance, I believe it's monetary impact in the future should be considered and questions asked of the owners. Nationally, commercial malls and big-box stores are failing and that trend is projected to continue. How would the site be affected if the commercial buildings were to "go black"? More institutional or residential development? - or - Unmet infrastructure and road maintenance? Structural deterioration? Loss of anticipated tax base?

Storm water management was not addressed on any sketches I have seen. I can only assume with a design that removes 55 acres of pervious surface and replaces it with impervious surface and having little land left for required storm water management, that the designer is proposing major subsurface detention under the parking lots. Those basins will require constant monitoring and repair as necessary to prevent downstream storm water damage. How would those basins be checked; especially if potentially failing site facilities are unable or unwilling to provide maintenance revenue? Would it become a municipal responsibility?

I welcome and look forward to your response to my comments.  
Thank you, Bob Kornman

On Wed, Oct 30, 2019 at 5:33 PM Robert Kornman <[rwkornman@gmail.com](mailto:rwkornman@gmail.com)> wrote:

I would like to offer my comments on the proposed GC&P Development. I submit these suggestions from my position as a land owner along Rt. 88, as a senior partner in a land planning/civil engineering/landscape architectural consulting firm, and as a member of my local township planning commission. I would appreciate your consideration of these remarks.

GC&P's website and public presentations offer many attractive photos, renderings, animation, and narratives that depict benefits, activities, and options with the project, as well as, major economic benefits for the Wheeling community. I am not disputing those possibilities, and I agree, Wheeling can use an ambitious development.

However, I take exception to their proposed land plan sketch. For a development of that extent, it is absolutely not necessary to entirely flatten 55 acres from the top of a hill, remove 9 million cu. yd. of material, and create 100' high embankments that resemble strip mine high walls. The overall project does not require a flat site. and in fact. it

could benefit environmentally and aesthetically with a number of terraces and connecting slopes or walls. Major structures can be built at varying elevation with terraces parking lots and access drives between them. The residential parts of the village would especially benefit by altering the elevations of the homes for additional interest and character. Each modest change of elevation would minimize the high wall effect and I'm sure local residents would not object to steeper drives that save land.

Hopefully these points can be emphasized with the designer and built into the development as the approval process proceeds. Perhaps made as conditions to the possible comp plan and zoning changes. If there are any questions or response to these points, please don't hesitate to contact me.

Thank you for your consideration.  
Bob Kornman

## Tom Connelly

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**From:** Ed Jepson <edjepson@gmail.com>  
**Sent:** Thursday, October 31, 2019 10:11 PM  
**To:** Tom Connelly  
**Subject:** GC&P Development's private contribution to run off  
**Attachments:** 20191031\_143541\_HDR.jpg

Tom,

Wild water was widespread today, but this photo of the extra run off caused by GC&P shows that their disregard for rules, neighbors, the environment, safety and for Wheeling has lasting consequences. This is left over from the logging operation and the lack of concern they have for runoff.

What this photo doesn't show is farther down the road the water crosses all of 88. It also can't show GC&P's impact on Elm Run, which was flooding Elm Street.

Ed Jepson  
2 Hazlett Court  
Wheeling, WV 26003







## Tom Connelly

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**From:** Charlotte Bryan <cbryan23@comcast.net>  
**Sent:** Friday, November 1, 2019 1:35 PM  
**To:** Tom Connelly  
**Subject:** GC&P development project

Hello, I support the GC&P development project and am a resident of Wheeling.  
Thank you,  
Charshy Bryan

Sent from my iPhone



## Tom Connelly

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**From:** Shaney Faini <faini30@comcast.net>  
**Sent:** Wednesday, November 6, 2019 8:18 AM  
**To:** Tom Connelly  
**Subject:** Proposed development in Woodsdale

Dear Mr. Connelly

I live at 19 Bethany Pike in between Woodsdale School and the Temple Shalom. Our home faces Bethany Pike. I am very concerned about the proposed development on the hilltop above Woodsdale for a number of reasons. The primary reason is water runoff from a cleared hillside into the stream below that flows directly in front of the properties on Bethany Pike. However that is only one of my concerns. I have personally witnessed the mess that large trucks carrying rocks, sand, water, etc. make in neighborhoods when hauling tons of these products. My mother lives on a street in Wetzel County near a sand and gravel company and the trucks that travel on her street create dirt, noise and road destruction. You cannot even sit on her front porch any longer. Placing that much truck traffic on Bethany Pike for 4-5 years would create so many traffic delays and noise, dust and dirt pollution for area residents. More concerning is what if the road needs to be widened in the event this business venture would be successful? Where is that going to be? In my front yard? I know the current plan is to widen it where the access turn is but the increase in traffic to the development could warrant a road widening all along Bethany Pike in the future. There is only one road in and one road out just like the Highlands and we all know how that has gone.

Another concern is how will the population of Wheeling support another shopping area without harming the existing ones? Most Wheeling residents would prefer any new retail business development to occur in downtown Wheeling in order to revitalize that area. It would be great to have a department store in the city again. Thank you for taking these things into consideration.

Sharon Faini  
19 Bethany Pike  
Wheeling, WV

## Tom Connelly

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**From:** Robert Kornman <rwkornman@gmail.com>  
**Sent:** Friday, November 8, 2019 4:52 PM  
**To:** Tom Connelly; Nancy Prager; Melissa Thompson  
**Subject:** Re: GCP Development

I would be very interested in your response to my previous comments concerning the GC&P development. Is there a way to stay up-to-date on the latest status of the project? Perhaps a notice or mailing list to receive public comments, developer submittals, city actions, meeting minutes? When is the next public meeting on the proposal?

Thank you for your time, Bob Kornman

On Thu, Oct 31, 2019 at 12:09 PM Robert Kornman <rwkornman@gmail.com> wrote:

Please accept several additional comments about the GC&P development.

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