

Tom Connelly

From: Anne Stephens <stephensanne@comcast.net>
Sent: Monday, August 12, 2019 3:12 PM
To: Tom Connelly
Subject: Woodsdale Project

Hello Mr. Connelly,

I can not attend the meeting this evening regarding Mr. Coyne's plans for the land above Woodsdale. It may not be appropriate to send this email at this time, but I am so strongly against this.

I live on Poplar Ave. I can already tell you that what has been done on top of this hill is impacting our neighborhood-flooding, etc. I have no desire to look at anything like this out of my kitchen window. This will be unsightly and cause many traffic issues. Route 88 can't handle this no matter what "fix" is done closer to the entrance of this project. What kind of jobs would this site bring? More minimum wage jobs that can't be filled? Why would the city allow a beautiful neighborhood to be destroyed? Please consider those of us that want to save our neighborhood. Thank you for your time, Anne Stephens

Anne Stephens

Tom Connelly

From: Pollock, Jondavid <JPollock@wheelinghospital.org>
Sent: Tuesday, August 13, 2019 9:40 AM
To: Tom Connelly
Subject: mixed use project in woodsdale

Dear Mr. Connelly and committee members;

I read the limited proposal information published in today's newspaper, submitted by GC&P Development, with regard to a mixed-use project proposal to be developed in the Woodsdale section of Wheeling and I have a few questions and comments.

The first general comment is not whether this project can be completed, but rather whether it should be.

Some of the major appeal of residing in the Woodsdale section is its residential quality. The quiet streets, mature foliage, and surrounding natural beauty is what drew me and my family to this section of Wheeling from urban Washington, D.C. 20 years ago. Today the commercialization move is starting to encroach upon Woodsdale. The development of National Road and the planned expansion of the hilltop currently holding The Springhill Suites Hotel is about as much as residents of this residential area are willing to accept without more organized complaints.

Mr. Coyne specifically has demonstrated his complete disinterest in any community's grievances regarding this hilltop. It was only 2 years ago when he was provided a cease and desist order for logging the entire hilltop, creating an eye sore for miles. One only needs to drive along rte 70 in the winter to observe the bald top of the hillside over Woodsdale to appreciate what I am saying. In the summer this is less of an issue given the tree cover. Building a commercial site on the hilltop would mean clear cutting the remaining coverage. This would absolutely compromise my residential experience and I am sure I speak for others. The traffic associated with the proposal would be quite considerable and, as a scientist, I subscribe to reports and predictions that our local and regional weather will worsen into the future which would translate into wetter seasons and a greater risk of erosion and hilltop and hillside collapse onto the homes and properties below. Does GC&P Development plan to reimburse homeowners for the destruction of their homes and properties going forward?

The next question/comment has to do with the absolute need for more movie theaters, retail stores, and housing deep inside the residential section of this city. Has this group of investors provided the necessary research demonstrating the actual need for these shops? Currently all one needs to do to evaluate the movie theater industry is to visit one or both of the large local settings in St. Clairsville and The Highlands. The former is practically bankrupt and the latter theater usually runs at 50% capacity. I need not remind the committee about the changing shopping attitudes of consumers. Brick and mortar stores are closing and they certainly are not opening or flourishing in economically depressed parts of the country such as Wheeling. Many stores have opened and closed in this area in the 20 years I have lived here and it would behoove the committee to review our own Wheeling experience. Finally the need for more housing is always an attractive selling point. Rental properties are at a premium here but I ask the committee whether this Development Group plans on renting to poorer customers. After all, consumers with money tend to purchase homes and there is plenty of inventory here to buy. On the other hand, our less privileged neighbors are the ones who are renting and they cannot afford high rents. How does Mr. Coyne and his partners plan to make a profit by renting to less advantaged individuals? Knowing him personally as I do, I have never been struck by Mr. Coyne's empathy or interest in lending a hand to people in need.

Lastly, who are these people who intend to develop this land? Do they have a record of any real development, particularly a project of such complexity? Will the elected and appointed leaders of our City be duped into allowing a project to start (and ultimately fail by my estimation) while violating the peace and tranquility of a residential portion of our community? I need only remind the city leaders of the failing of the Alecto project, one which may have never come to fruition had elected leaders allowed the transparency about that purchase, rather than let it run through unchecked. I certainly hope that we as a community have learned an important lesson, one that should not be repeated.

Respectfully,

Jondavid Pollock, M.D., Ph.D.

Tom Connelly

From: Robert Christafore <bchristafore@hotmail.com>
Sent: Wednesday, August 14, 2019 8:48 AM
To: Tom Connelly; Wendy Scatterday
Subject: Planning Commission Meeting Time

Mr. Connelly

I am requesting the planning commission meeting time be change to 7:00 or 7:30 PM. The reason is so those of us interested in the agenda, but work, own businesses, etc. can attend.

Thanking you in advance for your consideration.

Sincerely

Robert M. Christafore
304-215-3264

Tom Connelly

From: Wendy Scatterday
Sent: Wednesday, August 14, 2019 9:36 AM
To: Rosemary Humway-Warmuth
Cc: Tom Connelly; Bill Schwarz (bschwarz21@yahoo.com); Christina Schessler; Howard Monroe (RadioMonroe@aol.com); Jeff Mauck (svwarwood@aol.com); Joseph Touvell; Martha Wright; Nancy Prager; Paula Blake; Rusty Jebbia; Thomas Conner; West, Jeremy
Subject: RE: Attorney / Client Communication: Planning Commission Meeting Time

All,

I was planning to submit a request letter myself and had not yet been able to write it this morning as a result of my Ward 4 regular monthly meeting last night.

I typically have 2-5 people attend the Ward meeting. Last night there were 20 and they were all there with significant concerns about the proposed development. To a person, they all made the request to adjust the meetings time back so they can attend in person.

I indicated I would make the time adjustment request to the Commission.

Mr. Christafore's email just happened to arrive this morning before I could send this email or a formal request letter.

Therefore, Chairman Mauck, respectfully, I am requesting on behalf of the constituents of Ward 4 that the upcoming Planning Commission agenda items related to the GC&P Development proposal be heard at a later time in the evening, either by adjusting the start time of the meetings or the order of business on the agenda, no earlier than 6pm, or as requested 7pm, in order to provide maximum access of attendance to the residents of Ward 4 for their fullest opportunity to participate in the process.

Your and the other Commissioners consideration of this request is much appreciated in advance.

Thank you for your time.

Mr. Connelly, please advise if I should send a formal hard copy request letter?

Best,
Wendy

Wendy Scatterday, AIA
Councilor
Ward 4 - Wheeling City Council
wscatterday@wheelingwv.gov
304.234.6401

On Aug 14, 2019 9:14 AM, Rosemary Humway-Warmuth <rhwarmuth@wheelingwv.gov> wrote:
The Legal Department would not suggest to change the meeting times of the Commission. IF the Commission would like, it could hold the Public Hearing portion to say 6 pm...I wouldn't recommend much later as I anticipate that such meeting will be lengthy & the time should be fine to accommodate public comment---as well the City is engaging a stenographer for transcript purposes & later hours undoubtedly increases costs & makes for a very long day...just food for thought. Be aware however that once the Commission does this, there may be other instances where the Commission is also asked

to do so. The Commission documents are available at any time & on the website...so Legal believes that is appropriate for those interested persons to be informed. Thanks, Rose h-Warmuth

From: Tom Connelly <tconnelly@wheelingwv.gov>

Sent: Wednesday, August 14, 2019 8:54 AM

To: Bill Schwarz (bschwarz21@yahoo.com) <bschwarz21@yahoo.com>; Christina Schessler <cschessler@mckinleydelivers.com>; Howard Monroe (RadioMonroe@aol.com) <RadioMonroe@aol.com>; Jeff Mauck (svwarwood@aol.com) <svwarwood@aol.com>; Joseph Touvell <jtouvel@wheelingwv.gov>; Martha Wright <wright368@comcast.net>; Nancy Prager <nprager@wheelingwv.gov>; Paula Blake <pblake@wheelingwv.gov>; Rosemary Humway-Warmuth <rhwarmuth@wheelingwv.gov>; Rusty Jebbia <rjebbia@wheelingwv.gov>; Thomas Conner <ibewtlc@comcast.net>; Wendy Scatterday <wscatterday@wheelingwv.gov>; West, Jeremy <jwest@wesbanco.com>

Subject: FW: Planning Commission Meeting Time

From: Robert Christafore <bchristafore@hotmail.com>

Sent: Wednesday, August 14, 2019 8:48 AM

To: Tom Connelly <tconnelly@wheelingwv.gov>; Wendy Scatterday <wscatterday@wheelingwv.gov>

Subject: Planning Commission Meeting Time

Mr. Connelly

I am requesting the planning commission meeting time be change to 7:00 or 7:30 PM. The reason is so those of us interested in the agenda, but work, own businesses, etc. can attend.

Thanking you in advance for your consideration.

Sincerely

Robert M. Christafore

304-215-3264

Tom Connelly

From: Anne Foreman <anne@sketchesbyanne.com>
Sent: Wednesday, August 14, 2019 10:22 AM
To: Tom Connelly
Subject: Planning Commission meeting August 12, 2019

Dear Mr. Connelly,

I attended this week's Planning Commission meeting in Wheeling.

I hope the Commission will deny the initial application of the GC&P Development Group to change the status of the hillside above Woodsdale from Conservation to any other use.

Growing up in Echo Point Circle, then living on Shady Lane (on the hillside above Echo Terrace) and finally in our current home of 40 years on Poplar Ave. I have a long relationship with this neighborhood. For multiple reasons, only some mentioned at the meeting, this application should be denied and nipped in the bud.

Last month, after two heavy back to back rains, our sewer line backed up into the basement. The force was hard enough to blow the cover off the clean out pipe next to the powder room in the basement. According to the plumber we hired, this sort of thing happens frequently in Woodsdale basements, especially after rains. In addition to the runoff, how do the developers plan to deal with our already stressed out and antiquated sewer system?

I appreciate your dedication to detail and your willingness to accept input from the public.

Thank you for listening.

Sincerely Yours,

Anne Hazlett Foreman
32 Poplar Avenue

Tom Connelly

From: Wendy Scatterday
Sent: Wednesday, August 14, 2019 11:35 AM
To: Tom Connelly
Subject: Fwd: Note from Susanne Vila to your Facebook Page Wendy Scatterday for City Council - Ward 4

Wendy Scatterday, AIA
Councilor
Ward 4 - Wheeling City Council
wscatterday@wheelingwv.gov
304.234.6401

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

From: Susanne Vila <suevila@me.com>
Date: Aug 13, 2019 5:03 PM
Subject: Note from Susanne Vila to your Facebook Page Wendy Scatterday for City Council - Ward 4
To: Wendy Scatterday <wscatterday@wheelingwv.gov>
Cc: Karen Gaudet <gaudetk@aol.com>,jhargra843@aol.com,Matthew Vila <mattvila@me.com>

Wendy,

My husband and I are deeply concerned about the purposed development sub off of 88. We bought a home on Barrington Drive and our deck looks at the purposed site. When we bought our home, we were assured that the area was residential and that at most a housing development might be built on the site. A mixed development with a cinema, shopping, hotel, etc would dramatically change the site. Mountain top removal in the middle of Woodsdale is unimaginable and horrifying. Instead of looking at a quiet hillside view, we would have years of noise and destruction followed by urban pollution. We chose our home because of the beautiful setting. Please do not let them destroy our beautiful Woodsdale. If you would like to talk to be or if I can help stop this effort, please call me at (304) 312-8416

Sincerely,

Susanne Vila
44 Barrington Drive

Sent from my iPhone

Tom Connelly

From: Wendy Scatterday
Sent: Wednesday, August 14, 2019 11:36 AM
To: Tom Connelly
Subject: Fwd: GC&P Development Feedback

Wendy Scatterday, AIA
Councilor
Ward 4 - Wheeling City Council
wscatterday@wheelingwv.gov
304.234.6401

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

From: Sharon Goudy <skgoudy@yahoo.com>
Date: Aug 13, 2019 9:15 PM
Subject: GC&P Development Feedback
To: Wendy Scatterday <wscatterday@wheelingwv.gov>
Cc:

Hi Wendy,

Just sending a note along to say I support the GC&P development project in Woodsdale.

There are a couple of things I really like about it:

- additional housing, which I think Wheeling really needs these days
- an all inclusive nook, where residents can walk to the store, the doctor's office, the movie theater, etc. One of the things I love most about Wheeling is how walkable our neighborhoods are. This development seems in line with that walkable lifestyle.
- that it does not compete with other amenities in the area but rather complements them

I do understand and appreciate that there are concerns regarding adjacent houses. And I do support the project being analyzed to ensure remedies for any potential issues.

Overall, however, I support this project. I would love to see Wheeling grow. It's such a great place to live and could be even better with some new ventures such as this.

Many thanks for all the work you do on behalf of Ward 4.

Sincerely,

Sharon Goudy
Duquesne Avenue
Wheeling

SANDIN E. PHILLIPSON, PH.D.

24 Shady Street
Wheeling, WV 26003
304-218-9975

September 24, 2019

Mr. Tom Connelly
Planning Commission
1500 Chapline Street, Suite 305
Wheeling, WV 26003
304-234-3701

Dear Mr. Connelly,

After review of material provided by GC&P Development, LLC (Applicant), as posted on the Wheelingwv.gov website, I wish to provide an addendum to my correspondence of August 19, 2019 addressed to you and the Planning Commission.

My comments in previous correspondence related to the potential for mine subsidence and slope instability. However, upon review of Map #29 in the Applicant's submitted materials, titled "Grading Plan (Cross Sections A, B & C) note water mitigate & eng. Slope 2%," it came to my attention that the highwall development along the west end of the ridge that will be a necessary part of the Phase 1 pad development will intersect the Pittsburgh coal seam. Please note that the elevation of State Route 88 is given as 735 feet above sea level (fasl), and that the yellow shaded contours toward the right side of the plan figure, indicating extraction of rock to form a highwall, increase from 755 fasl at the base of the highwall to 900 fasl where the highwall transitions back to the undisturbed, natural slope, represented by green (Figure 1).

For comparison, please refer to Figure 2, which represents a portion of Figure 3 from the document titled "Previous Mining and Mine Subsidence Potential," which I shared as an attachment to my correspondence to the Planning Commission dated August 19, 2019. Figure 2 shows a close-up of the reserve boundary of the Hutchinson Mine, which very closely matches the outline of Parcel W32-99.2. It should be noted that, unlike the neighboring Pittsburgh-Wheeling Coal Co.'s Edgewood Mine, there is no existing map of the Hutchinson Mine. As described in previous correspondence, the only outward evidence for the existence of the Hutchinson Mine was from four adits in the hillside, two on the south side and two on the west side, noted by a Great Depression-era Works Progress Administration mine mapping effort. Additional evidence is in the form of bright orange mine drainage issuing from the rock face in the stream valley east of State Route 88. Based on the location of existing mine works on the south side of the ridge, the extent of dead-end streets that are believed to represent old pit-mouth access roads, and the positions of mine maps in a Geographic Information System, the Pittsburgh Seam is estimated to outcrop at an elevation of approximately 800 feet above sea level (fasl) in the Woodsdale/Greggsville area. As such, the Applicant's Phase 1 development activities must certainly intersect the Pittsburgh Seam.



Figure 1. Close-up view of the site of Pads A and B, Phase 1 plan, as shown on Applicant's Map #29 titled "Grading Plan (Cross Sections A, B & C) note water mitigate & eng. Slope 2%," showing elevation contours in feet above sea level (fasl). Note that yellow shading represents material removed to create a highwall face.



Figure 2. Close-up of the reserve boundary of the Hutchinson Mine in relation to the west end of the ridge bounded by Woodsdale and Waddles Run. Note that the reserve boundary corresponds approximately to the 770 feet above sea level (fasl) contour line.

The implications of mining into the Pittsburgh Seam, which is essentially what the Applicant's Phase 1 development will entail, are not entirely clear because, again, there is no map of the Hutchinson Mine, and therefore no guidance on how much coal was removed from the reserve area. Mining was likely to have been sporadic and low-volume because this operation escaped the attention of the Annual Report of the West Virginia Department of Mines, which began conducting inspections of coal mines in the 1880's for mines with a sufficiently large workforce or production threshold. In common parlance, this may have been a "house coal" mine, although the presence of four adits is an indication of widespread extraction.

Still, some attempts at characterization are possible. Using the measuring tool of a GIS system in which the mine outlines, provided as an ESRI Shape File by the West Virginia Geologic and Economic Survey, have been referenced indicates that the Hutchinson reserve area is 2,067,000 ft². When assuming a 5.5-foot mining height, based on descriptions of the adjacent Edgewood Mine from the Annual Report of the West Virginia Department of Mines, this results in a total coal volume of 11,368,500 ft³. If only one-third of the coal were mined, assuming inefficient hand-loading methods with no overall mine plan, this would result in a void space of 3,751,605 ft³. Because of the jointed nature of the rockmass and the presence of springs in the hillside, indicating that water can infiltrate downward under the force of gravity, it may reasonably be assumed that this void space is full of water, what is known as a "mine pool." Using the relationship that 1 ft³ contains 7.481 gallons, this would translate to an impounded volume of 28,065,757 gallons of water in the Hutchinson Mine.

The consequences of breaching an impounded volume of water that, while unknown, could reasonably be assumed to represent tens of millions of gallons of acid mine drainage, may be readily imagined by comparison with the Quecreek Mine's 2002 breach of the abandoned Saxman Mine near Somerset, Pennsylvania, or the 2015 breach of the Gold King Mine near Silverton, Colorado, in which an estimated 3 million gallons of acid mine drainage contaminated the Animas and San Juan Rivers for a distance of nearly 100 miles. The likelihood of a scenario of this magnitude occurring along State Route 88 is unknown, but it does not appear that either GC&P Development, LLC or Thrasher Engineering Group has made any effort to assess the possibility, despite the consequences, nor do either entity appear to have any awareness of, or made any provisions for, the potential impacts from widespread mining beneath the ridge.

It should be recognized that the ridge bounded by Woodsdale and Waddles Run represents a complex geomechanical system. Gravity represents the main driving force for slope and subsidence failure, resisted by the strength of intact coal pillars and strata, and the internal angle of friction of slope materials. Despite historical mining and timbering, the ridge has reached and maintained a more-or-less stable equilibrium for the decades that Woodsdale has existed. There are simply too many unknowns, and the consequences of failure too great, to consider any activity that would disturb that equilibrium. For this reason, I would reiterate as in my correspondence of August 19, 2019 that the current designation for Parcels W26-90 and W32-99.2 as "Conservation" should be considered the most appropriate, and that the Comprehensive Plan should not be changed in consideration of proposed development.

Sincerely,

Sandin E. Phillipson, Ph.D.
Geologist

1. How much experience do the members of GC&P have developing, managing, completing the type of project GC&P has proposed for Woodsdale Hill?

By September 16, 2019, please provide a list of the project names and city with state for each project developed, each project managed, and each project completed by the members of GC&P in the last 25 years.

2. Explain the process and provide the documents GC&P used to determine the need for the change in the City of Wheeling's 2014 Comprehensive plan?
3. Explain the process and provide the documents GC&P used to determine a need for the facilities (hotel, movie theater, housing, assisted living housing & office space) it plans to build?
4. Based on the past behavior of GC&P, logging the entire hilltop without proper permits and ignoring letters from the city to cease work on the hilltop requiring judicial intervention, why should the Planning Commission, the Zoning Commission and/or City Council trust as fact GC&P's written proposal or oral presentation to this commission?
5. Has GC&P made inquiries of the City of Wheeling regarding the capability of the current city water and sewer lines running under RT 88 to the south of this project to accept and process the increased demand based on the needs identified in its proposal?

If Yes, please produce documentation of those conversations.

If No, why not.

6. Explain what "valerian property taxes" means as used in GC&P's proposal to the Wheeling Planning Commission?
7. Per Thrashers figures regarding the removal of 7 million cubic yards of fill, which equates to between 470,000 and 700,000 truckloads of fill moved from the site (depending on size of the truck), what firm or agency does GC&P see as being responsible for the upkeep of the roadways, and continued safety of our citizenry along RT88, GC&P Road and National Road?

Have these agencies and/or firms been contacted? If no, why not?

If yes, have these agencies and/or firms received GC&P's proposal to the Wheeling Planning Commission?

If yes, please provide documentation of the GC&P's submission of the proposal to and discussions with agencies and/or firms contacted.

Karen Kangisser
2 Lorraine Terrace
Wheeling, WV 26003
304-551-5445
karenkangisser@yahoo.com

8/29/19

Tom Connelly

From: Linda Comins <lcomins7@gmail.com>
Sent: Wednesday, August 28, 2019 4:36 PM
To: Tom Connelly
Attachments: letter Connelly 8-28-19.rtf

Hello, Tom,
Below (and) attached is my letter in opposition to GC&P Development's proposal.
thank,
Linda Comins

28 Springhaven Road
Wheeling WV 26003
August 28, 2019

Mr. Tom Connelly
Development Department
City of Wheeling

Dear Mr. Connelly,

My name is Linda S. Comins and I own and reside in a home at 28 Springhaven Road, located in Ward 4, in the Woodsdale neighborhood of Wheeling. I am writing to request that the Wheeling Planning Commission and Wheeling City Council deny the request by GC&P Development for developing and constructing an "urban village" on the hilltop overlooking Woodsdale.

The company's detailed plan is fraught with serious potential for disaster. The further leveling of the hilltop area, extraction of minerals and building of retail and commercial establishments would destroy the aesthetics of the hilltop, increase the potential for landslides and water runoff, and do irreparable harm to the environment. A "development" of this sort would destroy the character of the neighborhood and destroy the peace and serenity that residents of Woodsdale value and enjoy.

The process of clearing the hilltop and removing more trees also would cause considerable noise for the residential neighborhood. The operation of businesses on the hilltop would cause continuing noise and would create light pollution from the inevitable lighting of parking lots and buildings in this proposed complex.

GC&P Development owner Kevin Coyne caused considerable damage a few years ago when he stripped off portions of the hilltop and conducted logging on the hilltop area. His new proposal seeks to extend that damage to a larger portion of the hilltop, jeopardizing even more properties in Woodsdale. His earlier work destabilized the hillsides and caused water runoff problems for many Woodsdale residents. For instance I never had water seeping into my basement until Mr. Coyne damaged the hilltop and changed the pattern of runoff, but it is a regular occurrence now during heavy rain storms. I shudder to think of the damage that would result if this new proposal were to be undertaken.

As Mr. Coyne demonstrated previously, he ignored forestry regulations and conducted logging improperly. State officials fined him for improper logging. Unfortunately, no amount of fines can un-do the environmental damage caused by crews working on his behalf.

Other aspects of GC&P Development's proposal also are troubling. The proposal to divert water runoff to the other side of the hill does not solve any problems; it just puts water runoff problems onto the property of other residents. The proposal regarding usage of W.Va.88 (Bethany Pike) is ludicrous; that road is already dangerous and over-used and could not handle additional traffic that would be created by this development.

In conclusion, I purchased a home in Woodsdale because it is one of the best residential neighborhoods in Wheeling. I would hate to see this beautiful, peaceful, thriving residential neighborhood destroyed for the sake

of corporate greed. Therefore, I request that the Planning Commission and the City Council reject any request made by GC&P Development for development on the hilltop site above Woodsdale.

Sincerely,
Linda S. Comins

Tom Connelly

From: Daniel Ruggiero <druggiero@wisc.edu>
Sent: Friday, August 23, 2019 2:24 PM
To: Tom Connelly
Subject: Wheeling Planning Commission - Proposed GC&P development / Woodsdale Hill

Dear Wheeling Planning Commission,

I find it appalling that you're considering bulldozing a forested hillside that abuts Woodsdale. This mountainside greatly influences the sense of place and experience of Woodsdale, Oglebay, and Wheeling, as well as the Neighborhood's environmental quality, surface and groundwater flows, traffic flows, and overall sense of wellbeing and desirability. Wheeling's wooded hillsides and their proximity to historic neighborhoods are undoubtedly the City's most valuable asset - they make Wheeling what it is, they make it relatively more desirable and livable - they shade it, they mitigate water flows and flooding, and they clean our air and water and vastly contribute to a healthy sense of place for locals and visitors. Proximity to forests has been shown to have dramatic psychological and health benefits at the population level. There's a reason Woodsdale is the most desirable Neighborhood in Wheeling and Oglebay Park is the City's most coveted attraction - and being surrounded by undeveloped forested hillsides *is*, in large part, that reason.

If Wheeling, in its apparent desperation to bring in new development, keeps harming itself by caving to shortsighted proposals that destroy the historic sense of place and environmental quality - you will definitely incur the opportunity cost of attracting more desirable developments in the future which don't seek to literally destroy the backyard of your most desirable neighborhood for few dollars, and which actually correspond to the City's own master plan. I'm sure that the short-term tax money the City thinks it will gain from such a proposal will not begin to cover the loss of opportunity and ultimate loss of value such a poorly conceived development would ultimately cost the City.

I strongly recommend that member's of the Planning Commission use this opportunity to dissuade shortsighted sub-division plans by passing an ordinance that bans any similar subdivision development on forested hillsides in Wheeling, and/or zones all forested hillsides within your jurisdiction as watershed conservation zones that aren't open for shortsighted development proposals. This isn't a radical environmental idea, but a common-sense watershed and planning policy that I think most small Cities that have topography like Wheeling's probably already have some version of in 2019.

I shouldn't have to point out to the Planning Commission that a forested hillside bordering Woodsdale - your most desirable neighborhood and one of the best reasons someone would enjoy living in Wheeling - isn't the right place for a trashy, faux "mixed use" development - it's the last place you should consider bulldozing and developing. I shouldn't have to point out that Wheeling is a largely barren City with a lot of old, crumbling parking lots and decaying buildings, and that most of Wheeling - and even much of national road through Woodsdale is a corridor in desperate need of reasonable redevelopment - with actual mixed use redevelopment plans proposed by real, respectable planning professionals - and no, that doesn't mean simply re-paving the road as is and replacing a Long John Silver with a Taco Bell (from the intersection with 88 to the stop-light by the I-70 ramp, that area is ridiculously too wide open and sparse, and doesn't have any trees, adequate walkways, and the buildings are too far back off the road, with barren, crumbling, unshaded parking lots - literally the whole area could be considered for redevelopment).

The proposed development is a large-scale, irreversible environmental crime in the making. If condoned, it will permanently and fundamentally alter the character and experience of Woodsdale, Oglebay, and the surrounding area. If you vote in favor this atrocity, you, the members of the Wheeling Planning commission, will be solely responsible for doing a great injustice to the future residents of Woodsdale and to the local and regional environment.

Most of us live a fairly unsustainable American lifestyle of driving petrol cars and creating unsustainable trash and consuming non-renewable energy that contributes to climate change and environmental decay, but it is actually very rare that we, as individuals, are responsible for voting on a large scale environmental crime like cutting down a forested mountainside, bulldozing it, selling the underlying rock to the fracking industry, and putting in a trashy looking cheap mini-mall – all of which, of course, come with their own long-term negative health and environmental footprints related to our short-term consumer and fossil-fuel burning suburban culture in 2019 (an outdated form of development that educated community planners all over the world are actively, specifically trying to reverse in all of their planning efforts!).

Sincerely,

Somebody who was shocked that you let somebody start to clear-cut that hillside a few years ago and who is much more shocked that you're still considering destroying this mountainside for such a shortsighted plan.

Tom Connelly

From: Arch Riley <arch.riley@outlook.com>
Sent: Thursday, August 22, 2019 4:19 PM
To: Tom Connelly
Subject: GC&P Development

Tom – This email is to express my concerns regarding GC&P Development’s request for a zone change.

First, how is it that my property located at 89 Bethany Pike (Howgait) on the western side of Long Run did not receive notice of the zone change even though my real estate is within 200’ of the development? Is this a procedural defect in the noticing process?

Second, this is clearly and explicitly a play by the developer to extract the limestone on the site. The developer has communicated this goal in the past and should be personally questioned about his communications in a public forum.

Note on page 3 of the cover letter, that the developer’s attorney specifically requests 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.” Note also that “[f]inal necessary zoning changes will be deferred pending further discussion with the City and public comment.” This begs the questions of the proper amount of the developer’s bond and what happens to the land if there is no zone change or other approvals for development from the City after the overburden (why the use of this common mining term?) is removed and the limestone extracted. The answer is that the developer does not care since he has accomplished his long stated goal of extracting the limestone. For the City and its citizens it may mean an undevelopable denuded flattop at the gateway of Oglebay Park.

Third, does the Grading Plan require any blasting in order to remove the overburden and is blasting permitted in the City of Wheeling?

Finally, it is my understanding that “Woodsdale Hill” has been undermined by slope mines dating from the early 20th century. It is also my understanding that removal of the overburden from Woodsdale Hill will substantially impair the lateral and subjacent support of neighboring properties. It is interesting that the developer’s materials submitted to the City are devoid of any findings from bore studies (if any have been completed) and that the plans propose only 3 bores. The developer must provide this information publicly before any decision is made to move forward on the developer’s request for a Final Grading Plan.

Please contact me if you have any questions about the concerns I have raised in this email Arch

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

Tom Connelly

From: Glenna Christafore <gchristafore5@gmail.com>
Sent: Thursday, August 22, 2019 9:55 AM
To: Tom Connelly
Subject: Woodsdale Hillside

As I sit here this morning, drinking my coffee and looking at the beautiful hill behind my house, I can't imagine in my mind that one day I may not have the pleasure of watching the trees turn, and watching the deer run up and down it. I can't even entertain the thought that taking that hill down would be so much nicer for Wheeling and our community. My goodness, I have watched Woodsdale go from being a neighborhood that had some of the most interesting historical housing to rentals that are just maintained enough to make money from one pipeliner to the next. It has become a little shabby and I'm not so proud of it when family comes from out of town to visit as I once was. But, I always had that beautiful hillside as a redeeming grace. I told my husband that I would move out of Wheeling if not for the scene behind my house. Now, I hear that it too is going to be taken away. Please consider the residents and the neighborhood and all of the concerns before you make such a drastic change. Change is good, I believe that with all of my heart, but sometimes, it's nice to have a constant too. The hill makes this Woodsdale. Please don't take it away from us. Thank you for your time and consideration.

Glenna Christafore
Sent from my iPhone