

Tom Connelly

From: Ann <awcoleman@comcast.net>
Sent: Friday, October 18, 2019 6:26 PM
To: Tom Connelly
Subject: FW: Woodsdale Hill
Attachments: sandbags.JPG; flood1.JPG; sandbags at top of wall.JPG; chains and pipes to drain the wate.JPG; sandbags that need replaced.JPG; rocks and chains 2.JPG; IMG_0317.MOV

I am reforwarding my email with additional photos - and an apology for my one inappropriate word in the first video. I was stressed knowing this was all coming into my basement. The sandbags all had to be hand carried by me - this is too much work to rectify someone else's damage. Sent from [Mail](#) for Windows 10

From: [Ann](#)
Sent: Friday, October 18, 2019 12:27 PM
To: tconnelly@wheelingwv.gov
Subject: Woodsdale Hill

From Ann Coleman – 2 Springhaven Road, Woodsdale, Wheeling.

I also own property at 8 Woodlawn Court, 3 Campbell Terrace, 11 Campbell Terrace , 8 Campbell Terrace, and 148, 150 and 152 Edgwood Street and 13 Springhaven Road.

I care about my Woodsdale and invest in property because I know I will take care of the condition of homes in my lifelong neighborhood.

I have lived under "Woodsdale Hill" my entire life and ,as a child ,I ran the hill which only had one path starting at Stratford Road and traversing in an easterly direction. The "old logging trails" referred to in the applicant's paperwork were not found in our years of playing there.

I am writing to you today because of the changes I have noticed since GCP Development (or a sole owner) got involved with the hill and because of the **damages I have already incurred**. My parents purchased 8 Woodlawn Court in 1955 . Until 2011, they did not ever experience runoff or waves of mud coming down the hill. I was taking care of them in their elder years and so I was there daily. Their property was dry when local flooding occurred in 1996 and again in 2004. When the illegal logging on the hill continued, *water started to come down and also waves of mud – see attached photos and videos*. There were multiple instances of this – the water would gush over the rock walls in the back yard – *fill up the basement window wells, come through the windows on the backside of the house and out the garage door on the front side of the house*. Since my mother was bed- bound with a stroke and on oxygen – this was frightening and I even called the fire department . I did not know if we would lose power or if the house was stable. That garage door had to be replaced due to this and I am currently seeking a water retention plan from landscape architects that I cannot afford. At this time the house is surrounded by nearly 30 sandbags and I had to have water sensors installed in the basement that call me at work if flooding occurs.

When there is a rainstorm, you will find me driving the length of Edgwood Street and unclogging drains behind Campbell Terrace and cleaning out the clay half pipes that traverse the hill at 8 Woodlawn Court. The intensity and speed and volume of water and mud coming down the hill is frightening. I have suffered flooding of 28 inches in my own basement on Springhaven. Many of my neighbors are ready to abandon Woodsdale especially if we are to be downhill from this

construction. They feel they city does not have their back, which is why they chose to live in the city limits. Existing neighborhoods should not be put in danger –(and at 3 am when I am fighting mud, rocks, and logs alone in the dark – it is danger) to satisfy the development desires of people who do not reside in that neighborhood.

Since the injunction stopped logging- the runoff has ended. I have also had to install backflow preventers, and sump pumps at my other properties at my own expense. 8 Woodlawn Court is my childhood home and I have plans to return there IF I can make it safe from mudslides and flooding. I leave in fear of rainstorms and in fear that you will allow my historic neighborhood to be destroyed by the callous disregard of a wayward developer with no regard for the long term residents that live below his land. He has not owned this land since 1955 and has not put the care and concern into our neighborhood over time that we ,as residents, have.

I would ask the developer what remedies homeowners have in Woodsdale for the damage and expenses we have **already** suffered . And going forward, what financial solutions will be provided to us for structural damage from 5 years of drilling or blasting , hvac and garage door and window replacement when mud rocks and logs come down, and water retention planning so that we are not climbing muddy hillsides in the dark to try to hold back the hill - as I have had to do. These recent years with the injunction have been a blessing. Please do not allow the comprehensive plan to be changed to accommodate this development .

My properties are available for individual tours if you have interest. This constant threat has already driven down property values. To quote one of my co-workers – “With all of the expense you are putting into protecting your property , you could live in Oakmont Hills”. The reputation of a once strong neighborhood is sinking - like the height of the hill behind it.

Thank you for your support and concern. I have never felt more strongly about an issue in Wheeling.

Ann Coleman
awcoleman@comcast.net
304-242-1022

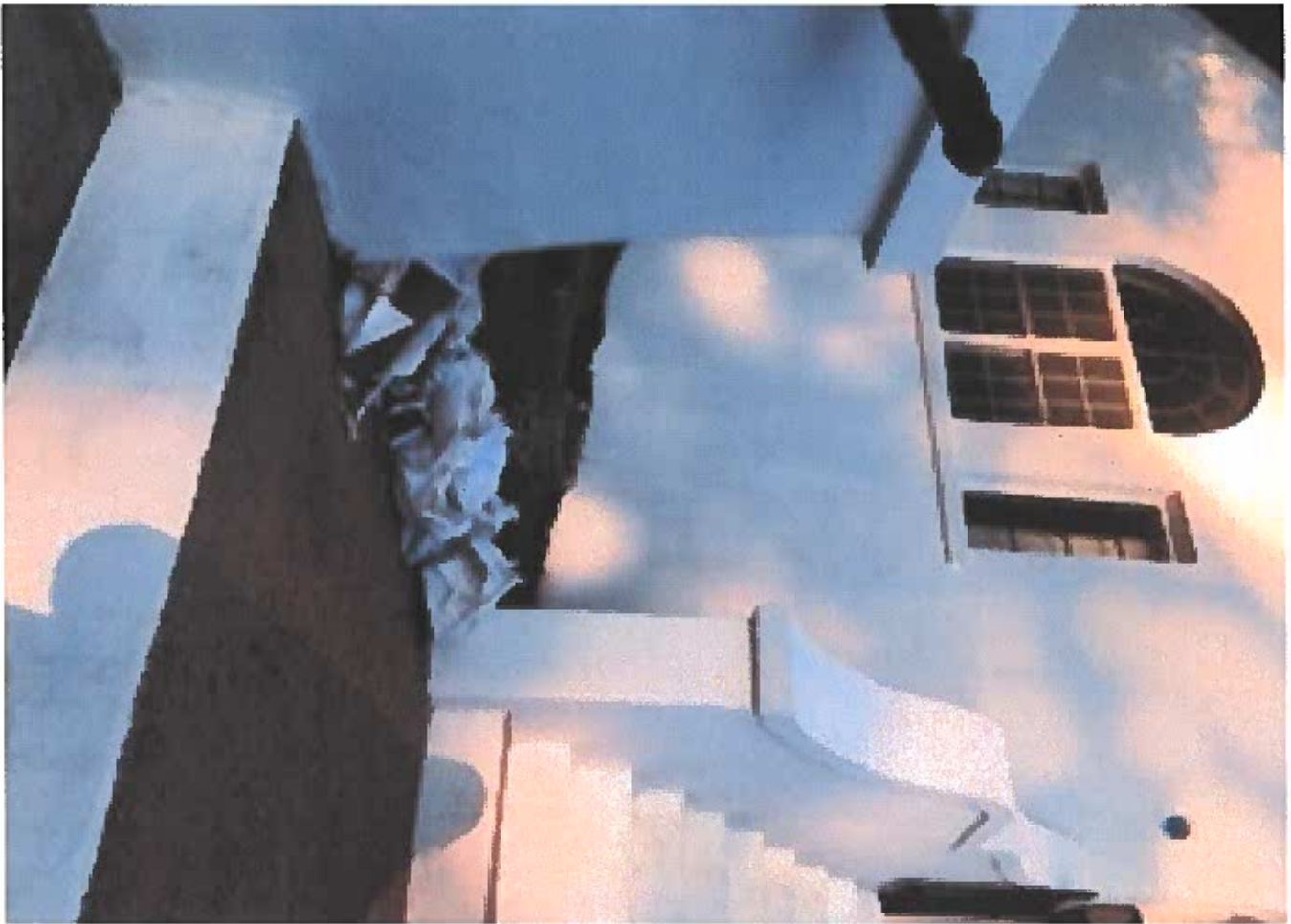
Sent from [Mail](#) for Windows 10













Tom Connelly

From: Ed Jepson <edjepson@gmail.com>
Sent: Saturday, October 19, 2019 6:15 PM
To: Tom Connelly
Subject: GC&P

Tom,

I drove from Sheetz to Convenient along rt. 88 and then walked it. Not one utility pole was more than 6' feet from the pavement.

Also within the 6 foot proposed sidewalk were a few "risers" for gas lines I think.

Who is going to pay for moving all these items to fit the GC&P proposal?

Thanks again for your help.

Ed Jepson
2 Hazlett Court
Wheeling, WV 26003

Tom Connelly

From: Ed Jepson <edjepson@gmail.com>
Sent: Saturday, October 19, 2019 6:29 PM
To: Tom Connelly
Subject: Performance Bond

Mr. Connelly:

Has any money been committed by any builder, investor, or developer (including GC&P Development) toward the COMPLETION of the project?

Shouldn't GC&P Development be required to post a performance bond in order commit them to complete this project? So far all we've seen are drawings, digital images, and a CGMovie of a project that does not in any way comply with the cities Comprehensive Development Plan.

Thank you,

Ed Jepson
2 Hazlett Court
Wheeling, WV 26003

Tom Connelly

From: Traci Naples <tracinaples2013@hotmail.com>
Sent: Sunday, October 20, 2019 10:29 PM
To: Tom Connelly
Subject: Support GC&P Development Project

Dear Mr. Connelly,

Let this email serve as notice that I support progress in Wheeling and GC&P Development's new Mixed Use Village.

Thank you,

Traci Naples
Tracinaples2013@hotmail.com
10/18/19
Sent from my iPhone

Tom Connelly

From: Alden G. McBee <agm@mcbando.com>
Sent: Monday, October 21, 2019 11:34 AM
To: Tom Connelly
Cc: Wendy Scatterday
Subject: GC&P's proposed mixed use village

Dear Mr. Connelly,

We would like to share our thoughts on the above subject.

We feel that any benefits, if any, to Wheeling are far outweighed by the detriments. Any profits would seem to be going to a few mainly out of town investors and not benefit residents of Wheeling. If the comprehensive plan and zoning are changed, there will be essentially no restrictions going forward. It could end up as only a limestone quarry without a mixed-use village. The dust and noise for up to 5 years and maybe longer will decrease property values as who would want to buy a house next to a quarry. Once excavated, it can never be replaced. If the proposal is successful, and this is somewhat doubtful (no Cabellas or anchor stores and not next to the interstate), it will take away business from downtown Wheeling and cause a major bottleneck at the Rt. 88 and 40 intersection. Our Woodsdale community and historic district should be preserved and protected as set up in the comprehensive plan.

Sincerely,

Alden and Teddi McBee, 4 Kenwood PL, Wheeling, WV

Tom Connelly

From: Karen Emmerth <kemmerth1@me.com>
Sent: Monday, October 21, 2019 1:43 PM
To: Tom Connelly
Subject: Save Woodsdale Hill

Dear Tom:

We would like to express to you our strong opposition to the proposed project by GC&P Development LLC in the Woodsdale-Greggsville area of Wheeling. We feel that this project will damage the landscape, environment and historical value of not only the Woodsdale-Greggsville neighborhood, but also the entire city of Wheeling. There is no guarantee on the part of GC&P Development LLC that the project will ever be 100% complete. Our fear is that they will start the project, extract the timber, top soil and limestone and the neighborhood/city will be left with a completely ruined hill and all the environmental damage that will follow.

Please do not change the existing comprehensive plan of this area and allow us to preserve our community.

Sincerely,

Karen and Rich Emmerth
63 Carmel Rd
Wheeling WV 26003

Tom Connelly

From: Larry Blalock <lblalock737@gmail.com>
Sent: Monday, October 21, 2019 12:19 PM
To: Tom Connelly
Subject: GC&P Mixed Use Development

I just wanted to send a short note in full support of GC&P's mixed use development on what has been loosely described as "Woodsdale Hill". I live up Rt. 88 past Oglebay and therefore use that road regularly. The planned development includes, as I understand it, vast improvement to that portion of Rt. 88 leading to the development, both physically and aesthetically. The planned development will provide needed additional housing for Wheeling and an alternative to travelling to the Highlands for retail and grocery needs. In addition, this development will increase the tax base for the City, and although I have not seen those projections, I imagine the potential impact to be significant.

Count me in as fully supporting this development going forward as well as whatever zoning or City Code changes that need to be made to accommodate the same.

/s/ Larry W. Blalock

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