

Fuhrmann, Maria

From: McCloud, Carlos
Sent: Tuesday, February 03, 2009 10:17 AM
To: 'Michael Fahy'
Cc: Baker, Mary; Fuhrmann, Maria
Subject: RE: FW: Proposed Mini Storage

John Taylor was forwarded a copy of the email that I sent on yesterday from Mrs. Gabriel. Both are residents' located adjacent the buffer area. Both expressed concerns about screening of the storage facilities'. The concerns I expressed to you and your client during the time of LUCB review where the concerns I received from those adjacent property owners. The email I sent to you today is to inform you that the changes your client made at the time of review addressed the concerns Mr. Taylor had.

However, Mrs. Gabriel and other neighbors met with Mr. Johnson on January 06, 2009 (two days before the case was heard before the LUCB), the neighbors were not able to attend the LUCB meeting because of a conflict with the meeting time and their work schedules. Mrs. Gabriel was trying to prepare a letter to forward to the LUCB prior to the meeting date; however, she did not send it until the day of the meeting and it was not presented to the LUCB. I forward her a copy of the staff report. After her meeting with Mr. Johnson and read the staff report, she forwarded the following concerns.

Some of these concerns have already been addressed, some concerns are social. I think because of the perception that people have about the type of people that utilize these facilities, the neighbors have concerns about how close it will be to them and what effect it might have on their livability. I think they are asking what security measures the developer is going to take to reduce the encroachment of this use into their livability, after it has been in operation for some time. Mr. Johnson has been attentive when presented with the concerns of the adjacent stakeholders. It would be to his advantage if he could see if he could address the concerns of these stakeholders prior to the City Council public hearing.

In the email sent by Mrs. Gabriel a letter of opposition was attached. In that letter she stated that she forwarded the letter of opposition with pictures for herself and two immediate neighbors William and Faye Wiggins and Mark Stone. In Mrs. Gabriel's letter, she listed five (5) reasons why she is opposed to self- storage facility.

(1) Concerns about the 24-hour access.

(2) The lack of trees of any significant height between her back property line and Lowe's.

Although Mr. Johnson has agreed to plant supplemental evergreen tree plantings, I think he should demonstrate how this would be accomplished. A suggestion is to submit a detail landscape plan showing two to three (2-3) rows of trees staggered along the buffer area.

(3) The lack of fencing between the storage buildings located in Area "B" and her property.

(4) Concerns about building materials, colors, and signage. *It probably would be helpful if Mr. Johnson provided a side elevation to reassure the adjacent stakeholders that the exterior of the facility will not cast any unnecessary light and that the building materials, signage, and colors are similar and complementary.*

(5) Concerns about increase in crime.

From: Michael Fahy [mailto:mfahy@pdg-m.com]
Sent: Tuesday, February 03, 2009 9:13 AM
To: McCloud, Carlos
Subject: RE: FW: Proposed Mini Storage

Carlos,

I'm confused, again...what does this second message mean?

MJF

From: Carlos.McCloud@memphistn.gov [mailto:Carlos.McCloud@memphistn.gov]
Sent: Tuesday, February 03, 2009 8:57 AM
To: Michael Fahy
Cc: Mary.Baker@memphistn.gov
Subject: FW: FW: Proposed Mini Storage

From: Jwraytaylor@aol.com [mailto:Jwraytaylor@aol.com]
Sent: Monday, February 02, 2009 3:58 PM
To: McCloud, Carlos
Subject: Re: FW: Proposed Mini Storage

Carlos,
I believe that you and OPD addressed our concerns in the requirements that were placed on the developers.
John

In a message dated 2/2/2009 12:37:56 P.M. Central Standard Time, Carlos.McCloud@memphistn.gov writes:

From: Natalie Gabel [mailto:natalie.gabel@fedex.com]
Sent: Monday, February 02, 2009 9:38 AM
To: McCloud, Carlos
Subject: Proposed Mini Storage

Mr. McCloud,

This is going before the City Council tomorrow. Here is the signed letter and some pictures. I didn't know who to send them to. The pictures will show that the only trees that provide any border coverage are at the far end of my back yard. The other smaller ones are located inside the ditch between my back yard and the build site. Thanks.









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