



My name is Bill Emory, I live at 1604 East Market Street. The house I live in was built in 1890, I bought it in 1987. I've planted trees, and flowers, I cut the grass. I take care of the house. When I leave 1604 East Market it will have been improved by my tenure.



In the past 13 years the neighborhood has come under increasing development pressure. But, with only a few exceptions, we haven't fled to the suburbs, we haven't taken the Westleigh plunge. We have stuck tight, we have worked to preserve the character of our homes and surroundings.



I walk around our neighborhood twice a day, the Woolen Mills is a uniquely successful neighborhood. We are friendly, we know each others children, we know each others dogs, we help one another. People live their entire lives on Market Street and Chesapeake and when they die they move up on the hill, to Riverview.



The creation and maintenance of a safe, convenient, attractive and harmonious community is a critical purpose of a zoning ordinance. By means of zoning we strive to reduce or prevent congestion in public streets. We strive to protect historic areas. We try to encourage economic development that provides desirable employment and expands the tax base. The health, safety and general welfare of the public is the business of zoning.



No one amongst us is responsible for the Industrial zoning of the parcel of land we are here to discuss today. I submit to you that placing the M2 classification on this land was a mistake. But, there is no appeals process for the mistakes of our fathers' regarding faulty zoning, we are destined to proceed.



As a photographer, I work with the contrast between darkness and light. Louis Armstrong sang,

*I see skies of blue, clouds of white, the bright blessed day, the dark sacred night.*

So here are the skies of blue and the clouds of white, the bright blessed day

We are reviewing a site plan for the proposed Woolen Mills Mini Storage. For the past thirty-five years the Woolen Mills has hosted Maximum storage in the form of Allied Van Lines. As a neighborhood, we know about storage. Allied is a good neighbor, they are quiet, they use and maintain historic buildings. Occasionally a big truck rolls up the street but otherwise they are invisible.

We think we know about storage.

I haven't made a deep study of the storage business, but I have made a few reconnaissance trips to various self storage facilities and I want to point out some differences between the proposed facility and Allied. This photo is of a mini-storage facility in Albemarle County.



But buddy, you can forget the dark sacred night. For these four mini-storage buildings there are somewhere between 30 and 40 exterior lights.

We need to do some serious site planning to maintain our attractive and harmonious community and further to maintain the natural distinction between day and night.

Now the counter argument might be "we need the light for security."



Let's take a look at Allied Van Lines. For their 75,000 square feet of storage Allied has found it sufficient to install one outdoor light.



When we think of self storage units we think of low traffic volume. Joe Customer stores his seasonal overflow in the unit, in the spring he fetches the stored lawn mower, in the late fall he puts it back.



My mini-storage recon observations indicate otherwise. A self storage unit, particularly when located in an expensive real-estate market, makes an excellent, affordable urban office/warehouse for the journeymen from out of town.

*I don't have room on the truck for my roto-rooter, so I keep it along with my spare tools and fittings in the unit. Its close to the customers. If I*

*do an emergency call in the middle of the night I just sleep in town. No kids, no wife, its great. And the unit is **climate controlled**.*

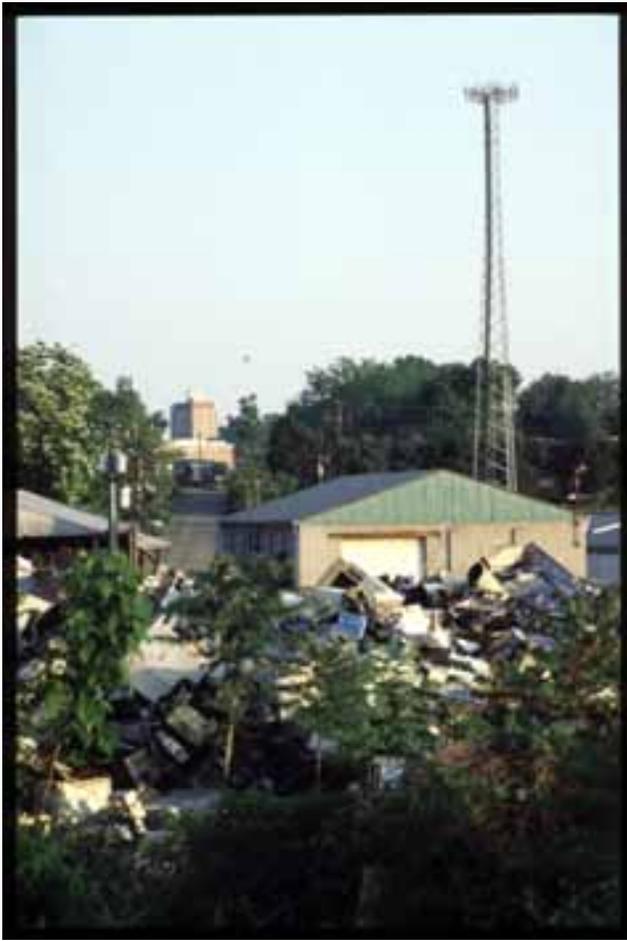
Mini-storage units close to the road make excellent shop fronts for continuously run yard sales.

The aforementioned problems are easily dealt with by contract, by limiting hours of operation and by turning out the lights. But they are problems which must be addressed in advance of approving this plan. If you question my recon, I refer you to this article from the California Department of Justice which warns against 24 hour access to self storage, I quote

*It is common knowledge in law enforcement circles that persons involved in the illegal manufacture of controlled substances will use storage and mini-storage facilities to store the hazardous chemicals, laboratory glassware and apparatus used in their illegal activity.*



Additionally there is the question of vehicular access. At a neighborhood meeting a month ago Mr. Coiner assured those in attendance that there would be no connection to Franklin Street other than the temporary-construction entrance shown on his soil and erosion plan. I believed Mr. Coiner. Two nights ago I argued with my neighbor Tom when he told me of a proposed access to Franklin. I was vehement-  
*at the neighborhood meeting Mr. Coiner said*



*there wouldn't be a connection to Franklin.*

Why route site specific traffic through a residential neighborhood when there is existing, and less problematic access to the site from Meade Avenue? How's this for an idea? How about reinstalling the natural buffer of trees that used



to exist on the western edge of Franklin Street? The buffer would screen the Mini-Storage, the traffic could be brought in from Meade.



The railroad bridge at the east end of the property restricts Franklin St. to one lane. It is a formidable, solid bottleneck, built out of hewn stone. At 6:30 in the morning, when the first



concrete truck rolls out of H.T. Ferron, the driver gives a loud horn blast and he is coming through that underpass. My twin daughters had a close brush with 9 yards of concrete when they were young. But bottlenecks are good, they are traffic calming devices.

With the existence of a viable alternative, why funnel traffic through a residential neighborhood and create a greater hazard at a bottleneck?

Finally, returning to the issue of light. These are



quartz lights installed on Charlottesville Wrecker's High Street building and here we see



multiple shadows cast on the next-door neighbor, Alpha Medical Aids, by Charlottesville Wrecker's lights. The quartz lights also shine in the eyes of motorists driving up High Street. Charlottesville would profit from a lighting ordinance, Albemarle is ahead of us on this, here



is some new construction in the county which reflects the impact of Albemarle's ordinance. I have started a petition asking the City Council and the Planning Commission to consider implementing a lighting ordinance. Regarding Woolen Mills Mini-Storage, its my hope that they will make manifest their commitment to be good neighbors by helping us preserve the night sky.

The health, safety and general welfare of the public is the business of the zoning and site review process, lets make the process work.

