

**McCORKLE ROAD NEIGHBORHOOD DEVELOPMENT  
ASSOCIATION, INC. of MEMPHIS  
Meeting Agenda**

February 16, 2019  
10:30 a.m.-Noon

**Type of Meeting:** Regular monthly and special meeting to discuss pending developments in ZIP Code 38116

**Meeting Facilitators:** Dr. Yvonne D. Nelson, President; (Open), Vice President - **901.300.0250**

**Invitees:** Members, residents, and friends residing in (and beyond) the 38116 area

**Special Guest(s):** Adrian Bond, Director of Community Engagement, Caissa Public Strategy

**I. Call to order/Welcome/Invocation**

**II. Reading of the Minutes** - Deferred

**III. Correspondence Report** – Garbage collection will occur one day late next week.

**IV. Treasurer’s Report** – Ms. Debra Baker

**V. Old Business**

- 10:35-10:38 a) “Government and Community Partnership” meetings begin at 2:30 p.m. every second Friday of the month in the Whitehaven Library meeting room. Calvin Burton, Host. For information, 412-2757.

**VI. New Business – Recognition of Elected Officials and Special Guests Present...**

- 10:39-10:49 a) Waste Connections Proposed Expansion – Argument **AGAINST**
- 10:50-10:52 b) Trampoline Park – Argument **AGAINST**
- 10:53-10:55 c) Funeral Chapel – Argument **TBD**
- 10:54-10:57 d) Convenience Store with gas sales – Argument **TBD**
- 10:58-11:00 e) Burke’s Auto Sales – Argument **TBD**
- 11:00-11:05 f) City of Memphis 6<sup>th</sup> Annual Taste of Memphis “Neighborhoods Celebrating a New Century of Soul \$25 Booth Fee due by 03/19/19; Five (5) to ten (10) **VOLUNTEERS** needed to man the booth Event to be held from 5-10 pm at Tiger Lane, Thursday, April 18, 2019.

**Bus Ticket Sales end on Feb. 26<sup>th</sup> at 5 PM and comments are due by 5 PM on Mar. 5.**

**VII. Guest Speaker(s)**

- 11:05-11:13 a) Adrian Bond, Caissa Public Strategy
- 11:14-11:24 b) Questions and Community Concerns
- 11:25-11:55 c) Discussion and Conclusions

**VIII. Announcements**

The next regularly scheduled neighborhood association meeting will be at **10:30 a.m., Sat., March 16**, 2019.

MRNDA membership (\$25 annually) is open to everyone, but only residents of 38116 have voting rights.

For the first year in the history of Memphis’ **National Night Out celebration**, the **2019** event will be held in **OCTOBER** instead of August! This annual event had been discontinued for MRNDA neighbors due to the extreme heat of August and for the safety and health of our neighbors. We are happy to announce that this event, normally featuring giveaways, guest speakers, local vendors, and more, will be held at our normal spot (unless the property is inaccessible) on the tree-lined, sandy, and shady area behind Graves ES on the southwest corner of Winchester at McCorkle Road from **6 to 8 p.m. on Tuesday, October 8, 2019. VOLUNTEERS SOUGHT!**

**IX. Adjournment**

**Waste Connections (WC)** – This debate started in August 2018 when the company announced its proposed expansion on a large lot that was previously purchased with the intent of building a new office and truck repair facility and without hosting a neighborhood meeting to alert the community to their plans as required. Thanks to your support, the company decided to table the matter, but would not provide any information on its future plans. The company fired Solomito Planning and Development and hired Caissa Public Strategy to represent themselves to the community. **Caissa Public Strategy does NOT have the full right to make any decisions for Waste Connections.** They are simply mediators who will attempt to negotiate for the company through the community. The position of this WCs proposal is to seek approval “for the development of the property in a manner that provides WC the ability to operate the site efficiently and improve being a better neighbor, so the surrounding properties benefit and this will provide for the proper and managed expansion of WC...). We do not want to negotiate with Caissa Public Strategy or Waste Connections. We still maintain that what we want is for WC to remove the waste transfer station from our neighborhood. They are now stating that they are proposing a 4-Phase project that includes the “relocation and construction of a state-of-the-art waste transfer station to be located on the northeast quadrant of the existing WC site.” This is set to occur in Phase 3. We feel that they are horrible corporate neighbors who wouldn’t have such a nasty operation in their backyards, so why should we be comfortable having it in ours? We have a countless number of cancer-related deaths and illnesses in that neighborhood. We have no proof, but feel there is a hidden connection between the two. We have seen an increased number of large rats and other rodents that can be verified by health department reports, birds of prey, and other unwanted trash and litter due to their operations. We also have days that the odor in the air is so strong, that we cannot exist outside of our homes. Since we realize WC is not going to fully honor our request, we have requested that they keep their land and the adjacent area (Brooks Road from Elvis Presley to Third Street) clean and develop an annual plan to keep it that way with regular cleaning events to include trash removal, etc. We have requested that plan in writing and are hoping to be able to review the same today. We also will be requesting that (1) WC revises their plans to move the current Phase 3 to Phase 1 and (2) to relocate the transfer facility and truck parking to the northeast corner of this lot that was purchased. Get away from our homes! **AGAINST**

**Paid Parking** – This is a no-brainer. We do not pay for parking in Whitehaven. This is not downtown, nor is it the type of area where you would expect to pay to park. The owners are supposed to be putting a trampoline park in the old Mega Market building on Shelby Drive. They had to be asked to unblock the east entrance to the new Southbrook Towne Center and now they are mad. They are complaining that people visiting the Towne Center are parking in their lot. Why should it matter where we park at if we are doing business in the area? When you go to Oak Court, Southland, Wolf Chase or any other mall there is no such restrictions. Their argument is that “enforcement of the paid parking lot... will make customers of both shopping centers enjoy their shopping and entertainment in a safer and more pleasant manner.” Why would we want to pay to park when we already have to pay to play? **AGAINST**

**Funeral Chapel** – A formerly long-closed-down restaurant, located at 1650 E. Shelby Drive near Millbranch Road, has been chosen for the new location of Snow Funeral Home, founded by John H. and Lessie Snow, which was previously located at 1382 Florida near Parkway in South Memphis. That location burned to the ground three (3) years ago and the owners would like to transform this location into a full-service funeral home with services, visitation, and administrative offices. No embalming will be performed at this location and the rear of the building will be retrofitted for a private entrance for deliveries. **FOR**

**Convenience Store w/gas sales** – This application addresses the fact that gas stations must be located at the intersection of two collector streets of which Commercial Avenue is not. It is my understanding that a portion of the existing former Draughons College building will be removed and the west 50’ of the building will be repurposed as a convenience store, with gas sales. The building frontage will be facing EPB. **FOR**

**Burke’s Auto Sales** – This site was approved for auto sales in 2014, but the original applicant did not carry out his/her plans. The request was already approved at that time and this new request has made no additional changes to the previously approved request. This retail “L-shaped” strip mall facing Brooks Road will have a sales office at the end of the short-end of the “L,” display vehicles in the center of the current parking lot, and will include new fencing and landscaping. **FOR**