

August 31, 2010 Public Meeting
Comment Summary

WARM-UP

- Single words or short phrases to describe your vision for this area
 - Conserve green space
 - Preserve history
 - Quaint and charming
 - Consistent look
 - Walkability – Improvements to existing infrastructure
 - Places to want to walk to
 - McCullum – 17 – Stay residential
 - McCullum – 17 – change to mixed use
 - 3 historic places on McCullum Road – Mills Home Place,
 - Amenities downtown
 - Avoid needlessly harming people's property values
 - Downtown – underground utilities
 - Shopping and restaurants
 - Requirement to paint home periodically – Maintenance
 - Push to save courthouse. Bring county office back to Independence
 - Avoid projects that bring needless safety issues to residential areas.
 - Not to raise taxes
 - 3 historic places on McCullum Road – Mills Home Place,
 - Green areas
- Places that you've visited and what you liked or didn't like
 - Virginia Beach – Treelined
 - Georgetown, KY – Downtown nice and comparable
 - CA – Cohesive and nice, regulated, what they have serves the community rather than outsiders
 - Branson – Mountaintop, motels and shops, theatre – McCullum (no white castles in between homes)
 - KY 17 for all the business and commercial. Leave small town alone.
 - Small city – income, growth but need to have city for families and future generations
 - East of Columbus, downtown built on sidewalk, strictly business.
 - Westerville – separate area for commercial, maintain look of buildings, signage cohesive, local business and coffee shops. Family oriented
 - Lebanon and Waynesville
 - Keep money in Independence – make up mind where added retail should go to sustain community
 - Use of existing structures for mixed uses
 - Avoid areas seen along Dixie Highway, Florence, Erlanger – no thought regarding businesses located. Hodge podge of looks.
 - North Carolina – Concord, and Salisbury. Nice look.

- Downtown – more people downtown. Need higher density to support commercial
- Hilton Heads, SC
- Other end of McCullum should be allowed to develop. Want to be able to walk downtown but need amenities for shopping
- No mobile homes
- McCullum – uniform on both sides, need sidewalks, nothing attractive right now.
- No big boxes
- Look at revenue growth and retention rate of businesses in areas that are named.

TABLE SUMMARIES COMBINED

Walkability:

- Do not want to see any trails in the area
- Potential for sidewalks only on the south side of McCullum. Traffic and sidewalks are going to be up to people's porches.
- There should be connections from Hartland along New 17 to the mixed use area at the corner of McCullum and New 17
- Nice (themed) street furniture, landscaping and design of sidewalk (*eg. Brick or some texture vs. just plain concrete*)
- Traffic calming (island/medians, etc. to adjoining areas) (*want to discourage fast traffic from area to existing adjoining areas*)

Aesthetics

- Preserve natural features and buffer Hartland Subdivision
- Preserve the style of single-family homes along McCullum
- Form based code will not work in this area
- Historic homes should be preserved on McCullum. (Historic homes/sites are marked on the map)
- In downtown, the lot that exists between the two new office buildings should be allowed to develop in that similar form.
- Nice looking buildings
- Stone, Brick, glass
- A similar look but not everything looking the same
- No large monumental buildings unless they look like smaller buildings on the outside
- I think they see one basic style for the entire area, but we did not discuss this directly
- Buildings to be close to the road
- Tree lined sidewalks (*only on one side was ok, but should be wider than typical*)
- Uniformity
 - Two story
 - Avoid hodgepodge of new commercial next to existing residential
 - Similar roof, brick construction

- Preserve historic buildings
- McCullum/New 17
 - o Roof - visually compatible (with adjoining areas), not flat, unless they are green roofs/landscaped
 - o Architecture - not a strip mall

Use

- Small scale uses at McCullum/New 17 – coffee shops, filling station are appropriate
- A skate park or YMCA would be okay at McCullum/New 17
- Big box development not appropriate at McCullum/New 17. It is desired at the south gateway
- No mixed use on McCullum. Keep it strictly residential
- Single-family subdivision adjacent to Hartland with buffer
- Mixed uses are ok in the downtown and new 17 area.
- Small scale mixed use type uses – coffee shops appropriate.
- Big box development not appropriate.
- High density should surround mixed use.
- No mixed use on McCullum. Keep it strictly residential
- Conservation model should be optional for the White Farm.
- They do not want rentals
- They are ok with townhouses
- They thought patio homes could work.
- They wanted the open space to be more like a city park than a nature area
- Don't need playground equipment everywhere
- Brought up OTR and Fairview Ave in Bellevue as examples of what they like
- Like residential and even other businesses above businesses
- Three story is fine
- Thought the entire length of McCullum should be mixed use with residential behind it.
- Like the idea of mixed use
- Parks
- Coffee, ice cream, specialty shops (nic nacs etc.) *(These are the type of uses for the downtown)*
- McCullum/New 17
 - o Restaurants (Greyhound like), office and small retail
- Mixed use - favor vertical at McCullum/New 17 and Downtown
- Density - good idea at McCullum/New 17

Connectivity

- No trail through Hartland subdivision
- No road connection from Hartland to McCullum
- Sidewalk connection to new single-family development from Hartland okay
- Want sidewalks on both sides of McCullum

- Sidewalks on McCullum to be right along streets with wide sidewalks for outdoor seating
- Wide sidewalks in Court house Sq area for outdoor seating
- Outdoor seating in Gateway but screened from new 17 and not right on McCullum
- All streets to have sidewalks
- Connect existing residential (pedestrian and street) with area

Gateway

- Monument signs (ground)
- Greenery and landscaping
- No commercial signs should be permitted in area
- Reasonably priced signage
- Building design is important
- Signage is a non-factor
- Nice looking development with restaurants and shops
- It should at least look like several smaller buildings.
- The high density residential located behind the mixed use should be combined with the mixed use. Many at my table did not think there was enough room for high density residential in the space allocated.
- I had a couple that owned land in the Gateway and pushed this idea of development outlined above. They liked the Neyer plan.

Other

- Topography is going to be a big challenge on McCullum
- Don't want too many regulations
- On McCullum, the reuse of existing homes is not going to work because of their condition.
- Concern about allowing businesses to exist next to homes on McCullum. Keep it residential.
- Traffic is a concern on McCullum if either end of it develop mixed use.

