

From: [Ed Humphries](#)
To: [Bjorn Hansen](#); [Max Hsiang](#); [John Hoard \(Mint Hill alt\)](#)
Cc: [Teresa Gregorius](#); [David Link](#); [Gary Wilfong](#); [John Biggers](#); [Kerry Price](#); [Patricia Kindley](#); [Bill Thomas](#); [Christie Black](#); [Doug Buchanan](#); [fredrog@msn.com](#); [Greg Morgan](#); [Josh Pressley](#); [Mike Medlin](#); [Rodney \(rstephensnde@gmail.com\)](#); [Sharon](#)
Subject: RE: Mill Grove rezoning and upcoming community meeting
Date: Thursday, October 3, 2024 10:12:03 AM
Attachments: [image002.png](#)
[image003.png](#)

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Fairview concerns:

1. Main entrance on Milgrow. Road is not built for that much traffic. (too narrow) I would suggest widening the road from 218 to the entrance.
2. Concern of adding traffic to a crowded Highway 218. Entrance to development is bad location @ 55mph
3. The roundabout at 218 is not holding up—needs to be repaired and maybe larger
4. Does not meet the Comprehensive Plan for that area (one house per ac.)
5. The Public Works Department of Union County has told us that they will not come in and take over a septic system like the one presented that fails.
Fairview has elected not to approve these systems because of that. Does the HOA have the expertise to operate a system(s) like proposed?
How many systems would be needed? Can I assume nine.? They would need some kind of holding pond(s) to irrigate.
6. Concern that the development does not have an addition entrance/exit with this many units. Parking with this many units will be a problem
7. Fire concern: too many units—to close together in two or three areas. Three Depts —Fairview , and Hemby Bridge and Mint Hill will service. May need to add some additional internal streets.

This is my first thoughts. I have asked my Mayor, Council and Planning Board to review and share their comments with me and will forward to you.

We do plan to come to the Community meeting. I think it would be a good idea to invite the people who live on Milgrove who would be impacted by the development

On the Fairview side.

Ed Humphries

Town of Fairview
Land Use Administrator

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From: Bjorn Hansen <bjorn.hansen@unioncountync.gov>
Sent: Wednesday, October 2, 2024 8:44 AM
To: Max Hsiang <mhsiang@stallingsnc.org>; Ed Humphries <ehumphries@fairviewnc.gov>; John Hoard (Mint Hill alt) <jhoard@admin.minthill.com>
Subject: Mill Grove rezoning and upcoming community meeting

Good morning,

We have a conditional rezoning that is finishing up the site plan review process and will likely go to a community meeting in the next month or so. I have attached the most recent site plan. It is a ~730 home age-restricted development and will utilize county water and a community septic system.

Please let me know if your community will submit a position about the rezoning so we can include it in our staff report when it goes to the Land Use Board and Board of Commissioners.

Thanks,

Bjorn

Bjorn E. Hansen, AICP CTP

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