

**From:** [Dottie Bedell](#)  
**To:** [Bjorn Hansen](#)  
**Cc:** [Melissa Merrell](#)  
**Subject:** FW: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues  
**Date:** Friday, February 14, 2025 4:52:07 PM  
**Attachments:** [image001.png](#)  
**Importance:** High

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**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Hi Bjorn,

I hope you are doing well today.

I am following up on my original concerns (email below) regarding the TIA report on behalf of Kolter Homes. I am *shocked* at the low level of mitigation for the adjacent street network.

The main area, Lawyers Road and Mill Grove Road, will receive \$500,000 at the closing of the 400<sup>th</sup> home for future improvements. How is this even being proposed? By the time Kolter closes on the 400<sup>th</sup> home, cars in this area will have increased by at least 400 (one car per home) and possibly even 600+ (1.5 cars per household). Shouldn't future improvements *begin before* we cram 2.7 homes per acre into the Mill Grove community?

The other improvements do not mention Mill Grove Road's sad state and years of disrepair.

What else can I do to help the UC BoC deny this? Is there anything other than writing you emails and attending the meetings? I've never heard from Ms. Merrell or anyone else, so I'm not sure what the concerned residents of Mill Grove can do to stop this madness.

Thanks for any direction you can provide!

## 9.0 Identified Mitigation Improvements

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash data contained herein, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

### Lawyers Road and Mill Grove Road

- Contribution of \$500,000 to Union County at the 400<sup>th</sup> home closing for future improvements to this intersection or in the vicinity of this property.

### Fairview Road (NC 218) and Access 1

- Construction of the northbound approach of Access 1 under RIRO operations with one ingress lane, one egress lane, stop-control, and an internal protected stem (IPS) of 100 feet.
- Construction of an eastbound right-turn lane along Fairview Road (NC 218) with a minimum of 50 feet of storage and 200 feet of taper.

### Mill Grove Road and Access 2

- Construction of the eastbound approach of Access 2 with one ingress lane, one egress lane, stop-control, and an IPS of 100 feet.

Based on coordination with NCDOT and Union County, the following additional lane will be required:

### Mill Grove Road and Access 2

- Construction of a northbound left-turn lane along Mill Grove Road with 100 feet of storage.

The mitigation improvements identified within the study area are shown in **Figure 9.1**. The improvements shown on this figure are subject to approval by NCDOT and Union County. All additions and attachments to the State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.

Dottie Bedell  
9607 Mill Grove Road  
Indian Trail, NC 28079

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**From:** Dottie Bedell <dottie.bedell@lumaverse.com>

**Date:** Tuesday, December 31, 2024 at 6:03 PM

**To:** "Melissa.Merrell@unioncountync.gov" <Melissa.Merrell@unioncountync.gov>

**Cc:** Bjorn Hansen <bjorn.hansen@unioncountync.gov>, "brianw.helms@unioncountync.gov" <brianw.helms@unioncountync.gov>, "Clancy.Baucom@unioncountync.gov" <Clancy.Baucom@unioncountync.gov>, "Christina.Helms@unioncountync.gov" <Christina.Helms@unioncountync.gov>, "Gary.sides@unioncountync.gov" <Gary.sides@unioncountync.gov>, "Lee.Jenson@unioncountync.gov" <Lee.Jenson@unioncountync.gov>, "james.king@unioncountync.gov" <james.king@unioncountync.gov>, "keith.oherrin@unioncountync.gov" <keith.oherrin@unioncountync.gov>, "janet.wolfe@unioncountync.gov" <janet.wolfe@unioncountync.gov>, "stacey.vargas@unioncountync.gov" <stacey.vargas@unioncountync.gov>, "michelle.marcano@unioncountync.gov" <michelle.marcano@unioncountync.gov>, "crystal.panico@unioncountync.gov" <crystal.panico@unioncountync.gov>, "vicki.callicutt@unioncountync.gov" <vicki.callicutt@unioncountync.gov>, "john.shutak@unioncountync.gov" <john.shutak@unioncountync.gov>

**Subject:** Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Hi Ms. Merrell,

My name is Dottie Bedell, 9607 Mill Grove Road (on the Brief Road side of Mill Grove).

I am writing to you about the Kolter Homes proposed dense 737 home, 55+ housing project that involves ~ 410 acres on Mill Grove Road and its subsequent rezoning from its current status of Agricultural zoning. This acreage is in the unincorporated area of Union County.

As you might reasonably expect, there are deep concerns about the strain of this proposed dense development on our first responder units, the county water system, the environment, the 218 corridor, and the impact on Mill Grove Road and Russell Road.

**During the UCBoC December 2<sup>nd</sup> meeting ([article here](#)), you (Ms. Merrill) said, “We have a lot of heavy lifting ahead of us. We have some big asks coming up, so I beg that you stay involved and stand by us. Help us make these big decisions that are so important for Union County because we’re going to need you beyond tonight.”**

Well, Ms. Merrell, I’m begging you and your BoC to take a moment to read and digest the impact. As you say, I am standing by you, but I need you to stand by us—the community of Mill Grove.

- In this same news article from the 12/2/24 UCBoC meeting from Union County Weekly, Gary Sides “... noted how the county provides hot or frozen meals to some 300 citizens five days a week, but there is a waiting list of more than 500 older adults. He requested staff bring back information on what it would take to reduce the waiting list and expand the services to seven meals a week.” I highlight this because if the county is that remiss providing for our *current* older population, what impact do you think this 737 home 55+ development will have in years to come?”
- [Here is a PowerPoint](#) of the Locust, NC Kolter Homes “Cresswind at Rocky River.” The presentation doesn’t tackle issues like the 55+ resident regulation or how they will treat the *sewage, water, and road infrastructure*. Additionally, what else will Kolter Homes do for the Locust area? [Look at this](#) layout proposed for Locust. It’s mind-boggling. It’s Locust!! They are behind on infrastructure, too! This is what Mill Grove will look like. Do you think Kolter cares? Do you care?
- In [this article](#), it’s noted that the Potter Road, Cresswind Wesley Chapel, Kolter Homes project overcame several political hurdles, including an online petition to reject the rezoning – signed by over 1200 people, and a 4-3 recommendation by the Union County Planning Board to deny the project! Our own county planning board members said the project was too dense and would add too much traffic to already overburdened roads. The county commissioners passed the rezoning anyway. Why is the county commission ignoring its citizens and own planning board?

For the Mill Grove area, no county sewer serves the proposed approximately 2.2+ homes per acre of this densely populated development. Why in the world would your team not require Kolter Homes to invest in bringing county sewer from the Mecklenburg County side?

Why would you allow Kolter Homes to build multiple sewage pump stations (they will have to build at least four pump stations!) and pump it *across Duck Creek* (and the unimaginable environmental changes that will cause to the protected Heel Splitters mussels) to a drain field on Russell Road? Not to mention what the silt and land stripping will do to Duck Creek’s water table and banks. Why would Kolter Homes pay for pump stations and drain fields when providing county sewer is the right thing to do?

And yes, I know a “Neighborhood Input Meeting” is scheduled. How can we convince you to provide the proper growth aligned with Union County’s values?

You and your team should already know some of the *right things*:

- The right thing to do is require Kolter Homes to invest in our infrastructure, e.g., sewer, rather than allow them to build sewage pump stations and make 25+ acres a sewer drain field in the back of the gigantic development and on a completely different road!
- The right thing to do is require Kolter Homes to pay for four-lane Highway 218 for 5 miles each way to accommodate the 55+ MPH 18-wheelers that consistently speed up and down the highway.
- The right thing to do is require Kolter Homes to invest in the Union County elderly meal program and other essential services for the next two decades (\$50k per year is a good start!).
- The right thing to do is require Kolter Homes to disallow persons under 18 and 55 to live in the development for longer than 6 weeks.
- The right thing to do is disallow this density in rural areas with rural roads and no sewage accommodations. And in unincorporated Union County – what about trash service?
- I urge you to consider the long-term consequences of approving this rezoning without addressing these critical issues.

This development is not what Union County represents—what you represent. But I know it’s also a very sparkly lure for you, a community that pays millions in taxes—at the expense and on the backs of our Mill Grove, 218, and Russell Road communities. Ms. Merrill, represent your citizens and retain Union County’s values. I don’t think Kolter Homes is interested in our values. You know what interests them – it is not you, me, or our community.

Many thanks,  
Dottie Bedell

9607 Mill Grove Road

704-617-3021

January 21, 2025

NCDOT & Union County Leadership,

Community concern is growing regarding vehicle safety on Fairview Road/Hwy 218 in Union County (between Rock Hill Church Road and the roundabout at Mill Grove Road) and Mill Grove Road in full. The community understands as part of a proposed 727-home Kolter Home development off Hwy 218 and Mill Grove Road, a Traffic Impact Analysis (TIA) was performed with minimal road modifications being identified. The community also understands this included traffic studies with road tube counters and/or visual counters. We respect the NCDOT's analytical approach to the traffic analysis and would like to also present more practical concerns from those that live directly on these roads.

We would like to see these items considered and actioned as part of the community development.

### **Hwy 218**

- The speed limit increases from 45mph to 55mph at Rock Hill Church Road heading east on Hwy 218. Residents living off Hwy 218 between Rock Hill Church Road and Mill Grove Road routinely observe vehicles excessively speeding above 55 mph, crossing double lines, and have personally been impacted by accidents around the blind curves near the water tower. The proposed entrance for this Kolter Home community deserves additional scrutiny given these practical issues in this section of Hwy 218 and age of community members (55+) entering/exiting the community. The speed limit should be reduced to 45 mph as part of this development and for the safety of the surrounding community members.
- New Fairview Forest Community – A new 25 home community is currently under construction as a continuation of Russell Road. Turn lanes were introduced on Hwy 218 to allow vehicles to access Russell Road and since implementation, residents have observed vehicles using these turn lanes to bypass slowing vehicles as they turn right onto either portion of Russell Road. This is a significant and growing concern as more community members enjoy walking both portions of Russell Road which includes crossing Hwy 218. Something should be implemented here to prevent misuse of these turn lanes.
- Excessive Noise – Hwy 218 is utilized by many industrial vehicles who routinely use their exhaust brake to slow down prior to and during the curves at the water tower (heading east on Hwy 218). Many times these vehicles begin using their exhaust brake at Russell Road until they are into the first curve. As the surrounding community continues to grow this noise will become a larger nuisance to many. Specifically the Fairview Forest community, the residents closest to Hwy 218 in the proposed Kolter Home community, and individuals living directly off Hwy 218. Of additional concern is the sidewalk proposed off Hwy 218 as part of this Kolter Home community and this excessive noise effecting individuals walking. This should be address through “Unmuffled Engine Braking Prohibited” signage or other appropriate means.

January 21, 2025

**Mill Grove Road**

- Excessive speed – homeowners have routinely observed vehicles excessively speeding, however do not feel simply reducing the speed limit is the answer. Mill Grove Road should be reviewed for road improvements (ex. Round-a-bout) to slow the flow of traffic.
- Poor road maintenance – Repaving has been scheduled and pushed for multiple years with small patchwork to repair potholes. Concern is growing on this continued delay and the road conditions not being able to support the additional vehicles if the Kolter Home development moves forward. The repaving project should be reviewed, with a committed schedule, and formally communicated to nearby residents.

These concerns are compounded by the increasing development in the area, specifically the proposed 727 Kolter Home development. Again, we respect the recent studies performed by the NCDOT, but do not feel this fully captures real-life community experience and impact.

We look forward to your consideration of these points and actions to improve these concerns.

Please Note: I am an individual taking the initiative to summarize comments from a recent community meeting for the proposed Kolter Home development. This letter is being sent to initiate further review of these topics. If needed and/or required for consideration, I will gladly gather contact information of community members who voiced or support these comments.

Sincerely,  
Joseph Jordan

**From:** [UC Communications](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Proposed Development for Mill Grove Road/Hwy 218  
**Date:** Monday, February 17, 2025 12:49:14 PM

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Message submitted from the <Union County, NC> website.

**Site Visitor Name:** Sarah Harbin  
**Site Visitor Email:** sarahbarhar@gmail.com

Sir,

I request that you please deny the high-density development proposal (and any subsequent high-density housing proposals) for a 55+ community near the roundabout at Mill Grove Road and Highway 218 in the northern part of the county. This is a very low-density population area with roads and occupants who appreciate the low density. I have lived in this county for over 3 decades now, and my previous 2 neighborhoods in Stallings and Monroe have seen a drastic uptick in population and building. Since the southern part of the county has been substantially built up, my family has chosen to move to the northern part of Union. Please do not run off those of us who appreciate these more rural areas by approving more developments up our way.

I live approximately 1/2 of a mile from the proposed development, but I received no notification of the proposal or meetings; I had to hear about it through the grapevine. I ask that you please take the requests of those of us who live in this unincorporated area into account and refuse development.

I appreciate your time to read my message.

God bless,  
Sarah Harbin

**From:** [Kendra Worthy](#)  
**To:** [Bjorn Hansen](#)  
**Subject:** Concerns Regarding Proposed Development on Mill Grove Rd.  
**Date:** Friday, January 3, 2025 7:50:27 AM

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**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Hello-

I hope this email finds you well. I am writing to express my concerns about the proposed development of over 700 homes in our rural area, off of Mill Grove Road. While I am unable to attend the upcoming hearing due to a pregnancy class, I feel strongly about addressing this matter, as it significantly impacts the future of our community and the one I am preparing for my child.

I understand that growth in our area is inevitable, but what is being proposed is uncontrolled growth that could lead to long-term devastation in our rural community. Several issues need to be addressed before this development moves forward:

**1. Environmental Risks:**

- The land's history of mining presents significant challenges. Known mineshafts beneath the property create risks of sinkholes, threatening homes, infrastructure, and the environment. My in-laws, who live nearby, have already experienced sinkholes in their backyard due to mining activity.
- Additionally, the property may house the federally endangered Carolina Heel Splitter mussel, which has been found on nearby properties. Development without thorough environmental assessments could harm this sensitive species and disrupt the local ecosystem.

**2. Traffic Congestion and Safety Risks:**

- Our rural area lacks adequate road infrastructure to support a development of this size. Highway 218, Lawyers Road, and Idlewild Road are the primary outlets and are already congested due to previous uncontrolled growth.
- Increased traffic from 700+ homes will exacerbate these issues, causing longer commutes, delays, and unsafe driving conditions. Poor road conditions, such as potholes on Mill Grove Road, worsen the problem.
- Congestion increases the likelihood of car accidents, particularly at intersections and on roads not designed for high traffic volumes. With limited road networks, emergency services may struggle to respond quickly, further endangering residents.

**3. Infrastructure Deficiencies:**

- **Road Conditions:** NCDOT has neglected Mill Grove Road for years, and the area's roads are not equipped to handle the substantial increase in traffic.
- **Emergency Services Access:** High-density neighborhoods often have narrow streets that hinder EMS and fire vehicle access. What measures are being taken to ensure emergency responders can navigate the area safely?

#### **4. Septic System Challenges:**

- The developers' plan to install a community septic system raises concerns about long-term maintenance and potential failures. Contamination of local water sources due to leaks or overflows could impact residents' health and the environment.

#### **5. Unmet Market Demand and Overdevelopment:**

- Developers across the area are struggling to sell homes in 55-and-over communities due to high costs. What is the plan if homes in this development remain unsold? If they expand to family housing, the strain on local schools, traffic, and resources will intensify.

#### **6. Impact on Fairview:**

- Fairview, with a population of approximately 3,500, would experience a dramatic shift with a development adding nearly a third more residents. Such rapid growth would strain local resources, infrastructure, and the small-town character of our community.

#### **7. Uncontrolled Growth:**

- Growth must be managed responsibly to avoid devastating consequences for our area. The proposed development represents uncontrolled growth in a rural area that lacks the infrastructure to support it. Responsible planning is essential to ensure sustainability and safety.

Before approving any development plans, the developers need to be held accountable and have a plan in store for each of these concerns:

- How will the developers address the potential risks posed by unstable mineshafts and ensure long-term land stability?
- What environmental assessments have been conducted, and how will the developers mitigate potential harm to endangered species and ecosystems?
- Beyond adding a turn lane, what infrastructure improvements are the developers committing to?
- How will the developers ensure road widths and designs allow emergency services to access the neighborhood safely?
- What measures are in place to maintain and monitor the septic system and manage failures or capacity issues?
- If homes in the development remain unsold, what is the contingency plan? Will they begin selling to family units?
- How will the developers address increased traffic and reduce the risk of car accidents caused by congestion?
- What resources will the developers provide to ensure Fairview can accommodate the significant population increase without compromising its character or quality of life?
- What specific commitments are the developers willing to make to ensure they remain accountable to the community if issues arise after the project is completed?

This development's significant environmental, infrastructure, and safety concerns must be addressed before it moves forward. I urge the planning board and developers to reconsider the project's scale and impact on the community.

I respectfully request that my concerns be included in the record for the hearing. Please let me know if there are additional ways to provide input remotely. Thank you for your time and attention to this critical issue.

Best regards,  
Kendra Worthy

**From:** [Dottie Bedell](#)  
**To:** [Melissa Merrell](#)  
**Cc:** [Bjorn Hansen](#); [Brian Helms](#); [Clancy Baucom](#); [Christina Helms](#); [Gary Sides](#); [Lee Jenson](#); [James King](#); [Keith O'Herrin](#); [Janet Wolfe](#); [Stacey Vargas](#); [Michelle Marcano](#); [Crystal Panico](#); [Vicki Callicutt](#); [John Shutak](#)  
**Subject:** Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues  
**Date:** Tuesday, December 31, 2024 6:04:21 PM  
**Importance:** High

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Hi Ms. Merrell,

My name is Dottie Bedell, 9607 Mill Grove Road (on the Brief Road side of Mill Grove).

I am writing to you about the Kolter Homes proposed dense 737 home, 55+ housing project that involves ~ 410 acres on Mill Grove Road and its subsequent rezoning from its current status of Agricultural zoning. This acreage is in the unincorporated area of Union County.

As you might reasonably expect, there are deep concerns about the strain of this proposed dense development on our first responder units, the county water system, the environment, the 218 corridor, and the impact on Mill Grove Road and Russell Road.

**During the UCBoC December 2<sup>nd</sup> meeting ([article here](#)), you (Ms. Merrill) said, “We have a lot of heavy lifting ahead of us. We have some big asks coming up, so I beg that you stay involved and stand by us. Help us make these big decisions that are so important for Union County because we’re going to need you beyond tonight.”**

Well, Ms. Merrell, I’m begging you and your BoC to take a moment to read and digest the impact. As you say, I am standing by you, but I need you to stand by us—the community of Mill Grove.

- In this same news article from the 12/2/24 UCBoC meeting from Union County Weekly, Gary Sides “... noted how the county provides hot or frozen meals to some 300 citizens five days a week, but there is a waiting list of more than 500 older adults. He requested staff bring back information on what it would take to reduce the waiting list and expand the services to seven meals a week.” I highlight this because if the county is that remiss providing for our *current* older population, what impact do you think this 737 home 55+ development will have in years to come?”
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Planning Board to deny the project! Our own county planning board members said the project was too dense and would add too much traffic to already overburdened roads. The county commissioners passed the rezoning anyway. Why is the county commission ignoring its citizens and own planning board?

For the Mill Grove area, no county sewer serves the proposed approximately 2.2+ homes per acre of this densely populated development. Why in the world would your team not require Kolter Homes to invest in bringing county sewer from the Mecklenburg County side?

Why would you allow Kolter Homes to build multiple sewage pump stations (they will have to build at least four pump stations!) and pump it *across Duck Creek* (and the unimaginable environmental changes that will cause to the protected Heel Splitters mussels) to a drain field on Russell Road? Not to mention what the silt and land stripping will do to Duck Creek's water table and banks. Why would Kolter Homes pay for pump stations and drain fields when providing county sewer is the right thing to do?

And yes, I know a "Neighborhood Input Meeting" is scheduled. How can we convince you to provide the proper growth aligned with Union County's values?

You and your team should already know some of the *right things*:

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Ms. Merrill, represent your citizens and retain Union County's values. I don't think Kolter Homes is interested in our values. You *know* what interests them – it is not you, me, or our community.

Many thanks,  
Dottie Bedell  
9607 Mill Grove Road  
704-617-3021

**From:** [Dottie Bedell](#)  
**To:** [Bjorn Hansen](#)  
**Cc:** [Melissa Merrell](#)  
**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues  
**Date:** Friday, February 14, 2025 6:10:57 PM  
**Attachments:** [image001.png](#)

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Hi Bjorn – thank you for your reply! I appreciate your transparency.

By the time those 400 homes are sold and closed (and remember – Kolter has to build them first – they don't “close” until they are built and have a Certificate of Compliance, AKA Certificate of Occupancy) Mill Grove will have at least 400 more cars (1 car per house by the 400<sup>th</sup> house) in the area—maybe even 600 or more (1.5 cars per house sold/built/closed). Let's think about inflation – by the time the 400<sup>th</sup> house is finished/closed – that's a long time! Is \$500k enough? It sounds like a large sum today, but not in 5 years!

To add one more point on the 400 homes topic – what about all the construction workers, their trucks, and delivery trucks? Add that vehicle increase at the start of the proposed development – the heavy trucks and added vehicles will cause even more damage to the 218/Mill Grove and Lawyers/Mill Grove roundabouts and Mill Grove Road - before even considering the 400<sup>th</sup> house proposal.

Shouldn't improvements begin on the roads and other infrastructure *before* squeezing nearly three houses per acre into the Mill Grove community? This is a classic case of imbalanced development in a rural setting.

So by your comment that “...we are not able to impose conditions on them that they do not agree to.” Does our UCBoC have negotiating power? To say the \$500k would be available to help fund a transportation project in the area is nonsensical – especially when the waiting period is 400 houses closed and considering inflation. Why would Union County agree to such nonsense?

I appreciate the age-restricted argument on traffic impact. Even though it's proposed to be a 55+ community – many 55-year-old folks still work jobs, commute for work, go shopping, etc.- so yes, traffic would be generated – to think otherwise is preposterous. 55 is not old; many 55+ folks drive just as much as younger drivers.

Dottie Bedell  
9607 Mill Grove Road  
Indian Trail, NC 28079

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**From:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>  
**Date:** Friday, February 14, 2025 at 5:03 PM  
**To:** Dottie Bedell <[dottie.bedell@signupgenius.com](mailto:dottie.bedell@signupgenius.com)>  
**Cc:** Melissa Merrell <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>  
**Subject:** EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Hello Dottie,

Requiring the \$500,000 payment of funds after the 400<sup>th</sup> home is what was offered by the developer. We are not able to impose conditions on them that they do not agree to. The funds would be available at that point to help fund a transportation project in the area. We certainly acknowledge that there will be increased traffic, but it is also true that age-restricted developments do have significantly lower traffic generation rates when compared to traditional developments.

We have also checked with the NCDOT on the potential for road repairs. They do not have a mechanism for requiring resurfacing or other repairs to existing roads as a result of construction traffic for new developments.

I have added your email to the list of comments that will be shared with the Board of Commissioners, but you are also encouraged to attend the public hearing on March 3 at 6 PM.

Please let me know if you have any other questions.

Sincerely,

Bjorn

**Bjorn E. Hansen, AICP CTP, CZO**

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)  
[unioncountync.gov](http://unioncountync.gov)

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**From:** Dottie Bedell <dottie.bedell@signupgenius.com>

**Sent:** Friday, February 14, 2025 4:52 PM

**To:** Bjorn Hansen <bjorn.hansen@unioncountync.gov>

**Cc:** Melissa Merrell <Melissa.Merrell@unioncountync.gov>

**Subject:** FW: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

**Importance:** High

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Hi Bjorn,

I hope you are doing well today.

I am following up on my original concerns (email below) regarding the TIA report on behalf of Kolter Homes. I am *shocked* at the low level of mitigation for the adjacent street network.

The main area, Lawyers Road and Mill Grove Road, will receive \$500,000 at the closing of the 400<sup>th</sup> home for future improvements. How is this even being proposed? By the time Kolter closes on the 400<sup>th</sup> home, cars in this area will have increased by at least 400 (one car per home) and possibly even 600+ (1.5 cars per household). Shouldn't future improvements *begin before* we cram 2.7 homes per acre into the Mill Grove community?

The other improvements do not mention Mill Grove Road's sad state and years of disrepair.

What else can I do to help the UC BoC deny this? Is there anything other than writing you emails and attending the meetings? I've never heard from Ms. Merrell or anyone else, so I'm not sure what the concerned residents of Mill Grove can do to stop this madness.

Thanks for any direction you can provide!

## 9.0 Identified Mitigation Improvements

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants and crash data contained herein, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

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- Construction of the northbound approach of Access 1 under RIRO operations with one ingress lane, one egress lane, stop-control, and an internal protected stem (IPS) of 100 feet.
- Construction of an eastbound right-turn lane along Fairview Road (NC 218) with a minimum of 50 feet of storage and 200 feet of taper.

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Based on coordination with NCDOT and Union County, the following additional lane will be required:

### Mill Grove Road and Access 2

- Construction of a northbound left-turn lane along Mill Grove Road with 100 feet of storage.

The mitigation improvements identified within the study area are shown in **Figure 9.1**. The improvements shown on this figure are subject to approval by NCDOT and Union County. All additions and attachments to the State and County roadway system shall be properly permitted, designed, and constructed in conformance to standards maintained by the agencies.

Dottie Bedell  
9607 Mill Grove Road  
Indian Trail, NC 28079

---

**From:** Dottie Bedell <[dottie.bedell@lumaverse.com](mailto:dottie.bedell@lumaverse.com)>

**Date:** Tuesday, December 31, 2024 at 6:03 PM

**To:** "[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)" <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>

**Cc:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>, "[brianw.helms@unioncountync.gov](mailto:brianw.helms@unioncountync.gov)" <[brianw.helms@unioncountync.gov](mailto:brianw.helms@unioncountync.gov)>, "[Clancy.Baucom@unioncountync.gov](mailto:Clancy.Baucom@unioncountync.gov)" <[Clancy.Baucom@unioncountync.gov](mailto:Clancy.Baucom@unioncountync.gov)>, "[Christina.Helms@unioncountync.gov](mailto:Christina.Helms@unioncountync.gov)" <[Christina.Helms@unioncountync.gov](mailto:Christina.Helms@unioncountync.gov)>, "[Gary.sides@unioncountync.gov](mailto:Gary.sides@unioncountync.gov)" <[Gary.sides@unioncountync.gov](mailto:Gary.sides@unioncountync.gov)>, "[Lee.Jenson@unioncountync.gov](mailto:Lee.Jenson@unioncountync.gov)" <[Lee.Jenson@unioncountync.gov](mailto:Lee.Jenson@unioncountync.gov)>, "[james.king@unioncountync.gov](mailto:james.king@unioncountync.gov)" <[james.king@unioncountync.gov](mailto:james.king@unioncountync.gov)>, "[keith.oherrin@unioncountync.gov](mailto:keith.oherrin@unioncountync.gov)" <[keith.oherrin@unioncountync.gov](mailto:keith.oherrin@unioncountync.gov)>, "[janet.wolfe@unioncountync.gov](mailto:janet.wolfe@unioncountync.gov)" <[janet.wolfe@unioncountync.gov](mailto:janet.wolfe@unioncountync.gov)>, "[stacey.vargas@unioncountync.gov](mailto:stacey.vargas@unioncountync.gov)" <[stacey.vargas@unioncountync.gov](mailto:stacey.vargas@unioncountync.gov)>, "[michelle.marcano@unioncountync.gov](mailto:michelle.marcano@unioncountync.gov)" <[michelle.marcano@unioncountync.gov](mailto:michelle.marcano@unioncountync.gov)>, "[crystal.panico@unioncountync.gov](mailto:crystal.panico@unioncountync.gov)" <[crystal.panico@unioncountync.gov](mailto:crystal.panico@unioncountync.gov)>, "[vicki.callicutt@unioncountync.gov](mailto:vicki.callicutt@unioncountync.gov)" <[vicki.callicutt@unioncountync.gov](mailto:vicki.callicutt@unioncountync.gov)>, "[john.shutak@unioncountync.gov](mailto:john.shutak@unioncountync.gov)" <[john.shutak@unioncountync.gov](mailto:john.shutak@unioncountync.gov)>

**Subject:** Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Hi Ms. Merrell,

My name is Dottie Bedell, 9607 Mill Grove Road (on the Brief Road side of Mill Grove).

I am writing to you about the Kolter Homes proposed dense 737 home, 55+ housing project that involves ~ 410 acres on Mill Grove Road and its subsequent rezoning from its current status of Agricultural zoning. This acreage is in the unincorporated area of Union County.

As you might reasonably expect, there are deep concerns about the strain of this proposed dense development on our first responder units, the county water system, the environment, the 218 corridor, and the impact on Mill Grove Road and Russell Road.

**During the UCBoC December 2<sup>nd</sup> meeting ([article here](#)), you (Ms. Merrill) said, “We have a lot of heavy lifting ahead of us. We have some big asks coming up, so I beg that you stay involved and stand by us. Help us make these big decisions that are so important for Union County because we’re going to need you beyond tonight.”**

Well, Ms. Merrell, I’m begging you and your BoC to take a moment to read and digest the impact. As you say, I am standing by you, but I need you to stand by us—the community of Mill Grove.

- In this same news article from the 12/2/24 UCBoC meeting from Union County Weekly, Gary Sides “... noted how the county provides hot or frozen meals to some 300 citizens five days a week, but there is a waiting list of more than 500 older adults. He requested staff bring back information on what it would take to reduce the waiting list and expand the services to seven meals a week.” I highlight this because if the county is that remiss providing for our *current* older population, what impact do you think this 737 home 55+ development will have in years to come?”
- [Here is a PowerPoint](#) of the Locust, NC Kolter Homes “Cresswind at Rocky River.” The presentation doesn’t tackle issues like the 55+ resident regulation or how they will treat the *sewage, water, and road infrastructure*. Additionally, what else will Kolter Homes do for the Locust area? [Look at this](#) layout proposed for Locust. It’s mind-boggling. It’s Locust!! They are behind on infrastructure, too! This is what Mill Grove will look like. Do you think Kolter cares? Do you care?
- In [this article](#), it’s noted that the Potter Road, Cresswind Wesley Chapel, Kolter Homes project overcame several political hurdles, including an online petition to reject the rezoning – signed by over 1200 people, and a 4-3 recommendation by the Union County Planning Board to deny the project! Our own county planning board members said the project was too dense and would add too much traffic to already overburdened roads. The county commissioners passed the rezoning anyway. Why is the county commission ignoring its citizens and own planning board?

For the Mill Grove area, no county sewer serves the proposed approximately 2.2+ homes per acre of this densely populated development. Why in the world would your team not require Kolter Homes to invest in bringing county sewer from the Mecklenburg County side?

Why would you allow Kolter Homes to build multiple sewage pump stations (they will have to build at least four pump stations!) and pump it *across Duck Creek* (and the unimaginable environmental changes that will cause to the protected Heel Splitters mussels) to a drain field on Russell Road? Not to mention what the silt and land stripping will do to Duck Creek’s water table and banks. Why would Kolter Homes pay for pump stations and drain fields when providing county sewer is the right thing to do?

And yes, I know a “Neighborhood Input Meeting” is scheduled. How can we convince you to provide the proper growth aligned with Union County’s values?


You and your team should already know some of the *right things*:

- The right thing to do is require Kolter Homes to invest in our infrastructure, e.g., sewer, rather than allow them to build sewage pump stations and make 25+ acres a sewer drain field in the back of the gigantic development and on a completely different road!
- The right thing to do is require Kolter Homes to pay for four-lane Highway 218 for 5 miles each way to accommodate the 55+ MPH 18-wheelers that consistently speed up and down the highway.
- The right thing to do is require Kolter Homes to invest in the Union County elderly meal program and other essential services for the next two decades (\$50k per year is a good start!).
- The right thing to do is require Kolter Homes to disallow persons under 18 and 55 to live in the development for longer than 6 weeks.
- The right thing to do is disallow this density in rural areas with rural roads and no sewage accommodations. And in unincorporated Union County – what about trash service?
- I urge you to consider the long-term consequences of approving this rezoning without addressing these critical issues.

This development is not what Union County represents—what you represent. But I know it’s also a very sparkly lure for you, a community that pays millions in taxes—at the expense and on the backs of our Mill Grove, 218, and Russell Road communities. Ms. Merrill, represent your citizens and retain Union County’s values. I don’t think Kolter Homes is interested in our values. You know what interests them – it is not you, me, or our community.

Many thanks,  
Dottie Bedell

9607 Mill Grove Road  
704-617-3021

**Message from the Lumaverse Security Team:** This email originated from outside of the organization. Do not click links or open attachments unless you validate the sender and know the content is safe. Please report the email by clicking the  phishing icon or forward this email to [phishing@lumaverse.com](mailto:phishing@lumaverse.com) if you believe this email is suspicious.

**From:** [Dottie Bedell](#)  
**To:** [Melissa Merrell](#)  
**Cc:** [Bjorn Hansen](#)  
**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues  
**Date:** Monday, February 24, 2025 9:31:59 AM  
**Attachments:** [image001.png](#)  
**Importance:** High

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**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Good morning, Melissa!

Thank you for personally visiting the site and considering this carefully. I'm grateful you're putting yourself in our shoes as the residents who will shoulder this burden. While the land might seem suitable for development, you must recognize our infrastructure isn't there yet.

Without rehashing the many reasons why this is a bad idea – these issues remain and do not go away: Duck Creek overwhelmed by pollutants and bacteria, Highway 218 at 55 MPH/excessive speeding, the Lawyer's and 218 roundabouts, fire and medic services, wastewater issues (already a struggle in Union County), and sewage pump stations/drain fields on Russell Road and Rock Hill Church Road. Do you trust Kolter Homes to engineer for such heavy loads? Two of your county cohorts have already unanimously voted down this proposal.

I don't know if any of your county commissioners live in Mill Grove, but for us here, 737 homes feel like an *unfair load* on our small community. This scale of growth will overwhelm us. I also wonder about the local town dynamics—Kolter Homes might lean on local businesses for grading, construction, etc., which could sway some opinions. Our nearby mayors seem split on this massive uncontrolled growth, but I also recognize how they could profit, some more than others.

Melissa, it's too much. I trust you and your team of commissioners to put Mill Grove's community first, beyond any short-term wins. Could a delay be put in place until our sewage, wastewater, fire/medic, and road systems are better equipped?

Bjorn – please add this to the March 3<sup>rd</sup> meeting notes.

I appreciate the ongoing dialogue. Melissa – *please do not approve this rezoning!!* What more can we do to prove the undesirable environmental and community impacts? What do you need from Mill Grove?

Dottie Bedell  
Head of Human Resources  
[SignUpGenius](#)

1213 W. Morehead Street  
Suite 500  
Charlotte, NC 28208



---

**From:** Melissa Merrell <Melissa.Merrell@unioncountync.gov>  
**Date:** Sunday, February 23, 2025 at 3:55 PM  
**To:** Dottie Bedell <dottie.bedell@signupgenius.com>  
**Cc:** Bjorn Hansen <bjorn.hansen@unioncountync.gov>  
**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Dottie,  
I am reviewing this carefully, discussing with staff, and visited the site.

Melissa Merrell  
Sent from my iPhone

On Feb 20, 2025, at 4:39 PM, Dottie Bedell <dottie.bedell@signupgenius.com> wrote:

**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Hi Bjorn – would you mind including my emails in the March 3rd meeting? I won't be able to join as I'll be at an off-site business meeting that wraps up with a dinner, precluding me from attending the UC public hearing.

**Melissa** – *please, please* consider Mill Grove when voting for this rezoning. It's just too much for this area right now. Maybe later when our infrastructure is better equipped, but now, it will swallow this area and make lasting, unfathomable impacts on our environment.

Dottie Bedell  
Head of Human Resources  
[SignUpGenius](#)

1213 W. Morehead Street  
Suite 500  
Charlotte, NC 28208

[<image001.png>](#)

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**From:** Bjorn Hansen <bjorn.hansen@unioncountync.gov>  
**Date:** Tuesday, February 18, 2025 at 8:23 AM  
**To:** Dottie Bedell <dottie.bedell@signupgenius.com>, Melissa Merrell <Melissa.Merrell@unioncountync.gov>  
**Subject:** RE: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Thank you both. I should have proofread my response to delete one of the repeated sentences, but hopefully it still made sense.

Sincerely,

Bjorn

**Bjorn E. Hansen, AICP CTP, CZO**

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)  
[unioncountync.gov](http://unioncountync.gov)

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**From:** Dottie Bedell <dottie.bedell@signupgenius.com>

**Sent:** Tuesday, February 18, 2025 7:37 AM

**To:** Melissa Merrell <Melissa.Merrell@unioncountync.gov>; Bjorn Hansen <bjorn.hansen@unioncountync.gov>

**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Thank you, Melissa. I appreciate your acknowledgment.

Bjorn, thank you for always returning your emails with comprehensive and salient points.

Dottie Bedell  
Head of Human Resources  
[SignUpGenius](http://SignUpGenius.com)

1213 W. Morehead Street  
Suite 500  
Charlotte, NC 28208

<image002.png>

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**From:** Melissa Merrell <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>

**Date:** Monday, February 17, 2025 at 8:00 PM

**To:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>

**Cc:** Dottie Bedell <[dottie.bedell@signupgenius.com](mailto:dottie.bedell@signupgenius.com)>

**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Bjorn,  
Thank you for this information. It is very helpful.

Dottie,  
I am following this closely and have read all of your emails and concerns.

Melissa Merrell  
Sent from my iPhone

On Feb 17, 2025, at 9:57 AM, Bjorn Hansen  
<[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)> wrote:

Dottie,

The \$500,000 figure is in line with what we estimated as an appropriate mitigation amount based on similar rezonings. Union County historically works with municipalities, the NCDOT, and the regional transportation planning agency to leverage local funds to receive state and federal grants. The figure is in line with what was offered as part of two other recent rezonings. One was approved several years ago and one was denied last year. The Board of Commissioners does have the ability to request additional conditions on this or any other proposed conditional rezoning request. You are welcome to make comments at the March 3 public hearing for them to consider as part of this rezoning request.

Sincerely,

Bjorn

**Bjorn E. Hansen, AICP CTP, CZO**

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)

[unioncountync.gov](http://unioncountync.gov)

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**From:** Dottie Bedell <[dottie.bedell@signupgenius.com](mailto:dottie.bedell@signupgenius.com)>  
**Sent:** Friday, February 14, 2025 6:10 PM  
**To:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>  
**Cc:** Melissa Merrell <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>  
**Subject:** Re: EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

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Hi Bjorn – thank you for your reply! I appreciate your transparency.

By the time those 400 homes are sold and closed (and remember – Kolter has to build them first – they don’t “close” until they are built and have a Certificate of Compliance, AKA Certificate of Occupancy) Mill Grove will have at least 400 more cars (1 car per house by the 400<sup>th</sup> house) in the area—maybe even 600 or more (1.5 cars per house sold/built/closed). Let’s think about inflation – by the time the 400<sup>th</sup> house is finished/closed – that’s a long time! Is \$500k enough? It sounds like a large sum today, but not in 5 years!

To add one more point on the 400 homes topic – what about all the construction workers, their trucks, and delivery trucks? Add that vehicle increase at the start of the proposed development – the heavy trucks and added vehicles will cause even more damage to the 218/Mill Grove and Lawyers/Mill Grove roundabouts and Mill Grove Road - before even considering the 400<sup>th</sup> house proposal.

Shouldn’t improvements begin on the roads and other infrastructure *before* squeezing nearly three houses per acre into the Mill Grove community? This is a classic case of imbalanced development in a rural setting.

So by your comment that “...we are not able to impose conditions on them that they do not agree to.” Does our UCBoC have negotiating

power? To say the \$500k would be available to help fund a transportation project in the area is nonsensical – especially when the waiting period is 400 houses closed and considering inflation. Why would Union County agree to such nonsense?

I appreciate the age-restricted argument on traffic impact. Even though it's proposed to be a 55+ community – many 55-year-old folks still work jobs, commute for work, go shopping, etc.- so yes, traffic would be generated – to think otherwise is preposterous. 55 is not old; many 55+ folks drive just as much as younger drivers.

Dottie Bedell  
9607 Mill Grove Road  
Indian Trail, NC 28079

---

**From:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>  
**Date:** Friday, February 14, 2025 at 5:03 PM  
**To:** Dottie Bedell <[dottie.bedell@signupgenius.com](mailto:dottie.bedell@signupgenius.com)>  
**Cc:** Melissa Merrell <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>  
**Subject:** EXTERNAL: RE: Mill Grove Road - Rezoning Petition Filed by Kolter Homes - Mill Grove Road Infrastructure Impact Issues

Hello Dottie,

Requiring the \$500,000 payment of funds after the 400<sup>th</sup> home is what was offered by the developer. We are not able to impose conditions on them that they do not agree to. The funds would be available at that point to help fund a transportation project in the area. We certainly acknowledge that there will be increased traffic, but it is also true that age-restricted developments do have significantly lower traffic generation rates when compared to traditional developments.

We have also checked with the NCDOT on the potential for road repairs. They do not have a mechanism for requiring resurfacing or other repairs to existing roads as a result of construction traffic for new developments.

I have added your email to the list of comments that will be shared with the Board of Commissioners, but you are also encouraged to attend the public hearing on March 3 at 6 PM.

Please let me know if you have any other questions.

Sincerely,

Bjorn

**Bjorn E. Hansen, AICP CTP, CZO**

Senior Planner – Long Range Planning | Planning Department

T 704.283.3690

[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)  
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**From:** Dottie Bedell <[dottie.bedell@signupgenius.com](mailto:dottie.bedell@signupgenius.com)>

**Sent:** Friday, February 14, 2025 4:52 PM

**To:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>

**Cc:** Melissa Merrell <[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>

**Subject:** FW: Mill Grove Road - Rezoning Petition Filed by Kolter Homes -  
Mill Grove Road Infrastructure Impact Issues

**Importance:** High

**WARNING: This email originated from outside of Union County Government, be cautious when clicking on links or opening attachments.**

Hi Bjorn,

I hope you are doing well today.

I am following up on my original concerns (email below) regarding the TIA report on behalf of Kolter Homes. I am *shocked* at the low level of mitigation for the adjacent street network.

The main area, Lawyers Road and Mill Grove Road, will receive \$500,000 at the closing of the 400<sup>th</sup> home for future improvements. How is this even being proposed? By the time Kolter closes on the 400<sup>th</sup> home, cars in this area will have increased by at least 400 (one car per home) and possibly even 600+ (1.5 cars per household). Shouldn't future improvements *begin before* we cram 2.7 homes per acre into the Mill Grove community?

The other improvements do not mention Mill Grove Road's sad state and years of disrepair.

What else can I do to help the UC BoC deny this? Is there anything other than writing you emails and attending the meetings? I've never heard from Ms. Merrell or anyone else, so I'm not sure what the concerned residents of Mill Grove can do to stop this madness.

Thanks for any direction you can provide!

<image001.png>

Dottie Bedell  
9607 Mill Grove Road  
Indian Trail, NC 28079

---

**From:** Dottie Bedell <[dottie.bedell@lumaverse.com](mailto:dottie.bedell@lumaverse.com)>

**Date:** Tuesday, December 31, 2024 at 6:03 PM

**To:** "[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)"

<[Melissa.Merrell@unioncountync.gov](mailto:Melissa.Merrell@unioncountync.gov)>

**Cc:** Bjorn Hansen <[bjorn.hansen@unioncountync.gov](mailto:bjorn.hansen@unioncountync.gov)>,

"[brianw.helms@unioncountync.gov](mailto:brianw.helms@unioncountync.gov)"

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"[Gary.sides@unioncountync.gov](mailto:Gary.sides@unioncountync.gov)" <[Gary.sides@unioncountync.gov](mailto:Gary.sides@unioncountync.gov)>,

"[Lee.Jenson@unioncountync.gov](mailto:Lee.Jenson@unioncountync.gov)"

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"[stacey.vargas@unioncountync.gov](mailto:stacey.vargas@unioncountync.gov)"

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"[crystal.panico@unioncountync.gov](mailto:crystal.panico@unioncountync.gov)"

<[crystal.panico@unioncountync.gov](mailto:crystal.panico@unioncountync.gov)>,

"[vicki.callicutt@unioncountync.gov](mailto:vicki.callicutt@unioncountync.gov)"

<[vicki.callicutt@unioncountync.gov](mailto:vicki.callicutt@unioncountync.gov)>,

"[john.shutak@unioncountync.gov](mailto:john.shutak@unioncountync.gov)"

<[john.shutak@unioncountync.gov](mailto:john.shutak@unioncountync.gov)>

**Subject:** Mill Grove Road - Rezoning Petition Filed by Kolter Homes -  
Mill Grove Road Infrastructure Impact Issues

Hi Ms. Merrell,

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As you might reasonably expect, there are deep concerns about the strain of this proposed dense development on our first responder units, the county water system, the environment, the 218 corridor, and the impact on Mill Grove Road and Russell Road.

**During the UCBoC December 2<sup>nd</sup> meeting ([article here](#)), you (Ms. Merrill) said, “We have a lot of heavy lifting ahead of us. We have some big asks coming up, so I beg that you stay involved and stand by us. Help us make these big decisions that are so important for Union County because we’re going to need you beyond tonight.”**

Well, Ms. Merrell, I’m begging you and your BoC to take a moment to read and digest the impact. As you say, I am standing by you, but I need you to stand by us—the community of Mill Grove.

1. In this same news article from the 12/2/24 UCBoC meeting from Union County Weekly, Gary Sides “... noted how the county provides hot or frozen meals to some 300 citizens five days a week, but there is a waiting list of more than 500 older adults. He requested staff bring back information on what it would take to reduce the waiting list and expand the services to seven meals a week.” I highlight this because if the county is that remiss providing for our *current* older population, what impact do you think this 737 home 55+ development will have in years to come?”
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1. In [this article](#), it’s noted that the Potter Road, Cresswind Wesley

Chapel, Kolter Homes project overcame several political hurdles, including an online petition to reject the rezoning – signed by over 1200 people, and a 4-3 recommendation by the Union County Planning Board to deny the project! Our own county planning board members said the project was too dense and would add too much traffic to already overburdened roads. The county commissioners passed the rezoning anyway. Why is the county commission ignoring its citizens and own planning board?

For the Mill Grove area, no county sewer serves the proposed approximately 2.2+ homes per acre of this densely populated development. Why in the world would your team not require Kolter Homes to invest in bringing county sewer from the Mecklenburg County side?

Why would you allow Kolter Homes to build multiple sewage pump stations (they will have to build at least four pump stations!) and pump it *across Duck Creek* (and the unimaginable environmental changes that will cause to the protected Heel Splitters mussels) to a drain field on Russell Road? Not to mention what the silt and land stripping will do to Duck Creek's water table and banks. Why would Kolter Homes pay for pump stations and drain fields when providing county sewer is the right thing to do?

And yes, I know a "Neighborhood Input Meeting" is scheduled. How can we convince you to provide the proper growth aligned with Union County's values?

You and your team should already know some of the *right things*:


1. The right thing to do is require Kolter Homes to invest in our infrastructure, e.g., sewer, rather than allow them to build sewage pump stations and make 25+ acres a sewer drain field in the back of the gigantic development and on a completely different road!
2. The right thing to do is require Kolter Homes to pay for four-lane Highway 218 for 5 miles each way to accommodate the 55+ MPH 18-wheelers that consistently speed up and down the highway.
3. The right thing to do is require Kolter Homes to invest in the Union County elderly meal program and other essential services for the next two decades (\$50k per year is a good start!).
4. The right thing to do is require Kolter Homes to disallow persons under 18 and 55 to live in the development for longer than 6 weeks.
5. The right thing to do is disallow this density in rural areas with rural roads and no sewage accommodations. And in unincorporated Union County – what about trash service?


6. I urge you to consider the long-term consequences of approving this rezoning without addressing these critical issues.


This development is not what Union County represents—what you represent. But I know it's also a very sparkly lure for you, a community that pays millions in taxes—at the expense and on the backs of our Mill Grove, 218, and Russell Road communities.

Ms. Merrill, represent your citizens and retain Union County's values. I don't think Kolter Homes is interested in our values. You know what interests them – it is not you, me, or our community.


Many thanks,  
Dottie Bedell  
9607 Mill Grove Road  
704-617-3021

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