

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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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

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

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 2nd 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