

Ahamd Zarea  
410 Intern Way  
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Home: 919-206-4535  
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Email : Ahmad234@yahoo.com  
June 11, 2012

Re: South Point Trails

I have lived and own in above address for 12 years ,and also my brother and me own the property, the address is 8405 hwy 751 Durham NC 27713 across from South Point Trails. In that time i have witnessed a blitzkrieg of development in south Durham. Most of this development was built in contravention of the existing comprehensive plans and required "plan amendments." the developers of South Point Trails want to build 164 townhouses on 27.9 acres. The 2005 comprehensive plan calls for a limit of 56 houses on this property. What justification is there to increase the density on this site, other than for the developer to make more money? And what possible justification is there to increase the impervious surface to 70%?

Comprehensive Plans are supposed to provide a blueprint for future development and we neighbors depend on them while making the most important economic decisions of our lives. Why then are the plans so thoughtlessly discarded whenever a developer wants to make more money? The owner of this property lives in Florida. Why would you even consider disregarding the objections of Durham citizens?

Sincerely,

*Ahmad Zarea*

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July 26, 2012

Good evening Mr. Mayor and members of Durham City council.

My name is Ahmad Zarea. I am a current resident of the Durham, the City of Medicine. I have been a law abiding citizen for over 25 years and a homeowner for 10 years. I enjoy living in Durham because of the great professional opportunities, the schools and overall atmosphere.

My reason for coming before you tonight is concerning the South Point Trails 164 town home construction project which will border Hwy 751. The project will also be opposite side of personal property 8405 Hwy 751 Durham, NC 27713 which since 2004 has been owned by both my brother Reza Zarea and myself.

I have already had the opportunity to present a statement letter to each member of the Durham City Council and staff, the attorney and developer of South Point Trails.

I am taking a stance of opposing the plan for South Point Trails due to the need for certain conditions.

Conditions based on the need for proper safety traffic regulations. I want to insure that there will be in the plan additions of clear visible signs, lighting, and traffic lights if necessary. In addition, the house on my property across from South Point Trails would need a clear established entrance and exit.

Appearance is everything. South Point Trails should attract upstanding citizens, investors, professionals and even tourists to the City of Medicine. Therefore, numerous color schemes or themes would not be beneficial and would take away from the overall look of the area.

A colonial style 4ft red brick wall would need to border my property 8405 Hwy 751 in order to prevent future property damage to home due increase in traffic and the potential for increased car accidents.

These conditions are necessary for me to agree with the South Point Trails project otherwise, I oppose.

I truly feel that these additions to the project will save the Durham, the City of Medicine financially. First the traffic additions such as the wall, traffic lights, clear visible signs, will bring awareness to areas, increase safety, greatly help to prevent accidents that could be at times fatal. Overall, these additions will also save money for Durham, City of Medicine from not having to settle or defend themselves against law suits.

I originally did like the the first idea for the project to be 58 homes instead of 164 townhomes because there being less people, less traffic, less potential for crime.

These are my concerns and reason I say again, I oppose the the construction of the South Point Trails project on Hwy 751 due to need for certain conditions. If conditions are met in the planning of South Point Trails, my opposition will change for in agreement.

Thank you Mr. Mayor, members of Durham City Council for taking the time to meet with me tonight. Thank you for your consideration of the much needed conditions for the South Point Trail project. I hope that the outcome will be beneficial to both the City of Medicine and myself.

Sincerely,

*Ahmad Zarea*

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