

[EXTERNAL MAIL]ZAC-23-8: Positive Nelson Rezone Request

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To:Leia LaPlace <leia.laplace@dpnr.vi.gov>

Good Afternoon LaPlace,

Please accept this email as an indicator of my support for Positive Nelson's request for a rezone to enable him to improve his property to include various uses for events, socializing, short term housing and more.

While I understand the concerns of the neighbors up the hill, their position that his use is inappropriate is incorrect. R1 zoning has a multitude of By Right Permitted uses including but not limited to:

- Residential Dwelling
- Accessory Buildings
- Artists Studio
- Botanical Garden
- Camping/Picnic Area
- Civic, Social and Fraternal Associations (Clubhouse or Office)

In addition, it also has Permitted Uses subject to Conditions for Community Centers.

It's my belief that Mr. Nelson's proposal is a social club and as such shouldn't even require a rezone to enable his activities. He should be able to use his property as he desires without requiring any rezone or special approval. Worst case scenario he would need Conditional Approval for a Community Center (allowed in R1 zoning) that puts reasonable limitations on number of cabins, hours of operations, timeline when music may be played, etc.

Neighbors have rights but so does Mr. Nelson and the land the neighbors purchased has the same zoning as Mr. Nelson. Until the zoning code is modified, the islands R1 zoning provides significant Use Flexibility and Does Not restrict development to Residential only.

Regards,

Brian Ray

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