



Written Testimony
Before the
35th Legislature
Committee of the Whole
on
Bill Nos.
35-0401 & 35-0406

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DECEMBER 16, 2024

Good morning Senate President, Novelle Francis, Members of the Committee of the Whole, the listening and viewing audiences, I am Clifford Graham, of CG Consulting, and I am here today along with George Rogers representing Rogers Family relative to Bill No. 35-0401 an Act amending Official Zoning Map No. STZ-10 for the island of St. Thomas, Virgin Islands rezoning Parcel No. 41-5-1 Estate Frydenhoj, No. 3 Red Hook Quarter, St. Thomas from R-2 (Residential-Low Density-One and Two Family) to B-4 (Business-Residential) and Bill No. 35-0406, an Act amending Official Zoning Map No. STZ-10 for the island of St. Thomas to rezone Parcel No. 3J-1A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas, Virgin Islands, from R-2 (Residential-Low Density-One and Two Family) to B-2 (Business-Secondary/Neighborhood). Although these two Parcels are owned by different members of the Rogers' family, hereinafter the Rogers, the family is unified in their desire to improve the two Parcels and stimulate the economy with business/commercial activities.

With respect to Bill No. 35-0401, the rezone of the Parcel 41-5-1 Estate Frydenhoj, the Rogers, is seeking this rezone to develop and improve this abandon residential lot from its existing condition into a commercial property, similar to what was developed by the family on the adjacent eastern parcel, Parcel No. 41-5-2 Estate Frydenhoj. As you will see from this adjacent property, the Rogers are very meticulous with their development to ensure that their development blends harmoniously into the community; thus, the development of the subject property will be different. The Rogers tenant selection is even evaluated carefully to guarantee the blend of business/commercial tenants does not adversely impact the pristine mangrove and environmentally sensitive pond that is situated just south of the properties.

The Rogers' desire is to demolish the upper, structurally compromised, portion of the existing building on Parcel 41-5-1 Estate Frydenhoj, construct a new commercial space on the second level with adequate

off-street parking with proper ingress and egress off of the existing road. Finally, this Parcel will have adequate lighting and landscaping that will definitely enhance this corner property that serves as half of the gateway to the road leading into Scott Beach, Compass Point Marina and other residential homes.

As for Parcel No. 3J-1A Estate Mariendahl (Bill No. 35-0406), the Rogers family is seeking a rezone this property from R-2 to B-2 with the intension of operating a water truck standpipe area to provide local water trucks and homeowners with the option of refilling their trucks/water buffalos at a convenience location in the country with an automotive filling operation. This rezone will assist the family to put this underutilized parcel into play commercially. A trip down memory lane will show that what once was residential parcels along the not so busy Turpentine/Brookman Road has evolved into mostly all commercial development today as this traffic on this roadway has gotten busier over the years and makes it extremely dangerous and noisy for continued residential use.

The development plan for this parcel is to completely renovate the existing structure that sits on the parcel and create the proper ingress and egress lanes for water trucks to safely traverse the site for refilling their tanks. The Rogers will also provide landscaping at this site to enhance its appearance. The Rogers anticipate that this development timespan will take approximately 8 months to complete once work has commenced.

Senators, on behalf of the Rogers family, I thank you for this opportunity to present these two rezone proposals to you and Mr. Rogers and I will be available to entertain any questions you may have.

Thank you.