

December 12, 2024



The Honorable Novelle Francis, Jr.
Legislature of the Virgin Islands
56 King Street, Hamilton House
Christiansted, St. Croix, VI, 00820

RE: Testimony - Zoning Change Amendment – 13-A & 4 Combined, Hogensborg, St. Croix

Dear Senate President Novelle Francis, Jr.:

On behalf of Ashwash Enterprise, LLC we are requesting a zoning map amendment for Plots 13-A Combined & 4 Combined, Estate Hogensborg, West End Quarter, St. Croix, U.S. Virgin Islands (formerly 4, 6 & 13A Hogensborg).

These lots are comprised of approximately 21.1986 acres located north of Queen Mary Highway (Centerline Road), opposite Sunshine Mall. These lots are currently zoned R-1 (Residential— Low density) and are currently vacant. They are surrounded by a mix of uses including industrial, residential and the former Cost-U-Less to name a few. This property is unoccupied and has public utilities including potable water and sewage.

The owners are seeking additional flexibility to achieve their objectives, namely (1) to move their store onto their own property, (2) to provide ownership opportunities for other business owners, and (3) to allow for a range of housing options. The request, therefore, is for a zoning change from R-1 to **B-3 (4 Combined) and R-2 (13-A Combined)**.

This zoning change will not disrupt the established character of the area and will actually bring this property into closer alignment with adjacent parcels. We are grateful for the opportunity to present this request for consideration and look forward to answering all your questions.

Respectfully,

A handwritten signature in black ink, appearing to be "Clarence Browne".

Clarence Browne
Managing Principal | Design District