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**[EXTERNAL MAIL] Re: Reminder of ZAC-24-7 virtual public hearing on Wednesday, October 23rd at 10 am**

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**From** Charles Peterson <hogensborg@yahoo.com>

**Date** Thu 10/24/2024 10:46 AM

**To** Leia LaPlace <leia.laplace@dpr.vi.gov>

Re: DPNR Application No. ZAC-24-7 (Zoning Change) from R1 to R2-B1

My concerns as the adjacent property owner are as follows:

1. intended use as explained does not protect from future use that the zoning change would allow. no written guarantee....
2. Protection from flooding .. currently heavy rains causes the centerline road and poorly maintained guts to the west and south of properties to overflow.
3. there is a historic ruin of old plantation with great house worker houses a well, and various means of farming produce. Whim great house had a mock up and historical narrative of how it looked and its history.. There are marked grave sites from 1928 with the names of those buried there....
4. Traffic flow and regulations to enter and exit any development to the north of center line needs to be well planned as entering and exiting can slow traffic to crawl or cause many fender benders.
5. for some acoustical reason sound travels easily from east to west and back in this area well planned landscaping can help to buffer sound and water.....

would like to see more detailed plans as they become available

Charles Peterson 6A Hogensborg

On Tuesday, October 22, 2024 at 09:30:41 AM EDT, Leia LaPlace <leia.laplace@dpr.vi.gov> wrote:

Link to access hearing: [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MmUwMTUxNTktNzNkMC00ZmM3LTljYTctMjRkZTY5ZGQ4NWYz%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c12b25-87cc-4f04-8d48-314ff405b090%22%2c%22Oid%22%3a%22def25434-41a7-4923-9639-2f6143b7b2b5%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MmUwMTUxNTktNzNkMC00ZmM3LTljYTctMjRkZTY5ZGQ4NWYz%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c12b25-87cc-4f04-8d48-314ff405b090%22%2c%22Oid%22%3a%22def25434-41a7-4923-9639-2f6143b7b2b5%22%7d)

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ZAC-24-7: Ashwash Enterprise, LLC requesting a rezoning from R-1 (Residential-Low Density) to R-2 (Residential-Low Density-One and Two Family) for Plot No. 13-A Combined Estate Hogensborg, West

End Quarter, St. Croix and from R-1 to B-3 (Business-Scattered) for Plot No. 4 Combined Estate Hogensborg, West End Quarter, St. Croix. The purpose of the request is to allow mixed-use development.

Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpr.vi.gov>

Division of Comprehensive and Coastal Zone Planning

#45 Mars Hill, Fsted, VI 00840-4474

Tel: 340.773.1082/774.3320 x2215

"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

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