

November 05, 2022

The Honorable Donna Frett-Gregory  
Legislature of the Virgin Islands  
P.O. Box 1690  
St. Thomas, VI, 00804

**RE: Zoning Change Amendment – Plot 140-H Estate St. George**

Dear Senate President Donna Frett-Gregory:

I am writing this letter on behalf of Mr. Learie Aubert to request a zoning map amendment for Plot 140-H Estate St. George on St. Croix, U.S. Virgin Islands.

This small site of 0.334 acres sits along the public road and is currently zoned R-2. The lot is surrounded by a mix of uses which include business, commercial, industrial, and residential zones. Directly across the street is a large industrial zone. Sharing the block is a strip mall which includes neighborhood pharmacy, several food and beverage establishments and other business zoned land. Mr. Aubert also owns the adjacent lot toward the east that would be most impacted by any change in zoning. This lot has public road frontage on the west side and estate road frontage on the north.

Mr. Aubert intends to use the property as a small shop where he could sell local food products that are a bi-product of his farming operations. He is requesting a zoning change from R-2 to B-3 which would be required for the business operations at this location.

We are confident that this proposed amendment fits within the established character of the area and will have only a positive effect on the community and surrounding property owners. I am available at any time to answer all your questions and to discuss the merits of this request.

Respectfully,



**Clarence Browne**  
Managing Principal | Design District