

June 7, 2023

The Honorable Novelle Francis, Jr.
Legislature of the Virgin Islands
P.O. Box 1690
St. Thomas, VI, 00804

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

Dear Senate President Novelle Francis, Jr. and Members of the 35th Legislature:

I am here today testifying 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 with this property 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.

The intention is to use the property as a small shop where he could sell local food and dairy products. The proposed use will not introduce any environmental hazards and disruptions. We are 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 a positive effect on the community and surrounding property owners. I look forward to answering your questions at the appropriate time.

Respectfully,



Clarence Browne
Managing Principal | Design District