

## Written Testimony

**Bill No. 35-0260** An Act amending Official Zoning Map No. SCZ-12 for the island of St. Croix, Virgin Islands rezoning Plot No. 6 Parcel 6 of Estate Clifton Hill, Kings Quarter, St. St. Croix from R -2 (Residential- Low Density – One and Two Family) to **B-3 (Business) Scattered**

My Name is : **Hubert H. Watty, MD.** Board Certified Family Practitioner and Wound Care Specialist.

A Retired Military Officer of the U. S Army, Presently The Owner and Operator of :

**Agape' Wellness Center & Wound Care, LLC** on the Island of St. Croix.

This Medical Practice being in operation over the 5 years: Opened for business in Feb 2019.

Dr. Watty is a Health Care Provider and has been practicing medicine over the past 24 years post Residency Training. He considers himself a local. Growing up on the island of St. Croix as a child where he received his formative education. After graduating from **St. Croix Central High School in 1985** he traveled to the U. S Mainland to further his education and studies.

After completing residency training he practiced medicine for several years on the US Mainland both in the military and civilian hospitals and clinics in many states and cities before returning home in the **Fall of 2016.**

Dr. Watty is the owner of the property being petitioned to the Legislature for the Re-Zoning in question.

Re-Zoning of that proper was granted in 2018. Since then much repairs and improvement has been made to the existing buildings and structures on the grounds. Renovations and repairs of 3 existing BLDG structures, as well as improvements done on the grounds. This property is the locations of my practice : Agape Wellness Center & Wound Care, LLC ).

The present ( R – 2 Variant ) Zoning seems to limit and restrict my use somewhat of the property Including BLDG's that now exist on grounds. One of my interest is to lease some of the Office Space and BLDG's hopefully to those in the Health Care Professions or any other who have that interest.

As well, I am hoping for the opportunity to open up a Pharmacy ( Drug Store ) on grounds in one of the existing BLDG's. I have NO interest in building any new structures on the grounds. And I have NO interest in opening up bars and restaurants.

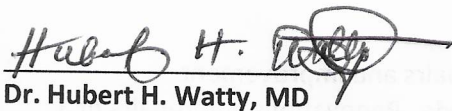
Those are not what I do and not where my interest lies. The need for a pharmacy located in that area is there. That need is voiced and made known by many of the patients and clients I see at the practice daily. With the recent closing of " K-Mart " pharmacy on the west side of the island of St. Croix in Summer 2023.

That seem to have magnified that need even more. As well that location is centrally located and will be in an ideal place and location to serve both ends of the island ( East and West). It will as well make it very much convenient for patients and clients seen at the practice to get medications on the same grounds where they receive their health care. It will be made clear to clients and patrons that they retain the rights and the option of going to any pharmacy of their choices.

Granting the request of Re-Zoning I believe will generate jobs and thus tax revenues for the Island and territory.

I appeal sincerely to the Members of the Legislature to grand this request for Re-Zoning with the Indented purpose stated and in mind.

Cordially Yours



**Dr. Hubert H. Watty, MD**

Board Certified

Family Practitioner

& Wound Care SPC