

Estate Mafolie Association, Inc.
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September 12, 2023

To the Honorable 35th Legislature of the Virgin Islands,

RE: Warrell's Waterway Gift Shop & Lookout located at 30c Estate Elizabeth.

The Estate Mafolie Homeowners Association Representing over **46 Families** ADAMENTLY OPPOSES the proposed development: "Warrell's Waterway Gift Shop & Lookout" located at 30c Estate Elizabeth.

Mr. Warell has repeatedly and unsuccessfully sought over the years since 2008 to change the existing zoning from R-2 residential to B3 commercial to allow this development to proceed in a residential neighborhood.

The Department of Planning and Natural Resources (DPNR) in written testimony to the senate in 2015 advised against allowing a zone change because the property sits on a natural drainage gut and building there would be environmentally problematic and put at risk homes below the proposed site.

Commissioner Henry in written testimony to the senate in 2015 opposed the rezoning citing the gut issue and the massive neighborhood opposition amongst other problems with the development concept.

In 2020 Mr. Warrell again attempted to come before the senate seeking a change. In a letter read at the hearing DPNR Commissioner Jean- Pierre Oriol reiterated the departments recommendation for a denial of the request saying that "there was no material change in conditions since the application was originally submitted."

The current roadway past the Mafolie hotel has double parking that exists on both sides of the roadway causing significant traffic delays for homeowners attempting to get to the north side on the road passing the 30c property in question and heading in the opposite direction to town. Also create a major risk for vehicular and Safari Taxi turnarounds in the Corner and then on to the main road risking furthermore Accidents with Cars, Pedestrians and Tourists.

Therefore, if a commercial development is allowed it would drastically increase the traffic congestion and noise in this quiet residential neighborhood and fundamentally alter the peaceful character of the area for the worse.

The adjacent homeowners respectfully ask that the R-2 zoning that protects homes on all sides of C30 and protects property values and the peace and quiet of the neighborhood be honored. The commercial zoning request must be denied.

Respectfully,

Gobind Chugani
President Estate Mafolie Homeowners Association