

Agnes Fancy #2, Rem; #8, and #3A  
St. Thomas, Virgin islands 00802  
Mailing address: 7636 Lower Hull

October 18, 2022

Re: DPNR Application ZAT-17-2 Lionel Warrell  
Remainder of 30C Estate Elizabeth, #8i St. Thomas, VI

Dear Commissioner and Members of the Department of Planning and Natural Resources and members of the VI Legislature:

Once again, we very strongly oppose Mr. Warrell's request to put any commercial activity in our residential neighborhood. Nothing has really changed since the last hearings. He is still requesting a zoning change of the residential property he recently bought to Commercial. Approval of this request will give Mr. Warrell the ability to build ANY and ALL types of commercial activity on this spot. The list of commercial possibilities is too long for me to list here, but you know better than I what they are; and you also know that once the zoning is changed, requestors RARELY, if ever, stick with their originally stated proposal for the property. One example of that is the gas station in Dorothea. The door will be opened, never more to revert back to residential. Mr. Warrell and future owners could build whatever they want - and you will not be able to stop them. You denied this request before - what has changed? Nothing. We respectfully ask that you deny the proposal again.

All the talk these days is about pollution. Pollution in our beaches, pollution in the air, in our food and in our drinking water. But we seldom hear about noise pollution and its effect on us humans.

After a busy day at work or at school, we all need to retire and should be able to retire to a quiet, safe place, and not have the constant noise from businesses vibrating in our ears at all hours of the night.

Commercial activity in our neighborhood would do just that, especially since Mr. Warrell could utilize his Commercial Zoning for **any** type of commercial activity on his property should you approve this re zoning request. You should also seriously consider the increased day and night traffic.

Tourists come here looking for attractive, innovative activities. They have enough opportunities to purchase Mr. Warrell's offerings from so many other vendors, and can take pictures and enjoy the views from other established locations, as well as on the drive up the hill. This venture will not enhance our tourists' experience, but serve only to further aggravate the traffic congestion and intentionally hurt the residents who have poured their life savings into their homes.

Yes, we need the tourists; but as permanent, full time residents we need to come home to a quiet place.

None of you here present would want to have a night club, disco bar, sports bar, gas station, mechanic shop, retail shop, gym, casino, or any of the other 100+ possible commercial activities in your front yard. We don't either.

When Mr. Warrell bought this property, he knew he was buying residential property. He says he wants to be a business owner. Great, we can support him in that endeavor as an owner of a RESIDENTAL business, such as apartments for rent within the existing zoning. If he is insisting

on any other commercial business venture he needs to buy, rent or lease commercial property in a commercial district.

I hope you will see that his request is unreasonable, unfair to current residents, and unwanted by those of us who own homes here.

We respectfully ask you to deny his request.

Sincerely,

Clara Bryan