

[EXTERNAL MAIL]Lionel Warrell Request for Rezoning Application No. ZAT-22-16

Nancy Cook <nancy317vi@yahoo.com>

Fri 10/28/2022 2:28 PM

To: Leia LaPlace <leia.laplace@dpr.vi.gov>

Good Day -

I am writing to express my opposition to the rezoning for Warrell's Waterway. I attended the virtual hearing, only because I stopped to read the sign posted at the bottom of my road -- when I called DPNR I was informed that I had not been notified because my property is not "adjacent" to Remainder 30C Estate Elizabeth -- but, in fact, the only access to my property (3R Agnes Fancy) and the dwellings of 12 additional homeowners, is via a one-way Estate Road that branches off Manassah Hill Road just a few yards down from where Mr. Warrell intends to build taxi and employee parking. To say that his plans will not impact traffic in the area is a preposterous claim - one need only visit the area now when there are cruise ships in port, and safari taxis are parking at the side of the road just on the curve above Mafolie Hotel, or just at the gut at the top of Manassah Hill Road. The tourists disembark the safari into traffic -- people come around the curve going up or down, and I am afraid a tragedy will happen because our tourists are not accustomed to traffic approaching from the opposite direction than what they are used to.

At the virtual hearing Mr. Benjamin and Mr. Euwema stated that:

- 1) There will be no impact to traffic in the area -- this is a false claim.
- 2) They are now proposing a 24 seat "restaurant" and 12 "bar seats" -- this is a great increase over their initial proposal to have a "snack bar and scenic lookout"
- 3) They plan 18 total parking spaces - only 3 of which are for "staff" -- I don't know what kind of restaurant/bar operation Mr. Warrell has ever operated but only 3 staff for a 24-seat restaurant with a 12-seat bar? Seems a bit far-fetched.
- 4) They plan "daytime use only" - no loud music at night, etc. I believe we all heard this when MountainTop was re-built and nighttime activities ensued that only stopped when there was an uproar from the neighboring property owners.

In my 46 years in St. Thomas (with 32 of them living at 3R Agnes Fancy) I know that what developers say they will or will not do in order to gain approval for a zoning variance often differs greatly from their actions after they have the re-zoning approval in their pocket.

Just FYI the properties impacted by this development are:

- 3E - Nick Krysalca (he has passed away but some change of ownership is going on with this property, right at the bottom of our estate road and the first house on the way up from the intersection of Remainder 30C Estate Mafolie)
- 3D-2 - Salem
- 3D-1 and 3U - Yvonne Questel and Edward Armstrong. (Their daughter Nico Armstrong participated in the hearing)
- 3F - Buckner Inniss, Lolita & Darryl
- 3K Remainder - Hazell, Micha & Delores
- 3K-1 - Fleurencia Rhymer
- 3C - Gail & Trevor Farrell
- 3L - Glen Smith
- 3N - Stephen Quetel
- 3R - Nancy Cook
- 3S & 3T - Charles & Linda Consolvo (Charles Consolvo participated in the hearing)
- 3Q - Clementina Bryan
- 3B-1 - Jacquelyn Bergin

These 13 parcels have existing dwellings that can only be accessed by the Estate Road I mentioned -- there are other properties that are as yet undeveloped that will also be impacted by Mr. Warrell's proposal.

Thank you for your attention.

Nancy L. Cook
3R Agnes Fancy
340-643-6807

Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender is.

