

[EXTERNAL MAIL]ZAC-22-14 rezoning application concern

Stephanie Hodge <stephanie@blueskyvi.com>

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To: Gregory Richards <gregory.richards@dprn.vi.gov>;Leia LaPlace <leia.laplace@dprn.vi.gov>

Cc: Caryn Hodge <caryn@blueskyvi.com>;Jai Raphael <jai@blueskyvi.com>;James Rollins <jay@blueskyvi.com>;Bria Fredericks <bria@blueskyvi.com>

Good Morning Ms. LaPlace & Mr. Richards,

In regards to the above zoning change/variance application, we have serious objections. With the understanding that I personally support small businesses and their entrepreneurial spirit and energy, a cement block plant in this location is ill advised. This is a major St Croix intersection that should be planned with the idea of aesthetics, health, safety and traffic as primary concerns. Putting a heavy industrial plant in this prime location is just not appropriate. We only have so many precious square miles on St Croix and the land-use needs to be appropriately planned.

We applaud having a cement block plant on island, but this is just not the right location. This area is home to schools, retail developments and residential neighborhoods and should not become an industrial hub. There are already industrial centers on island with the appropriate zoning designed specifically for this type of development. This plant needs to go in one of these areas.

Currently it is an eyesore for all the residents in the surrounding communities such as John F. Kennedy, Ralph DeChabert, numerous apartment complexes in Golden Rock, the estates of Orange Grove, Beeston Hill, Hafensight, Little Princesse, La Grande Princesse and Contentment. Let us not forget the owners of the properties above the Just Right Trucking facility who were sold residential lots by this same developer now seeking to change the planned use of this lot. It is almost criminal in nature what is being considered as this request will deprive area residents and stakeholders of their right to quiet enjoyment and the preservation of their property values. Moreover, a cement plant will certainly be a health hazard to the surrounding areas due to noise pollution from heavy trucks and the plant itself. Air pollution due to dust and particulates in the air will negatively impact the health and safety of the community.

Respectfully we request this variance request be denied.

Caryn Hodge
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