

35th Legislature of the U.S. Virgin Islands
Committee of the Whole
Ratification of Zoning Application ZAC-24-6
Virgin Islands Propane, LLC
September 23, 2024

Good day Senate President Novelle E. Francis, Jr., members of the 35th Legislature of the U.S. Virgin Islands, and the listening and viewing audience. I am Alicia V. Barnes, Environmental Consultant and Permitting Subject Matter Expert (SME). I appear before you today on behalf of Virgin Islands Propane, LLC (VI Propane) and am accompanied by VI Propane's Principals, Mr. Sirri Hamad and Mr. Atta Misbeh. Collectively we are here to present testimony and answer questions in support of Zoning Application ZAC-24-6 – Use Variance Request – Official Zoning Map Amendment for Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, U.S. Virgin Islands

Virgin Islands Propane LLC filed an application with the Department of Planning & Natural Resources, Division of Comprehensive Coastal Zone Planning for a "Use Variance" for Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, U.S. Virgin Islands, to operate the retail, storage, and wholesale of propane to commercial and residential customers. The details are as follows:

- Lease Holder – Virgin Islands Propane LLC
- Authorized Agent - Sirri Hamad
- Legal Physical Address - Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, USVI
- "Use Variance Acreage - 1.00 US Acre
- Current Zone - I-2
- Requested Zone - "Use Variance" to operate the retail, storage, and wholesale of propane

Specifically, the "Use Variance" request is to operate the retail, storage, and wholesale of propane to commercial and residential customers in an I-2 (Light Industry) Zoning District on a 1.0 US Acre Plot.

Virgin Islands Propane LLC is a successful, Virgin Islands Company that has operated in the territory for many years. The principals of Virgin Islands Propane LLC are Sirri Hamad and Atta Misbeh. Both Mr. Hamad and Mr. Misbeh are well-known local businessmen who are active contributing members of the St. Croix community. Their combined business ventures have invested heavily in the territory and contributes thousands of dollars to charitable causes.

Plot No. 8 Estate Cassava Gardens presents an ideal location to operate a propane retail and wholesale facility. Moreover, the proposed operation is compatible to surrounding activities. The introduction of Virgin Islands Propane LLC in the St. Croix will drive competition in the local propane retail and wholesale markets which is a benefit for consumers. The timeline for the project is 12 months from the approval of the subject "Use Variance" request and the acquisition of all permits.

Considering the aforementioned, Virgin Islands Propane LLC requests your ratification of Zoning Application ZAC-24-6 for a "Use Variance" to operate the retail, storage, and wholesale of propane to commercial and residential customers in an I-2 (Light Industry) Zoning District on a 1.0 US Acre Plot.

Thank you for this opportunity to present and we are available to answer any questions you may have.