

# VIRGIN ISLANDS PROPANE

- USE VARIANCE APPLICATION ZAC-24-7
- \_\_\_\_\_
- PLOT NO. 8 CASSAVA GARDEN
- ST. CROIX US VIRGIN ISLANDS
- \_\_\_\_\_
- DPNR/CCZP PUBLIC HEARING
- MAY 22, 2024
- 10AM

# VARIANCE APPLICATION REQUEST

VIRGIN ISLANDS PROPANE IS  
REQUESTING A “USE VARIANCE” TO  
OPERATE THE RETAIL, STORAGE, AND  
WHOLESALE OF PROPANE TO  
COMMERCIAL AND RESIDENTIAL  
CUSTOMERS IN AN I-2 ZONING DISTRICT  
ON A 1.0 US ACRE PLOT.

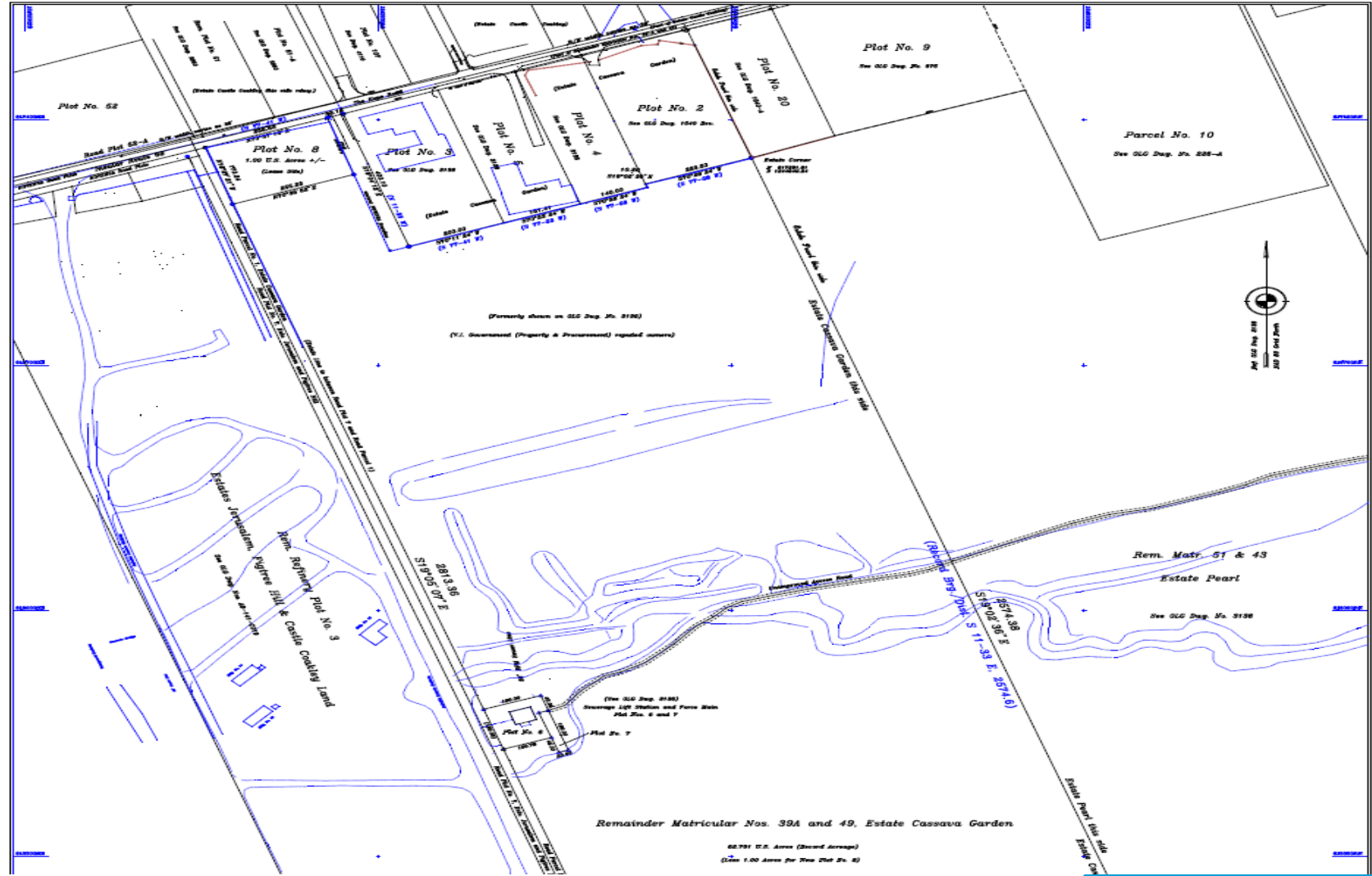
# PROPERTY DETAILS

- LESSEE – VIRGIN ISLANDS PROPANE
- AUTHORIZED AGENT – SIRRI HAMAD
- LEGAL ADDRESS - PLOT NO. 8 CASSAVA GARDENS, QUEENS QUARTER, ST. CROIX, USVI
- ACREAGE – 1.00 US ACRE
- ZONING DISTRICT – I-2

# SITE

THE SITE IS UNDEVELOPED AND AN IDEAL LOCATION TO OPERATE A PROPANE RETAIL AND WHOLESALE FACILITY. MOREOVER, THE PROPOSED OPERATION IS COMPATIBLE WITH SURROUNDING AREA COMMERCIAL AND INDUSTRIAL ACTIVITIES

# SITE



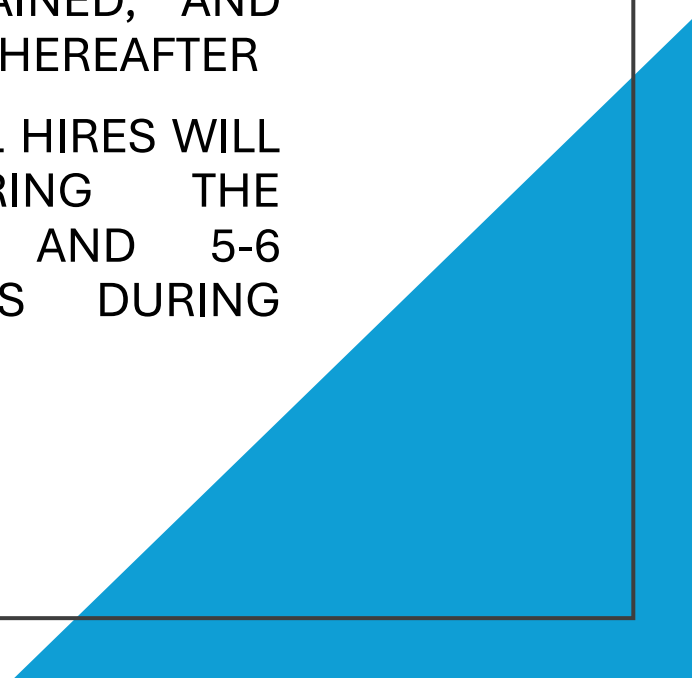
**PLOT NO. 8  
CASSAVA  
GARDEN  
AERIAL**



# PRINCIPALS

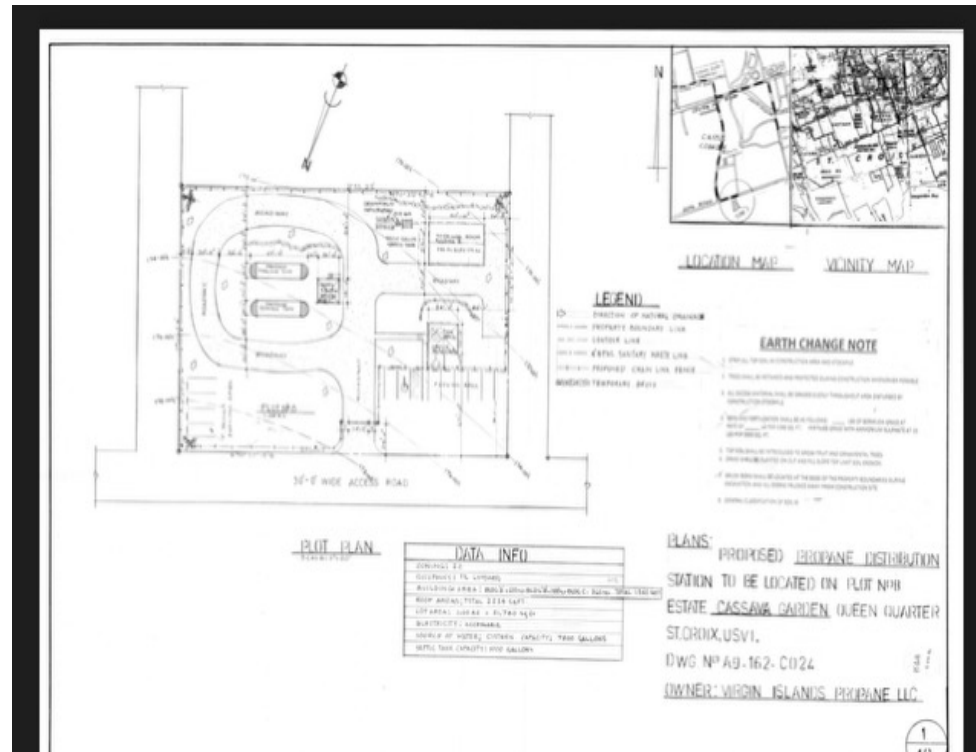
THE PRINCIPALS OF VIRGIN ISLANDS PROPANE LLC ARE SIRRI HAMAD AND ATTA MISBEH. BOTH MR. HAMAD AND MR. MISBEH ARE WELL-KNOWN LOCAL BUSINESSMEN WHO ARE ACTIVE CONTRIBUTING MEMBERS OF THE ST. CROIX COMMUNITY. THEIR COMBINED BUSINESS VENTURES HAVE INVESTED HEAVILY IN THE TERRITORY.

# PROJECT INVESTMENT TIMELINES EMPLOYMENT

- AN INVESTMENT OF \$250,000.00 to \$300,000.00 IS ESTIMATED FOR THE OVERALL PROJECT
  - THE PROJECT IS SCHEDULED TO COMMENCE 1<sup>ST</sup> QUARTER 2025, ONCE ALL PERMITS ARE OBTAINED, AND COMPLETED 12 MONTHS THEREAFTER
  - APPROXIMATELY 10 LOCAL HIRES WILL BE EMPLOYED DURING THE CONSTRUCTION PHASE AND 5-6 PERMANENT EMPLOYEES DURING FULL OPERATIONS
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# SITE PLAN



# CLOSING Q&A

WE THANK YOU FOR THE OPPORTUNITY TO PRESENT BEFORE YOU TODAY AND SEEK YOUR APPROVAL OF OUR USE VARIANCE REQUEST TO OPERATE A PROPANE STORAGE, RETAIL, AND WHOLESALE FACILITY ON A 1 US ACRE PLOT IN THE I-2 ZONING DISTRICT.

WE ARE AVAILABLE TO ANSWER AND QUESTIONS YOU MAY HAVE.