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**VIA HAND DELIVERY**

Honorable Milton E. Potter

President

Thirty-Sixth Legislature of the Virgin Islands

Capitol Building

P.O. Box 1690

St. Thomas, V.I. 00804

**Re:** Application for Zoning Change for Parcel No. 17-D-5 Estate Adrian, St. John, U.S. Virgin Islands

Dear Senate President Potter:

On behalf of my clients, Maxentius Griffith and John D. Griffith (“Applicants”), I respectfully submit this letter in support of their petition for a zoning change for Parcel No. 17-D-5 Estate Adrian, St. John, U.S. Virgin Islands. The Applicants are seeking to rezone the property from its current designation of R-1 Residential to B-3 Business-Scattered to facilitate the relocation and operation of their heavy equipment business.

**Property Description and Background**

The subject property, Parcel No. 17-D-5 Estate Adrian, is located in No. 18 Cruz Bay Quarter, St. John, U.S. Virgin Islands, and consists of approximately 0.83 U.S. acre, as shown on PWD No. D9-9095-T016. The property was purchased by the Applicants in 2017 with the intent of establishing a permanent location for their business operations.

For over twenty years, the Applicants have successfully operated a heavy equipment business on St. John, offering vital services to the local community. Their operations involve the use of water trucks, dump trucks, roll-on roll-off trucks, and excavation equipment. However, the absence of a permanent location has necessitated frequent relocations, disrupting operations, employees, and customers. Furthermore, with the increasing development on St. John and the anticipated projects planned for the island, the current operating conditions are inadequate for both the business and the community, which urgently requires these essential services.

**Proposed Development and Zoning Change**

The requested zoning change to B-3 Business-Scattered, is necessary to accommodate the Applicants proposed development. The project will include:

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1. A secure modern storage garage for heavy equipment.
2. A maintenance facility for equipment repairs and upkeep.
3. An administrative office building to manage business operations.

The proposed development has been carefully designed to align with the character of the surrounding area, which consists primarily of vacant land and a mix of residential and commercial uses. Landscaping and other measures will be implemented to minimize visual and noise impacts on neighboring properties.

### **Justification for Rezoning**

The requested zoning change is consistent with the goals of the Virgin Islands Comprehensive Land and Water Use Plan, which encourages the development of commercial and light industrial uses in appropriate locations, particularly in areas with proximity to major transportation routes and where the land is suitable for such purposes. The property's proximity to a major transportation route makes it an ideal site for the proposed use. The property in question is low-lying, lacks scenic views, and is adjacent to property that borders a major transportation route, making it distinct from areas more suitable for residential development. These characteristics support the proposed use as consistent with the goals of the CLWUP.

Additionally, the rezoning will support the economic development of St. John by providing a permanent location for a locally owned business, creating employment opportunities, and ensuring the continued availability of essential services to the community.

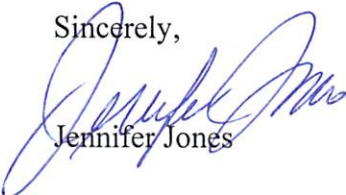
### **Conclusion**

We respectfully request the Legislatures favorable consideration of this petition for rezoning. The Applicants are committed to working closely with the Department of Planning and Natural Resources and other stakeholders to ensure that the proposed development is carried out in a manner that benefits the community and preserves the unique character of St. John.

Should you require any additional information or documentation, please do not hesitate to contact me at 340-779-7386 or [Jjones@vienvironmentallaw.com](mailto:Jjones@vienvironmentallaw.com).

Thank you for your time and attention to this matter.

Sincerely,



Jennifer Jones

cc: Leia LaPlace-Matthew, Director of CCZP