

RITTENHOUSE CONSULTING LLC

RITTENHOUSECONSULTINGLLC.COM

Business Development and Permitting Experts

April 7, 2026

Via Email: mpotter@legvi.org

Honorable Milton E. Potter

Senate President

36th Legislature of the U.S. Virgin Islands

Capitol Building

St. Thomas, USVI 00804

RE: Rezoning Request: Parcel No. 1 Mount Welcome, Christiansted, St. Croix, from W-2;
Waterfront - Commercial - Industrial to B-2; Business -Secondary

Dear Senate President Potter:

I am writing to you today as the Principal of Rittenhouse Consulting LLC on behalf of our client, Stonehouse Junctions LLC, regarding the rezoning of Parcel No.1 Mount located at No.1 Mount Welcome East End Quarter, Christiansted, St. Croix, U.S. Virgin Islands. As the authorized agent representative for Stonehouse Junctions LLC in this matter, I respectfully request an amendment to the Official Zoning Map No. SCZ-7 for St. Croix, changing the zoning designation of the property from W-2 (Waterfront-Commercial-Industrial) to B-2 (Business-Secondary).

We have consulted with the Division of Comprehensive Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR) and are submitting all required documentation for the application. Our proposal is aligned with the community's mixed-use character and is intended to support thoughtful development that complies with B-2 zoning district standards.

We believe this rezoning will allow for appropriate density and development while respecting the existing neighborhood context. We are committed to working transparently with CCZP, DPNR, and the Legislature throughout the re-zoning application process.

Should you have any questions or require further information, please do not hesitate to contact me at 340- 474-0727. Thank you for your time and kind consideration of this important matter.

Sincerely,



Alicia V. Barnes, Principal

pc: Stonehouse Junctions LLC, Property Owner