Outlook

RE: [EXTERNAL MAIL] CCZP0087-25 virtual hearing registration

From Stephens, Avril <anstephens@deloitte.com>
Date Tue 11/4/2025 1:44 PM
To Leia LaPlace <leia.laplace@dpnr.vi.gov>

Following the public hearing on 10/28

Per current guidelines in accordance with Article 7.201C-E it is noted that R-3 is intended for application in areas with access to centralized water and sewer systems. Parcel No. 1 and 1F, Estate Morningstar does not have access. In addition, there have been no effort by the owner to confirm the existence of any endangered species of animal/plant life and how those would be impacted by the proposed residential-medium density proposal. These parcels have been available for sale for several years and the proposal to change zoning to effect the sale without appropriate study and consideration of the surrounding R-1 properties should be considered. An appropriate study should be performed by the current or future owner which should be contingent on the decision to change the current zoning from R-1 to R-3.

From: Leia LaPlace <leia.laplace@dpnr.vi.gov>
Sent: Monday, October 6, 2025 11:25 AM
To: Stephens, Avril <anstephens@deloitte.com>
Subject: [EXT] Re: [EXTERNAL MAIL] CCZP0087-25 virtual hearing registration

Dear Attendee,

Thank you for registering for “Virtual Public Hearing via Microsoft Teams for Application No. CCZP0087-25: Roy Sheridan requesting a rezoning from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density) for Remainder Parcel No. 1 and Plot No. 1-F, Estate Morning Star, Queen Quarter, St. Croix. The purpose of the request is to allow the property to be developed for affordable housing.”

CCZP town hall meetings/public hearings are open to a global audience and conducted in an asynchronous and hybrid manner. Join DPNR’s Division of Comprehensive and Coastal Zone Planning (CCZP) at 10:30 am AST, Tuesday, October 28, 2025. Any questions/comments you may have before the hearing can be emailed to me.

For individuals who are unable to attend the live meeting/hearing, they can:

1. review the electronic file and submit any questions/comments/concerns by the public comment period deadline of Friday, November 7th.
2. after the meeting/hearing, review the meeting/hearing recording and review the electronic file and submit by November 7th.

For individuals who wish to attend the live meeting/hearing, they can:

1. attend using their computer/laptop/ipad/cellphone via Microsoft Teams.

   Click the link to join the hearing on the specified date and time. CCZP0087-25 virtual public hearing | Meeting-Join | Microsoft Teams

   Meeting ID: 254 750 494 056 9; Passcode: 72Q9rT7S

   Please see the attachment for instructions on “How to join a Teams Meeting without Microsoft Teams installed on your computer.”

2. attend by dialing in on their phone/cellphone using the conference number and id provided.

   Dial in by phone, +1 939-236-6758, Phone conference ID: 744 426 233#

3. attend using a videoconferencing device using the provided link and id.

   Join on a video conferencing device, Tenant key: 855297178@t.plcm.vc, Video ID: 113 780 717 3

4. When joining the hearing, please have your camera and microphone off/muted. At the appropriate public comment period, you will be allowed to place your comments/questions on record (either by chat OR audio, determined by the number of hearing attendees) (Limited to three minutes). Testimony in excess of three minutes can be submitted in writing, for the file and recommendation report.

5. A public comment period will also follow the public hearing, and it will end on Friday, November 7th.

We look forward to your participation using one of the many convenient options made available to increase accessibility.

Regards,

CCZP applications: Applications for public use
Please submit them via the E-permitting portal as outlined in the applications.

To schedule a preapp meeting/discussion with CCZP, use booking app below:

Book time to meet with me

Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources- https://dpnr.vi.gov
Division of Comprehensive and Coastal Zone Planning
#45 Mars Hill, F'sted, VI 00840-4474
Tel: 340.773.1082/774.3320 x2215

"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

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From: Stephens, Avril <anstephens@deloitte.com>
Sent: Monday, October 6, 2025 10:42 AM
To: Leia LaPlace <leia.laplace@dpnr.vi.gov>
Subject: [EXTERNAL MAIL] CCZP0087-25 virtual hearing registration

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