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**SWEETGRASS VALLEY PROPERTIES, LLC**

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**Department of Planning & Natural Resources**

Division of Comprehensive & Coastal Zoning Planning  
Via Email

**Clarifications in Support of the Rezoning Request**

We respectfully submit the following clarifications in support of the rezoning request and in response to questions raised during the recent hearing, as well as concerns submitted by nearby property owners. Sweetgrass Valley Properties, LLC affirms that all actions taken to date are in accordance with the guidance provided by the Department of Planning and Natural Resources (DPNR).

**Notification of Property Owners**

Sweetgrass Valley Properties, LLC fully complied with DPNR's notification requirements. The official property owner list was obtained directly from the Office of the Lieutenant Governor, Department of Cadastral. All notices were mailed via certified mail to the addresses provided, and all referenced lots correspond accurately to the deeds of record.

**Site Conditions and Environmental Considerations**

The proposed development area is limited to an already graded and leveled site and therefore constitutes previously disturbed land. As such, it is not expected to contain cultural resources or undisturbed environmental features. Given the compromised nature of the site, an Environmental Impact Study should not be required for this project.

**Worker Vetting**

Responsibility for vetting employees lies solely with the contractor, particularly for federally funded projects. Contractors will be required to maintain full compliance with all applicable federal standards throughout the duration of the work.

**Zoning and Land Use**

Spot zoning is permissible under the Virgin Islands Code and may be applied when appropriate to support responsible development. Rezoning requests are evaluated based on conceptual plans; detailed architectural and engineering documents are prepared only after a rezoning determination is issued. This process ensures that applicants do not incur unnecessary design costs prior to receiving zoning approval or denial.

### **Economic and Community Impact**

The proposed development does not negatively impact the economy of the Virgin Islands. On the contrary, it supports long-term economic stability by enabling modernized infrastructure and facilitating the infusion of federal funding into St. Thomas and St. John. While efforts to reduce Airbnb saturation are acknowledged, the territory continues to face a critical shortage of dwelling units. Additional housing and population growth remain essential to strengthening the Virgin Islands' economic resilience.

### **Lighting and Setbacks**

The project will utilize low-density lighting to minimize light pollution while maintaining required safety illumination. All fire lanes, setbacks, and safety buffers will be incorporated in accordance with applicable codes and standards.

### **Mapping and Property Information**

No external GEO mapping systems were used in preparing this request. All property information was obtained directly from the Office of the Lieutenant Governor, Department of Cadastral, ensuring accuracy and consistency with official records.

### **Temporary Worker Housing (“Man Camp”)**

#### **Time Frame**

The temporary worker housing is intended solely to meet the short-term needs of the workforce required to complete federally funded rebuild projects. These structures are not permanent. Once the project is completed and the housing is no longer needed, Sweetgrass will remove all temporary units.

St. Thomas does not currently have sufficient rental inventory to accommodate the influx of workers required for the territory's unprecedented rebuild efforts. The U.S. Virgin Islands may not again receive this level of federal investment for schools, hospitals, elderly care facilities, and other critical infrastructure. Adequate preparation, including temporary worker housing, is essential to ensuring these projects can be completed efficiently and without delay.

Sweetgrass Valley Properties, LLC remains committed to transparency, regulatory compliance, and responsible development that benefits the people of the Virgin Islands.



Mourela Cornelius