

January 8, 2026

VIA EMAIL: [leia.laplace@dpnr.vi.gov](mailto:leia.laplace@dpnr.vi.gov)

**RE: FORMAL OPPOSITION to Rezoning Application No. CCZP0091-25 Location: Estate Bakkeroe, St. Thomas**

To the Commissioner and Planning Staff:

Please accept this letter as my formal opposition to the proposed rezoning of the parcels identified in Application No. CCZP0091-25. As a resident and property owner in Estate Bakkeroe (1-4 & 1-3A Estate Bakkeroe), I urge the DPNR to recommend disapproval of this request based on the following critical concerns:

**1. Preservation of Neighborhood Character and "Spot Zoning"** Estate Bakkeroe is a historic, established community of single-family homes. The existing R-1 (Residential-Low Density) designation is the bedrock of our neighborhood's character. Introducing high-density zoning into the heart of a low-density area constitutes "spot zoning," which is inconsistent with the long-term land-use goals of St. Thomas. This change would permanently alter the community's integrity and negatively impact property values for all surrounding residents.

**2. Infrastructure and Traffic Safety** The main arteries serving Frenchman's Bay and Bakkeroe are already operating at or near capacity. Traffic congestion is a known issue during peak hours. Adding high-density housing, particularly a "worker camp" or large-scale multi-unit development, will create an unsustainable burden on these roads. This will affect vehicle access for all neighborhoods in the Frenchman's Bay area.

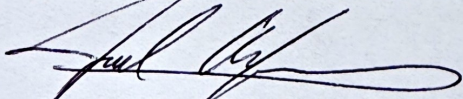
**3. Economic Impact on the Tourism Corridor** This site sits directly on the primary transit path for visitors traveling to the Marriott Frenchman's Reef and the Westin. Tourism is the lifeblood of our island economy. Replacing the scenic, residential aesthetic of this corridor with high-density industrial-style housing risks degrading the "destination image" that supports our taxi drivers, hotel staff, and local businesses. There are far more suitable locations on St. Thomas for high-density workforce housing that do not jeopardize established residential zones or the tourism experience.

**4. Deficiencies in the Notification and Public Process** The notification process for this application has been significantly flawed. Proper signage was not maintained, and many directly impacted residents received no official notification. Furthermore, attempting to move this application through the public comment phase during the peak holiday season—when many residents are away—undermines the transparency of the DPNR process. In addition, **Parcel No. 1-61-4** was not properly identified. I only learned of this proposal after the public hearing, leaving me and many of my neighbors limited time and options to respond. This lack of proper, adequate notice has deprived the community of its right to a fair and thorough review.

**Conclusion** I strongly urge the DPNR to protect the integrity of the Estate Bakkeroe community and reject Application No. CCZP0091-25. We ask that you maintain the R-1 designation to ensure that development in this area remains compatible with the environment and the people who live here.

Sincerely,

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