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**Re: [EXTERNAL MAIL] CCZP0091-25**

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**From** Leia LaPlace <leia.laplace@dpr.vi.gov>

**Date** Mon 12/29/2025 12:14 PM

**To** EVT Hodge <evth03@gmail.com>

Good morning, the file was reviewed and all properties mentioned in the public notice are in the file (deed and surveys). The file is also linked for your review:  [CCZP0091-25](#)

The application and request can only be for properties the applicant has legal interest in as evidenced by the deed.

Zoning Map amendment requests are analyzed based off of a conceptual plan. Once granted, applicants are not tied to that conceptual.

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:



Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpr.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:** EVT Hodge <evth03@gmail.com>

**Sent:** Monday, December 29, 2025 11:53 AM

**To:** Leia LaPlace <leia.laplace@dpr.vi.gov>

**Subject:** Re: [EXTERNAL MAIL] CCZP0091-25

You don't often get email from evth03@gmail.com. [Learn why this is important](#)

Good Morning,

I am writing to formally express my serious concern and objection regarding the handling of **Application No. CCZP0091-25** and the associated public notification and hearing process conducted by the Department of Planning and Natural Resources (DPNR).

During the hearing and related discussions, **a parcel was referenced and discussed that was not listed in the application materials, public notices, or correspondence issued by DPNR.** This parcel was never properly identified to affected property owners or the public, yet it was treated as part of the

rezoning request. Allowing discussion of an unlisted parcel—without prior notice—undermines the integrity of the public process and deprives impacted residents of their right to meaningful participation. Equally troubling is DPNR’s apparent failure to require the applicant to clearly identify **how each parcel listed in the application would be used**, and whether all parcels are in fact intended to be developed. This lack of clarity allows the applicant to be deceptive—intentionally or otherwise—by selectively discussing parcels during hearings that were never disclosed in official notices, while avoiding scrutiny of the full scope of the rezoning request.

Public notice is not a procedural formality—it is a legal and ethical obligation. Discussing parcels that were never disclosed, and failing to correct this error through **re-notification, re-scheduling, or a new public hearing**, constitutes a disservice to the residents and property owners DPNR is obligated to serve. It also compromises public trust in the planning process and raises serious concerns about fairness, transparency, and due process.

At a minimum, this matter requires:

1. Immediate clarification of **all parcels included in the rezoning request**
2. Proper public re-notification identifying the **correct and complete list of parcels**
3. A rescheduled public hearing allowing affected parties a fair opportunity to respond to the full scope of the application

Proceeding without correcting these deficiencies would validate a flawed process and set a dangerous precedent for future rezoning actions.

I respectfully request written confirmation of how DPNR intends to address these concerns and ensure that the rezoning process complies with established notice and hearing requirements.

Thank you for your prompt attention to this matter.

Sincerely,

Kurell Hodge Sheridan

On Sat, Dec 27, 2025 at 4:52 PM Leia LaPlace <[leia.laplace@dpnr.vi.gov](mailto:leia.laplace@dpnr.vi.gov)> wrote:

Dear Attendee,

Thank you for registering for “Virtual Public Hearing via Microsoft Teams for Application No. CCZP0091-25: Sweetgrass Valley Properties, LLC requesting a rezoning from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density) for Right of Way Parcel No. 1-68-A and Parcel Nos. 1-68-1, 1-68-2, 1-68-3, 1-68-4, and 1-68 Remainder Estate Bakkerø, No. 5 Frenchman Bay Quarter, St. Thomas. The purpose of the request is to develop workforce 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 am AST, Monday, December 29, 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, January 9, 2026.
2. after the meeting/hearing, review the meeting/hearing recording and review the electronic file and submit by January 9th.

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. [CCZP0091-25 VIRTUAL PUBLIC HEARING | Meeting-Join | Microsoft Teams](#)

**Meeting ID: 274 495 784 698 21; Passcode: s4Jx3nQ6**

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

- 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: 225 623 66#

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

Join on a video conferencing device, Tenant key: [855297178@t.plcm.vc](mailto:855297178@t.plcm.vc), Video ID: 114 759 750  
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- 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.

- A public comment period will also follow the public hearing, and it will end on Friday, January 9, 2026.

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

Regards,

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 [Book time to meet with me](#)

Leia LaPlace-Matthew

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"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:** EVT Hodge <[evth03@gmail.com](mailto:evth03@gmail.com)>

**Sent:** Saturday, December 27, 2025 9:13 AM

**To:** Leia LaPlace <[leia.laplace@dpr.vi.gov](mailto:leia.laplace@dpr.vi.gov)>

**Subject:** [EXTERNAL MAIL] CCZP0091-25

You don't often get email from [evth03@gmail.com](mailto:evth03@gmail.com). [Learn why this is important](#)

Good Day

I am registering to attend the virtual hearing on Monday, December 29, 2025 at 10am

Evadney V T Hodge

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