

Re: [EXTERNAL MAIL] Concerns Regarding Application No. CCZP0091-25

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

Date Mon 1/5/2026 1:53 PM

To sophia.mckenzie@yahoo.com <sophia.mckenzie@yahoo.com>

Good afternoon, 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. A review of the recording (link below) also indicates the applicant mentions only the properties they own. MapGeo identifies 1-61-4 which is correctly identified by the certified survey map and deed as 1-68-4. MapGeo is not 100% accurate and only the survey maps and deeds can be used for legal descriptions. Zoning Map amendment requests are analyzed based off of a conceptual plan. Once granted, applicants are not tied to that conceptual.
Recording link:

[CCZP0091-25 VIRTUAL PUBLIC HEARING](#)

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://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

From: sophia.mckenzie@yahoo.com <sophia.mckenzie@yahoo.com>

Sent: Monday, January 5, 2026 1:35 PM

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

Subject: [EXTERNAL MAIL] Concerns Regarding Application No. CCZP0091-25

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

Good day,

I hope this e-mail finds you well. I am reaching out to share my concerns regarding the handling of Application No. CCZP0091-25, particularly the public notification and hearing process overseen by the Department of Planning and Natural Resources (DPR).

I understand that during the recent hearing, a parcel was mentioned that was not included in the application documents or in any public notices. This parcel was never properly identified or communicated to affected property owners or the public, yet it was discussed as if it were part of the rezoning request. This lack of prior notice undermines the public process and denies residents the opportunity to participate meaningfully.

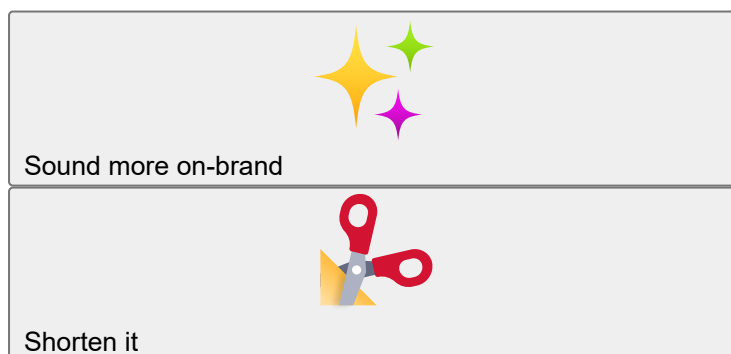
Not requiring the applicant to specify how each listed parcel would be used and whether they are all intended for development is also concerning. This ambiguity opens the door for the applicant to potentially mislead stakeholders by selectively discussing parcels that were never disclosed in official materials while avoiding full scrutiny of the rezoning request. Public notice is not merely a procedural step; it's a fundamental legal and ethical responsibility. Engaging in discussions about undisclosed parcels, without rectifying the situation through re-notification, rescheduling, or another public hearing, is a disservice to the residents whom DPNR is meant to support. It also threatens to undermine public trust in the planning process and raises serious concerns regarding fairness and transparency.

I believe it is essential to address this matter by:

1. Clearly identifying all parcels included in the rezoning request.
2. Issuing a proper public re-notification that lists the correct and complete set of parcels.
3. Rescheduling the public hearing to give affected parties a fair chance to respond to the full application.

Moving forward without addressing these issues would legitimize a flawed process and could set a troubling precedent for future rezoning activities. I kindly ask for written clarification regarding how DPNR plans to resolve these concerns and ensure the rezoning process aligns with the required notice and hearing protocols. Thank you for your attention to this important matter.

Warm regards,
Sophia McKenzie



Emails can be sent to:

gail.pagan@dpnr.vi.gov

Leia.laplace@dpnr.vi.gov

Keshia.samuel@dpnr.vi.gov

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