



---

**Re: [EXTERNAL MAIL] Neptune Richards Heirs Opposition to Parcel 15 Estate Susannaberg Zone Change**

---

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

**Date** Wed 1/21/2026 10:11 AM

**To** Ivy Moses <neptuneslandingstj@gmail.com>

**Cc** peggy Smith <psmith\_syp@hotmail.com>; Ronnie Jones <ronnie.jones2012@gmail.com>; Kurt G Marsh Jr <kurt@studiomajj.com>; GAIL PAGAN <gail.pagan@dprn.vi.gov>; Keshoi Samuel <keshoi.samuel@dprn.vi.gov>; Jozette Walker <jozette.walker@dprn.vi.gov>

1 attachment (2 MB)

20. Recommendation Report CCZP0085-25.pdf;

Good morning, the email is late and the report was already forwarded on to Government house for submission to the Legislature. Please see attached.

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://dprn.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:** Ivy Moses <neptuneslandingstj@gmail.com>

**Sent:** Tuesday, January 20, 2026 6:46 PM

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

**Cc:** peggy Smith <psmith\_syp@hotmail.com>

**Subject:** [EXTERNAL MAIL] Neptune Richards Heirs Opposition to Parcel 15 Estate Susannaberg Zone Change

Good day Ms. LaPlace, I pray that all is well with you and your family. My niece attended St. Croix's Festival and thoroughly enjoyed herself. I hope you had the same experience.

It was just brought to my attention that the email generated by several heirs of Neptune Richards Estate in opposition of Parcel 15 Estate Susannaberg zone change application did not go through due to an error in the system. The heirs are property owners who will be affected by the zone

change requested by Mr. Ronnie Jones. Hopefully and prayerfully this is not coming into your office too late and the points below can still be taken into consideration.

The points that the heirs would like to submit as reasons for the opposition are as follows:

- 1. Access Road Impact:** The roadway leading to the proposed hotel site encroaches on family members' properties. This entryway was not included in the Neptune Richards Estate Adjudication, nor were any local government permits issued authorizing the earthwork that created the current access path. The entryway/pathway lies between family parcels and has never been recognized or sanctioned by the Virgin Islands Government as a public roadway. (Please refer to the access road determinations in the Neptune Richards Estate Adjudication overseen by Judge Brenda Holler.)
- 2. Loss of Heritage and Cultural Significance:** The property has long served as a gathering place for family and friends, preserving the legacy and traditions of the estate's patriarch, Neptune Richards. Converting the land to commercial use would fundamentally alter its character and erase its historical and cultural significance.
- 3. Ongoing Legal Dispute:** There is an active legal dispute involving the individual seeking the rezoning. This dispute concerns an establishment he constructed on the property without the consent or approval of the heirs, raising serious concerns about future compliance and respect for estate rights.
- 4. Surrounding Residential Properties:** The parcel proposed for rezoning is surrounded by residential properties intended to remain residential for future generations of Neptune Richards' heirs. Introducing a commercial resort would be incompatible with the established and intended residential nature of the area.
- 5. Anticipated Nuisances and Safety Concerns:** A zoning change permitting hotel operations would introduce commercial-use privileges that could result in excessive noise, increased traffic, congestion and a heightened risk of crime—conditions inconsistent with a quiet residential community.
- 6. Impact on Generational Privacy and Family Plans:** Several heirs intend to build homes and raise families on adjacent or nearby parcels. A resort development would significantly diminish the privacy, tranquility, and residential environment they expect and are entitled to.
- 7. Feasibility Study:** A feasibility study needs to be completed to ensure that the electrical and sewage plant required for this type of project will not infringe on the health and mental wellbeing of the individuals who live and/or plan to live in the area.

Please feel free to reach out to me if you have questions, concerns or need additional information based on the information sent in this email.

Thanks for your time and attention!

Kind regards,

Ivy Moses  
Site Manager  
Neptune's Landing, LLC

"A glance of the past through the eyes of the Native St. Johnian's"

**Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender**

is.