



[EXTERNAL MAIL] Objections to Rezoning Application CCZP0069-25 (Parcel 6a Beeston Hill)

From Allie Meyer <a.meyer1517@gmail.com>

Date Wed 9/24/2025 2:27 PM

To Leia LaPlace <leia.laplace@dpnr.vi.gov>

September 24, 2025

Dear Ms. LaPlace-Matthew,

I have lived on St. Croix in Beeston Hill for nearly 9 years. I live and work here all year round. I am writing you today in regards to the rezoning of Beeston Hill.

I love our quiet and peaceful Beeston Hill neighborhood. It is my sanctuary. The fact that we are again fighting over the protection of this land makes me sad.

I do strongly object to rezoning Parcel 6a Beeston Hill from R-1 (Residential – Low Density) to B-2 (Business – Secondary/Neighborhood). The developers have stated that the land is going to be used for housing, so why is a Business zone even needed? It seems deceiving, and if approved, I truly believe they would change their plan and build whatever they want under the B-2 permits. This would leave our neighborhood lands at risk, rather than preserving it for home development.

Let me be clear, I do not object to the development of housing on this land. I do think more affordable housing is needed on St. Croix, to bring more young people here to live and work. I work for a local tour boat company, and our staffing demographic is young people. We need them here to support tourism and local small businesses.

During the presentation by Ms. Barnes on September 15th, it was suggested that the new housing developments entrance would be located off the Beeston Hill private road. I'd like to note that I highly object to this. The neighborhoods entrance off the Queen Mary Hwy is narrow and small. The historic white welcoming arms make expansion difficult. If additional housing of 24 units, with potentially 2-4 people homed per unit is added off of this small road, it would overwhelm the road and lead to catastrophic traffic problems in and out of Beeston Hill. This area of the Queen Mary is already known to have substantial bottlenecking between Herman Hill, Beeston Hill Gym, Beeston Hill neighborhood and the Beeston Hill Medical Center. Alternative entrances need to be explored and encouraged.

I respectfully urge DPNR to deny the B-2 rezoning request and instead preserve Parcel 6a Beeston Hill for residential use only, thereby safeguarding the privilege of Virgin Islanders to access and enjoy land intended for housing.

Thank you for your consideration.
Respectfully,

Allison

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