

Carey Guilbeau
6002 Diamond Ruby
Suite 3, PMB 246
Christiansted, VI 00820

September 23, 2025

Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning
45 Mars Hill, Frederiksted, VI 00840-4474

Via email: leia.laplace@dpnr.vi.gov

Re: Objection to Rezoning Application CCZP0069-25 (Parcel 6a Beeston Hill)

Dear Ms. LaPlace-Matthew,

I have been a full-time resident of St. Croix for the past twenty-eight years and am an active member of this community. I also participated in the town halls and the working group for the recently adopted Comprehensive Land and Water Use Plan (Comp Plan).

I strongly object to rezoning Parcel 6a Beeston Hill from R-1 (Residential – Low Density) to B-2 (Business – Secondary/Neighborhood).

I support housing development on this parcel. Housing development is already permitted under the existing R-1 residential zoning, and DPNR's May 6, 2021 report outlined multiple options for residential development under R-1. Rezoning the 15.94 acres to B-2 would put this land at risk for commercial use rather than preserving it for homes.

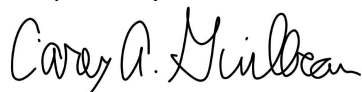
Throughout the well-attended Comp Plan process, Virgin Islanders repeatedly voiced the need to eliminate spot-zoning. Approving this request would run counter to that clear community directive.

I'd also like to request my name and contact information be added to a general notification list for all future public meetings. Since the demise of the *St. Croix Avis*, it has become much more difficult to stay informed, and I have missed important meetings I otherwise would have attended.

I urge DPNR to deny the B-2 rezoning request and preserve Parcel 6a Beeston Hill for residential use, thereby preserving the availability of residential lands for current and future Virgin Islanders.

Thank you for your consideration.

Respectfully,



Carey Guilbeau