



[EXTERNAL MAIL] The Rezoning request at Beeston Hill

From Chris Powers <chrispowersrealtor@gmail.com>

Date Thu 9/25/2025 10:38 AM

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

Good morning Ms. LaPlace,

I'm sending this email to you in opposition to the ongoing attempts to rezone the large Beeston Hill parcel.

My concerns are the following:

- The zoning the owner is requesting is Business, but all the public comments he's made say that he only wants to build condominiums which do not require a Business zoning designation.
- The property was purchased knowing it was NOT zoned Business but Residential and this type of spot rezoning will only embolden others to buy Residentially zoned properties with the sole intention to rezone them to a Business or Commercial zoning at some future date.
- I'm concerned that if the owner receives the Business change at some later point he will be able to build, install and run businesses from that parcel. As you are of course more familiar with the zoning than anyone, that allows a number of different types of business.
- The land stretches all the way from Beeston Hill entrance, which is a private road, all the way down to where the bypass begins, which is a prime location for business. The Owner has publically proposed short-term rentals, mixed with long term rentals but would only reserve 30% for purchase which seems to me to conflict with statements the owner has made that he is actually providing permanent, not rental, housing for returning professionals.
- Traffic at that intersection is already problematic. I see no way that a traffic light will not be necessary at some point with businesses operating at that location.

Thank you for your attention to this and taking time to read my concerns.

Regards,

Chris

**Chris Powers, The Powers Behind Real Estate**

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