

CCZP0069-25 VIRTUAL PUBLIC HEARING

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Leia LaPlace named the meeting CCZP0069-25 VIRTUAL PUBLIC HEARING.

Monday, August 25

8/25 6:17 PM Meeting ended: 12m 8s

Attendance

8/25 6:36 PM Meeting ended: 5m 29s

Attendance

Monday

Monday 1:31 PM Meeting started

Monday 2:16 PM Keshoi Samuel started recording.

Brian Devlin (Unverified) Monday 2:44 PM

BD

The presentation quotes COSTS psf of between \$250-300 psf, but cannot include costs of the land itself, the cost of capital, land preparation, roads, parking, utilities connections or landscaping. But stating the price of units FOR SALE at between \$200-266 psf GROSS, (\$188-\$250 psf net). The project cannot pencil as feasible unless it is underwritten as fully short-term (vacation) rentals, which is a very different development than housing.

Costs of all the studies would not be included in COSTS either.

Stephen Wagner (Unverified) Monday 2:49 PM

There is other properly zoned land available for this on St Croix why change the zoning of this land?

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Stephen Wagner (Unverified) Monday 2:49 PM



There is other properly zoned land available for this on St Croix why change the zoning of this land?



Lorine Williams (Unverified) Monday 2:51 PM



There is an echo in the transmission. Can everyone except the speaker turn off their mike? thank you



Wills, John (External) Monday 2:59 PM



The numbers don't add up, at the beginning of the presentation it was state the units are 750 to 1500 sq. ft. at a selling price of \$150k to \$400k. The presentation state the cost of construction is \$250 to \$300 per sq. ft. If you have a 750 sq. ft unit at a cost of \$250.00 per square foot that is a cost of \$175000.00 per unit , above the stated selling price of \$150,000.00. The last page of the presentation also state the size is 700 to 1500 sq. ft. The cost would be higher if the cost is \$300.00 per sq. ft. If the units are 1500 sq. ft at \$300.00 per sq. ft. that is a cost of \$450,000.00 above the state selling price of \$400,000.00 the is evidence here to deceive the public.



Stephen Wagner (Unverified) Monday 3:10 PM



The residents of Beeston Hill and the surrounding neighborhoods strongly oppose the rezoning in this neighborhood. We have held multiple meetings and have circulated multiple petitions garnering hundreds of signatures in opposition. The rezoning will undoubtably negatively affect the residents in multiple ways already covered in this meeting. The developer must show that the value to the community of rezoning is greater than the negative affects to the neighbors. I respectfully submit that that burden has not been met. Also, a quick search shows over 465 single family units available on St Croix in the price range purposed.

Aletha Baumann (External) Monday 3:17 PM



Good afternoon. I'm Dr. Aletha Baumann Wolfe and I am the president of the Maison de Poincy Condominium Association

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Aletha Baumann (External) Monday 3:17 PM



Good afternoon. I'm Dr. Aletha Baumann Wolfe and I am the president of the Maison de Poincy Condominium Association which has submit a seven-page letter of inquiry and objection to the proposed rezoning of south portion of Plot 6A from R-1 (residential) to B-2 (commercial). Our condos are directly across the Beeston Hill Road from the proposed condos/apartments in 6A Beeston Hill.

In the 1990s, my husband, Elroi Baumann, wanted to return to St. Croix, where he was born and raised. We found a "secret hideaway in paradise"—the Maison de Poincy Condominiums. They were built in the 1950s incorporating an original sugar mill and rum distillery building. The vast majority of our owners are full-time residents and several are multi-generation Crucian. Back in 2022, the rezoning request, which was vetoed by Governor Bryant, included condos and a medical building, strip mall, and restaurant. The current request only shows apartments and condos, but if the rezoning is approved, the property could include these businesses (and more). We are especially concerned that because of the currently proposed 24 units, 70% will be rental, half of which will be short-term, we will lose the residential nature of the neighborhood. The creation of the Comprehensive Land and Water Use Plan in 2024, which prohibits "spot-zoning," which this unquestionably is. Plot 6A is surrounded by single family residences and our condominiums which are all zoned R-1. Our condominium association does not allow short-term rental. We objected then and do so now because of the decrease in property values, increased traffic on our private road, and loss of the quiet residential R-1 neighborhood we live in.

Thank you for allowing us and others to contribute to your decision making. Feel free to contact us if you'd like more information.

Aletha Baumann Wolfe, PhD, President Maison de Poincy Condominium Association
mdpcondos@gmail.com

L Valerino (Unverified) Monday 3:23 PM



Ms. Barnes is a paid employee or a hiree of Mr. Misbeh to represents his interests. Mr. Misbeh has lost public trust. Let's not forget the passing of his last application by the senate under a cloud because he was a virgin islander. Thank you Governor for the veto.

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Joan kupfer (Unverified) Monday 3:25 PM

JK

Why if your intentions stated by MS. Barnes is to helping our own to move back are you building short term rentals?

Kyle Fleming Monday 3:27 PM

There is no dispute that the B-2 zoning allows apartments as part of a mixed-use structure, however the **core intent of the zone is commercial activity**, which introduces the risk of incompatible land uses in a residential area. If the developer's true intent is limited to building **affordable apartments**, a rezoning to R-3 or R-4 or a **Planned Area Development (PAD) overlay**, would directly authorize that use without introducing commercial entitlements, why are none of the aforementioned zoning strategies being pursued? What financing options are available to B-2 that are not available to R-3, R-4, or a PAD?

Joan kupfer (Unverified) Monday 3:29 PM

JK

What is the plan for the 11 acres of the prime part of the parcel of land? With a B-2 zoning? This land is the most valuable as it is closer to the east end.

Why does Mr Misbesh need Mr. Barnes to speak for him

CD (Unverified) Monday 3:29 PM

C

Why isn't Mr. Misbeh responding?

Joan kupfer (Unverified) Monday 3:30 PM

JK

B- 2 businesses are not needed in this area of the island it is congested already

CD (Unverified) Monday 3:31 PM

C

What is the plan for the balance of the acreage Mr. Misbeh?

Joan kupfer (Unverified) Monday 3:32 PM

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Joan kupfer (Unverified) Monday 3:30 PM

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CD (Unverified) Monday 3:31 PM

 What is the plan for the balance of the acreage Mr. Misbeh?

Joan kupfer (Unverified) Monday 3:32 PM

 The Beeston Hill Association opposes all rezoning all over the island as well as everyone that has signed the petitions

Not everyone has the privilege of hiring a consultant to help them achieve their goals.

Short term rentals sounds like helping the tourist sector

 Monday 3:34 PM Meeting ended: **2h 4m 21s**

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Monday, September 15, 2025 2:00 PM - 4:30 PM



View recap

Content



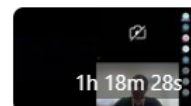
Transcript



Attendance



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Expires in 117 days

 Monday 3:34 PM Recording has stopped.

 Monday 3:39 PM Recording has been saved to Leia LaPlace's OneDrive.

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Copilot

