



Public comment for the hearing for the rezoning application CCZP0069-25

From JOAN SZATKOWSKI <islandjoanszat@hotmail.com>

Date Mon 9/15/2025 10:55 AM

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

Good morning Ms. LaPlace-Matthew

I unfortunately will not be able to attend the zoom meeting today, but here is my comment for the record:

As a resident of Hermon Hill, I am concerned Attah Misbeh might be able to proceed with other types of developments if the land is rezoned to B-2. There is nothing that will hold him to his current plans.

Should he proceed to develop the land in a manner closer to his original plan, it will be a HUGE detriment to the island and to everyone who traverses Centerline Road on a daily basis. Traffic will increase in an area that is already busy and prone to frequent accidents. This section of road cannot handle the increase in traffic that any kind of large development will bring to the area.

Thank you,
Joan Szatkowski
Hermon Hill

From: Leia LaPlace <leia.laplace@dpr.vi.gov>

Sent: Friday, September 12, 2025 4:46 PM

To: JOAN SZATKOWSKI <islandjoanszat@hotmail.com>

Subject: Re: [EXTERNAL MAIL] Request for information for the rezoning application CCZP0069-25 and to register for the hearing

A rezoning, if granted, is not bound to the conceptual plans presented.



Leia LaPlace-Matthew

Territorial Planner

Department of Planning and Natural Resources- <https://dpr.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: JOAN SZATKOWSKI <islandjoanszat@hotmail.com>

Sent: Friday, September 12, 2025 4:09 PM

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

Subject: Re: [EXTERNAL MAIL] Request for information for the rezoning application CCZP0069-25 and to register for the hearing

Thank you! I will do so.

Before I submit my comments, I do have a **question**:

Will the Misbeh brothers be bound to their development plan as presented (number of residential units), or will the zoning change from R1 to B2 allow them to sneak in another type of development, or double the number of units planned, once the zoning change has been made?

My main concern, as a resident of the area, is the increase in traffic that will occur during and after construction of this development in an already congested area.

Thanks,
Joan Szatkowski

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