



[EXTERNAL MAIL] Opposition to 6a Rezoning from R1 to B2

From Linda Valerino <beestonhill5000@yahoo.com>

Date Wed 8/20/2025 8:52 AM

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

Good Moring, Ms. LaPlace,

Re: Atta Misbeh, DPNR Application No. CCZP0069-25

I am writing to notice you that I am in opposition to the rezoning of Estate Beeston Hill from a known residential neighborhood to a commercial neighborhood, business scattered. Reasons are listed below:

1. The owner knew in advance of purchasing this property that it was zoned for R-1 property and paid the purchase price accordingly for R-1 property.
2. The owner lacks credibility of his intentions to build a townhouse complex as submitted as he applied for a B-2 rezoning instead of an R-3 zoning.
3. The owner hired someone previously to lie and provide false information to the Senate and claim that only "snowbirds" owned in Estate Beeston Hill, thereby, making some senate members look foolish while claiming "I am not going to have someone who doesn't even live here" tell us how to run our territory. The majority of owners live in Estate Beeston Hill, St. Croix and contribute to the VI work force, federal positions, power company, Dept. of Education, medical positions or retired from taking care of the St. Croix community medically. Others were and are food business owners and former business owners. Some are retired enjoying their golden years. All tax payers.
4. I invested into my home and property money and sweat equity because Estate Beeston Hill was a residentially zoned neighborhood like many other owners. For this to change because of one person's desire is unfair to all the owners.
5. Estate Beeston Hill has already had to endure the noise of the By-pass, excessive traffic congestion and accients, the WAPA dust and Just Right Trucking dirt and concrete block dust blowing into our homes as the Golden Rock Hummingbird Hill gets dismantled, and shack bars are being erected which accompanes loud music on the weekends.
6. Mr. Misbeh publically and personally stated that he would put up trailers as entitled to do. I do not object to this R-1 ambition. However, the owner of 6a lied again, and now presents his 2nd attempt to change the zoning so that he can erect another gas station, cement plant, concrete plant, or grocery store.
7. Simply, I don't believe Mr. Misbeh's intentions. The insecurity of his funding is also concerning to become a project started and never finished.

And, he has to borrow money, not from a bank, but from non-virgin islanders who weren't "born here" as

he did to purchase 6a Estate Beeston Hill. The source of the funds is suspect.

It is common knowledge that owners say that they are going to do something nice for a residential neighborhood and once the zoning is changed, embellish their own financial and construction desires.

Loudly and clearly, and for many reasons, I oppose this DPNR Application to this most current attempt to distort our property values and residential living in Estate Beeston Hill.

Sincerely,

Linda Valerino (340-643-8233)

Owner of Estate Beeston Hill Plots: 31, 32, 35a. (And, currently have a purchase offer in for Plots 38 and 40.)

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