



Maison de Poincy Condominium Association

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September 24, 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 to: leia.laplace@dpr.vi.gov

Re: Comments on Zoning Application CCZP0069-25

Dear Ms. LaPlace-Matthew,

Thank you for coordinating the September 15, 2025, public meeting regarding the request to rezone Parcel 6a Beeston Hill (tax parcel 2-04800-0401-00) from R-1 (Residential – Low Density) to B-2 (Business – Secondary/Neighborhood).

Maison de Poincy Condominium Association previously submitted written comments dated September 11, 2025. After attending the meeting, the Maison de Poincy Condominium Association remains unequivocally **opposed to rezoning Parcel 6a Beeston Hill to a B-2 designation**, and we wish to add the following comments:

1. We welcome the development of housing on plot 6a Beeston Hill, and do not oppose residential use. What we oppose is the sweeping rezoning from R-1 to B-2. Rezoning the 15.94-acre parcel risks future commercial encroachment and loss of residential land – land that should remain protected for the benefit and privilege of Virgin Islanders seeking homes today and for generations to come.
2. The Applicant has stated that 3 – 4 acres will be used for housing, leaving approximately 12 – 13 acres unaddressed. Once rezoned, the entire property could be developed for non-residential uses inconsistent with the Virgin Islands' residential needs.
3. While housing development is allowed under B-2 zoning, it is equally permitted as a matter of right under at least nine other zoning designations, including R-1, R-2, and R-3 (see 29 V.I.C. §



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228). A B-2 designation is therefore unnecessary to achieve the stated goal of housing development.

4. As former Senator Alicia Barnes eloquently stated in the past, spot-zoning undermines sound planning and must be a thing of the past. We agree. Approving a B-2 designation for what is essentially a residential project would erode the zoning map and weaken the tools designed to balance growth with neighborhood stability.

Ms. Barnes' Written Statement, published by The Source on October 17, 2018:

– A comprehensive land and water use plan: The practice of spot zoning and variances must be a thing of the past. It is very difficult for development to proceed without assurances of future land and water use applications. In the past, comprehensive land and water use planning was viewed as a preservationist tool used to stymie growth and development. However, the adoption of a comprehensive land and water use plan should be a component of an overall economic development strategy. Such a plan will create an environment for growth where development is executed prudently and in a manner that can be sustained by our cultural and natural resources.

Source: <https://stthomassource.com/content/2018/10/17/what-the-candidates-say-stx-senate-alicia-barnes/>

Request for Action

Based on zoning application number CCZP0069-25, the September 15, 2025 public meeting, DPNR's May 6, 2021, report (Petition to Amend Official Zoning Map No. SCZ-7, Application No. ZAC-21-3), the Comprehensive Land and Water Use Plan (Comp Plan) adopted by the 35th Legislature and approved by Governor Bryan, and the applicable Territorial rules, policies, and procedures, we respectfully request that DPNR recommend **denial** of the proposed rezoning to B-2 for Parcel 6a Beeston Hill.

If the Applicant's true intent is limited to residential development, appropriate pathways already exist including subdivision, a group dwelling permit, a planned area development, or an appropriate residential rezoning.

Protecting the integrity of Beeston Hill's residential zoning is essential to ensuring that Virgin Islanders have the privilege of land reserved for homes – not commercial expansion.



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Thank you for your attention to application number CCZP0069-25 and for considering our concerns.

Respectfully submitted on behalf of the Maison de Poincy Condominium Association,

Aletha Wolfe
President, Maison de Poincy 2025 Board of Directors

cc:
Members of the Association