

Stephen E Wagner
Beeston Hill Association, Inc.
4011 Estate Beeston Hill
Christiansted, VI 00820

August 13, 2025

Via Email: mpotter@legvi.org
Honorable Milton E. Potter
Senate President
36th Legislature of the U.S. Virgin Islands
Capitol Building
St. Thomas, USVI 00804

Re: Rezoning Application CCZP0069-25

Dear Senate President Potter:

I am writing you on behalf of the Beeston Hill Association, the homeowners association for Beeston Hill, regarding subject rezoning application.

On July 31, 2025, Ms. Alicia Barnes sent you a letter (attached) in regard to subject application claiming that "We are confident that these changes address the primary concerns previously expressed by the community regarding the zoning". Please be advised that Ms. Barnes does not speak for the Beeston Hill Association. We do not support the rezoning from R-1 to B-2. We will attend the public hearing on September 15 regarding this rezoning to express our continued concerns with the rezoning. We expect other community members to do the same.

Additionally, we respectfully request that if the Senate holds a hearing regarding this rezoning, the Beeston Hill Association be invited to testify on the matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Wagner', with a long horizontal flourish extending to the right.

Stephen E Wagner
President, Beeston Hill Association

July 31, 2025

DPNR-CCZP
RECEIVED BY: *Freya Salles*
RECEIVED DATE:

8-1-2025

Via Email: mpotter@legvi.org

Honorable Milton E. Potter

Senate President

36th Legislature of the U.S. Virgin Islands

Capitol Building

St. Thomas, USVI 00804

RE: Rezoning of the South Portion of the remainder of Estate Beeston Hill, Matricular No. 6a, Company Quarter, St. Croix from R-1 to B-2

Dear Senate President Potter:

I am writing to you today as the Principal of Rittenhouse Consulting LLC on behalf of our client, Atta Misbeh, regarding the rezoning of the South Portion of the remainder of Estate Beeston Hill, Matricular No. 6a, Company Quarter, St. Croix, U.S. Virgin Islands. As the authorized agent representative for Mr. Misbeh in this matter, I respectfully request an amendment to the Official Zoning Map No. SCZ-7 for St. Croix, changing the zoning designation of the property from R-1 (Residential-Low density) to B-2 (Business – Secondary/Neighborhood).

We have consulted with the Division of Comprehensive Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR) to address concerns raised by the community in our previous rezoning request. In response to this feedback, we have decided to revise our proposal. We are now focusing exclusively on the housing development portion and have eliminated the proposed shopping center. Furthermore, we are now seeking B-2 Business – Secondary/Neighborhood designation instead of the original B-3 Business – Scattered.

We are confident that these changes address the primary concerns previously expressed by the public regarding the rezoning. We are hopeful that with these revisions, you and your colleagues will once again approve the rezoning request, now without the previously mentioned concerns.

Should you have any questions or require further information, please do not hesitate to contact me at 340- 474-0727. Thank you for your time and kind consideration of this important matter.

Sincerely,



Alicia Barnes

Principal

pc: Atta Misbeh

Property Owner