



[EXTERNAL MAIL] Fwd: Response to Public Comments from Beeston Hill Parcel 6a

From Alicia Barnes <abarnes@rittenhouseconsultingllc.com>

Date Mon 9/29/2025 12:38 PM

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

Cc Atta Misbeh <amisbeh@yahoo.com>; Keshoi Samuel <Keshoi.Samuel@dpnr.vi.gov>; Luis Sylvester <lsylvester@rittenhouseconsultingllc.com>; Brenee Soldiew <bsoldiew@rittenhouseconsultingllc.com>

 1 attachment (17 KB)

Response to Public Comments from Beeston Hill parcel 6a.docx;

Dear Mrs. LaPlace-Matthew,

Thank you for providing the public comments and concerns regarding the proposed rezoning of 6A Beeston Hill - Application No. CCZP0069-25. Each point is addressed in the attached document and summarized below.

Regarding the potential for traffic congestion from the housing development entrance off the Beeston Hill private road: Traffic studies are a mandatory requirement during the land development and permitting phase of this project. This will be the appropriate time for the relevant department to thoroughly assess any traffic issues and provide recommendations to mitigate them.

Concerning the need for a B-2 designation when R-1, R-2, or R-3 designations could also accommodate housing: This project requires significant financial investment. The B-2 designation permits townhouses and apartments as a matter of right, which significantly enhances the project's ability to secure the necessary financing compared to an R designation. We understand the public's concern about potential commercial activity; however, the Department of Planning and Natural Resources (DPNR) and the USVI Legislature have the authority to recommend and impose, respectively, special conditions on the rezoning. These conditions can explicitly prohibit the applicant from developing a shopping center or any other commercial activity that is not desired in the area, ensuring the project aligns with community expectations for residential use.

Regarding the concern that the rezoning will result in environmental, safety, and aesthetic disaster: During the land development and permitting phase, the project will be subject to rigorous environmental and safety reviews. This includes required flora and fauna studies, cultural resource surveys, and comprehensive safety studies. These are standard requirements that DPNR imposes on all major land developments to ensure that the project does not cause any detrimental harm to the environment or the surrounding community.

Finally, concerning the cost estimates presented at the hearing: Our project cost estimates are based on thorough preliminary assessments and market analysis. We are committed to developing the project responsibly and within realistic financial parameters. Detailed cost breakdowns and financial projections will be subject to further scrutiny and approval as the project progresses through its

various stages.

We are dedicated to developing a project that benefits the community and adheres to all regulatory standards. We welcome continued dialogue and encourage the public to follow the progress through the official permitting processes, where these concerns will be addressed in detail.

Sincerely,
Alicia Barnes
on behalf of Atta Misbeh (applicant)

Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender is.
