



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Report on Petition to Amend Official Zoning Map No. SCZ-10

Application No. ZAC-23-3

Petition of Michael Jules/Church of God Seventh Day requesting that a use variance be granted to the C (Commercial) zoned Plot No. 52-B Estate Hannah's Rest, West End Quarter, St. Croix.

PROJECT PROFILE

Owner/applicant: The Church of God Seventh Day, Inc. as per Warranty Deed dated September 28, 2006, Document No. 2006005754.

Acreage: The property consists of 0.7717 acres as described on Drawing No. 685.

Current Use: Church services are conducted out of a trailer.

Proposed Use: The purpose of the request is to bring the property's use as a church into zoning conformity and allow construction of a building for use as a church and other public uses e.g., daycare, soup kitchen, etc. The trailer would be converted for use as a caretaker's residence.

Surrounding Uses/ Zones: Surrounding the property to the north is a gas station and laundromat. To the east, south, and west is undeveloped land. The immediate area is zoned C-Commercial, B-3 (Business-Scattered), and R-2 (Residential-Low Density-One and Two Family).

Infrastructure: Water needs are supplied by the public water line. Wastewater is handled by the public sewer line.

Public Response: There has been no opposition to the proposal. No one spoke in support of, questioned, or commented on the petition at DPNR's public hearing held February 22, 2023.

ANALYSIS: Pastor Michael Jules testified during the Department's public hearing that the intent is to allow construction of a building for use as a church and for other public uses e.g., daycare, soup kitchen, etc. The existing trailer would be converted for use as a caretaker's residence.


The property has been used as a crusade ground and the existing trailer was granted building permits in 2009 for church service use.

In 2022, the submission of an earth change permit application, for construction of a church building, resulted in the discovery that the C-Commercial zoning does not permit Churches and is a zoning designation intended for light-industrial/manufacturing uses to be located away from the central business districts that caters to pedestrians/tourists.

After analyzing 1. the applicant's multi-faceted request (residential, daycare/school, church, etc.), 2. the C-Commercial zoning not having been developed since its adoption on October 1, 1972, 3. the past persistent use of the site for church services and 4. no opposition or concerns expressed by community members, the department recommends rezoning of the property to B-3 (Business-Scattered). The B-3 zone would be more appropriate because it would allow for the variety of uses the applicant wishes to pursue in the present as well as future public uses. It also would not be out of character with the surrounding area's zoning and character. The B-3 zone would be a down zoning from the C-Commercial zoning and allow for mixed use of the site.

Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. SCZ-10 be amended from C (Commercial) to B-3 (Business-Scattered) for Plot No. 52-B Estate Hannah's Rest, West End Quarter, St. Croix.



Jean-Pierre L. Oriol
Commissioner

28-Mar-2023

Date