



SENATOR NOVELLE E. FRANCIS, JR.
35TH LEGISLATURE OF THE VIRGIN ISLANDS
PRESIDENT

CHAIRPERSON

Committee on the Whole

VICE-CHAIRPERSON

Budget, Appropriations
& Finance

MEMBER

Health, Hospitals &
Human Services

Culture, Sports, Parks &
Youth

3022 Est. Golden Rock
Christiansted, VI 00820
(340) 773-2424
senatorfrancis@legvi.org

COMMITTEE REPORT

TO: Ms. Kurell A. Sheridan, JD
Executive Director, 35th Legislature of the Virgin Islands

FROM: Amos W. Carty, Jr., Esq.
Chief Legal Counsel, 35th Legislature of the Virgin Islands

FROM: Novelle E. Francis, Jr.
Chairman, Committee of the Whole

DATE: March 21, 2023

RE: Committee of the Whole-Friday, March 10, 2023

Pursuant to the 35th Legislature of the Virgin Islands Rule 605, the attached Committee Report is submitted for the Committee of the Whole hearing held on Friday, March 10, 2023, 10:00 am in the Frits E. Lawaetz Legislative Conference Room on St. Croix. The following represents all members, staff and testifiers in attendance, and the status of all agenda items.

Legislative Attendance

Committee Members in Attendance:

The Honorable Marvin A. Blyden
The Honorable Angel L. Bolques, Jr.
The Honorable Diane T. Capehart
The Honorable Samuel Carrion
The Honorable Dwayne M. DeGraff
The Honorable Ray Fonseca
The Honorable Alma Francis Heyliger
The Honorable Novelle E. Francis, Jr.
The Honorable Donna A. Frett-Gregory
The Honorable Javan E. James, Sr.
The Honorable Franklin D. Johnson
The Honorable Carla J. Joseph
The Honorable Milton Potter

Tardy:

The Honorable Kenneth L. Gittens
The Honorable Marise C. James

Stenographers

Tricia Sealey
Casmus Caines
Nadine Williams

Security

Annias Jawahir

Office of Public Affairs

Eustace Browne
Alvin Burke, Jr.
Alwyn Baptiste, Jr.
Melissa Gustave
Omari Hicks
Chaunte Herbert
Barry Leerdam
Jamal Potter
Kashief Hamilton

Legal Counsel

Holly Fulkerson, Esq.

Clerk

Michelle Ritter-LaCoss

Staff of Senator Novelle E. Francis, Jr.

Shawna K. Richards
Cherri N. Carty

The Committee of the Whole was called to order by Chairman Novelle E. Francis, Jr. at 10:10 am. The Committee of the Whole convened to receive testimony on the following zoning requests:

Bill No. 35-0021 An Act amending the Official Zoning Map No. SCZ-7 for the island of St. Croix to change the zoning designation of Plot Nos. 102-A Remainder, 102-B, and 102-C Estate Hermon Hill, Company Quarter, St. Croix, Virgin Islands, from R-3 (Residential-Medium Density) to P (Public)

Invited Testifiers:

The Honorable Jean-Pierre L. Oriol, Commissioner, Department of Planning and Natural Resources
Leia LaPlace-Matthew, Territorial Planner, Department of Planning and Natural Resources
Daryl D. Jaschen, Director, VITEMA

Director Jaschen testified that in 1992 the VI Housing Authority and Department of Property and Procurement deeded VITEMA 4.86 acres of Hermon Hill, for the purpose of establishing an Emergency Operations Center in the existing 2-story building. According to Director Jaschen, VITEMA successfully operated its St. Croix EOC until 2011, when due to mold, the building was deemed unhealthy to occupy.

Bill No. 35-0022 An Act granting a zoning use variance for Plot No. 2-137 Estate Sion Hill, Queen Quarter, St. Croix, Virgin Islands, from the R-2 (Residential-Low Density-One and Two Family) to allow for a beauty salon

Invited Testifiers:

The Honorable Jean-Pierre L. Oriol, Commissioner, Department of Planning and Natural Resources

Leia LaPlace-Matthew, Territorial Planner, Department of Planning and Natural Resources

Juliana Fabian, Applicant

Hernys Jimenez, Daughter of Applicant

Ms. Jimenez, testified on behalf of her mother, stated that the intent of the zoning request was to allow her mother to operate a beauty salon on the first floor of the residence, Tuesdays thru Saturdays, 8:00 a.m. to 5:00 p.m. The established clientele, Ms. Jimenez testified, of about 10-15 people a week will be served by appointment only. The salon would have a separate entrance and bathroom from the primary residence. Ms. Jimenez added that Ms. Fabian will be the only employee and that the property can accommodate parking for three to four cars which would have to be off-street parking.

Bill No. 35-0023 An Act granting a zoning use variance from the B-2 (Business-Secondary/Neighborhood) zoning designation to Plot Nos. 50-1 and 50-4 Estate Orange Grove, Company Quarter, St. Croix, Virgin Islands to allow for the manufacture of concrete products

Invited Testifiers:

The Honorable Jean-Pierre L. Oriol, Department of Planning and Natural Resources

Leia LaPlace-Matthew, Territorial Planner, Department of Planning and Natural Resources

Mitchell Matthew, Owner, Just Right Trucking, LLC

H.C. Rupareliah, Authorized Agent, Innovative Asset Group, Inc.

Alicia V. Barnes, Subject Matter Expert

Mitchell Matthew, owner of Just Right Trucking, LLC testified that his small business is an exemplary trucking and trash removal business and wants to expand the operations to include cement block manufacturing. Matthew indicated that currently on-site is the shell of a 10,000 square foot warehouse that will house the cement block manufacturing operations, a fleet of trash removal and heavy equipment, trash bins, and a 5000 gallon fuel storage tank for a proposed stand-by generator. Mr. Matthew concluded his testimony by stating that the requested variance is compatible with the site's current conditions and operations. Mr. Matthew concluded by speaking about his efforts for compliance and mitigation.

The meeting adjourned at 4:11 pm.