

BILL NO. 35-0034

Thirty-Sixth Legislature of the Virgin Islands

February 27, 2025

An Act to amend Official Zoning Map No. STZ-9 to allow for the rezoning of Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, and 3 East End Quarter, St. Thomas, Virgin Islands, from R-1 (Residential-Low Density) to B-3 (Business-Scattered) and to allow for a use variance from the B-3 (Business-Scattered) zoning designation

PROPOSED BY: Senator Milton E. Potter by Request of the Governor

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to title 29 Virgin Islands Code, chapter 3, section 238, Official Zoning Map No. STZ-9 for the island of St. Thomas, Virgin Islands, is amended by changing the zoning designation of Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, and 3 East End Quarter, St. Thomas, Virgin Islands, consisting of approximately 1.022 acres, as described on Survey Drawing No. D9-8277-T009 from R-1 (Residential-Low Density) to B-3 (Business-Scattered).

SECTION 2. Pursuant to title 29 Virgin Islands Code, chapter 3, section 238a, a zoning use variance from the B-3 (Business-Scattered) zoning designation is granted for Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, and 3 East End Quarter, St. Thomas, Virgin Islands, consisting of approximately 1.022 acres, as described on Survey Drawing No. D9-8277-T009,

1 to allow for Warehouse and Storage Services (General). All the other requirements of the B-3
2 (Business-Scattered) zoning designation continue to apply to the property.

3 **BILL SUMMARY**

4 This bill provides for the rezoning of Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2,
5 and 3 East End Quarter, St. Thomas, Virgin Islands, from R-1 (Residential-Low Density) to B-
6 3 (Business-Scattered) and provides for use variance to allow for Warehouse and Storage
7 Services (General) in the B-3 (Business-Scattered) zoning designation.

8 **BR25-0372/February 27, 2025/SLR**
9 **G36-004**