



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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**March 3, 2025**

Honorable Milton E. Potter  
President  
36th Legislature of the United States Virgin Islands  
Capitol Building  
St. Thomas, Virgin Islands

**Re: Petition to Amend Official Zoning Map No. STZ-9, Application No. CCZP0153-24**

Good day Senate President Milton E. Potter, other members of the 36th Legislature of the US Virgin Islands, legislative staff, and members of the viewing and listening public. My name is Leia LaPlace-Matthew, and I am the Territorial Planner overseeing the Division of Comprehensive and Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR). I am here today to present the department's recommendation on the following **Zoning Map Amendment Application No. CCZP0153-24**:

This application, submitted by Adlah A. Donastorg, Jr., Consultant on behalf of Candace Lindqvist-Wallace, seeks to amend the zoning designation of Remainder Parcel No. 19-1-2 and Parcel No. 19-1-2-7 (Eastern and Western portions), both of Estate Smith Bay, Nos. 1, 2, & 3 East End Quarter, St. Thomas, from A-2 (Agricultural Zone) to B-3 (Business-Scattered). The purpose of this request is to develop an office.

DPNR has conducted a thorough review of the application, including an analysis of the surrounding land use, zoning trends, infrastructure availability, and public input. The surrounding area includes various zoning designations such as A-1, A-2, R-1, R-2, R-3, B-2, B-3, and C-Commercial, indicating a shift from large-scale agricultural use to a mixed-use development pattern. Additionally, historical rezoning approvals in the vicinity support this transition.

The Department notes the following key findings:

- The requested zoning change aligns with previous rezoning approvals in the area.
- The proposed office development is in line with existing business and commercial activities along Smith Bay Road.
- Public infrastructure in the form of public water supply is available to support the development and a sewage treatment plant has been proposed.
- No opposition was expressed during the DPNR-CCZP public hearing held on November 18, 2024.
- A Flora and Fauna Study and a Phase I Cultural Resources Survey will be required as part of further review by the Divisions of Fish & Wildlife and the Virgin Islands State Historic Preservation Office.

- Additionally, a Stormwater Pollution Prevention Plan will be required from the Division of Environmental Protection.

After analyzing the applicant's request, the surrounding uses, and zoning trends, DPNR recommends approval of the zoning amendment request.

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, the report of the Planning Office regarding this proposal, including the reasons for our recommendation, is incorporated into the records submitted prior to this public hearing. We ask that the PowerPoint presentation for CCZP0153-24 now be displayed....

This concludes my testimony on behalf of the Department, and I am available to answer any questions. Thank you for your time and consideration.