



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

4611 Tutu Park Mall
Suite 300, 2nd Floor
St. Thomas, VI 00802
(340) 774-3320

45 Mars Hill, Frederiksted
St. Croix, VI 00840
(340) 773-1082
dpr.vi.gov



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. CCZP0158-24

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. CCZP0158-24**:

This application, submitted by Attorney Jennifer Jones on behalf of Najocki Boyd, seeks to amend the zoning designation of Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, & 3 East End Quarter, St. Thomas from R-1 (Residential-Low Density) to B-3 (Business-Scattered). The purpose of the request is a mixed-use development.

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 mixed-use development consists of long and short-term rentals and commercial units for general offices, daycare, laundromat, mailbox rental, beauty salon/barber shop, and/or self-storage units compatible 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 but water is proposed to also be supplied by wells and cistern. On-site sewage treatment has been proposed.
- No opposition was expressed during the DPNR-CCZP public hearing held on November 18, 2024 and there was one support letter received from an adjacent property owner who was recently granted a rezoning to B-3.

- 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 CCZP0158-24 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.