



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SCZ-20, Application No.
CCZP0025-25**

Petition of applicant, Virgin Islands Public Broadcasting System, to amend Plot Nos. 36 and 37 Estate Richmond, Company Quarter, St. Croix from C (Commercial) to B-3 (Business-Scattered). The purpose of this request is to develop staff and visitor boarding rooms.



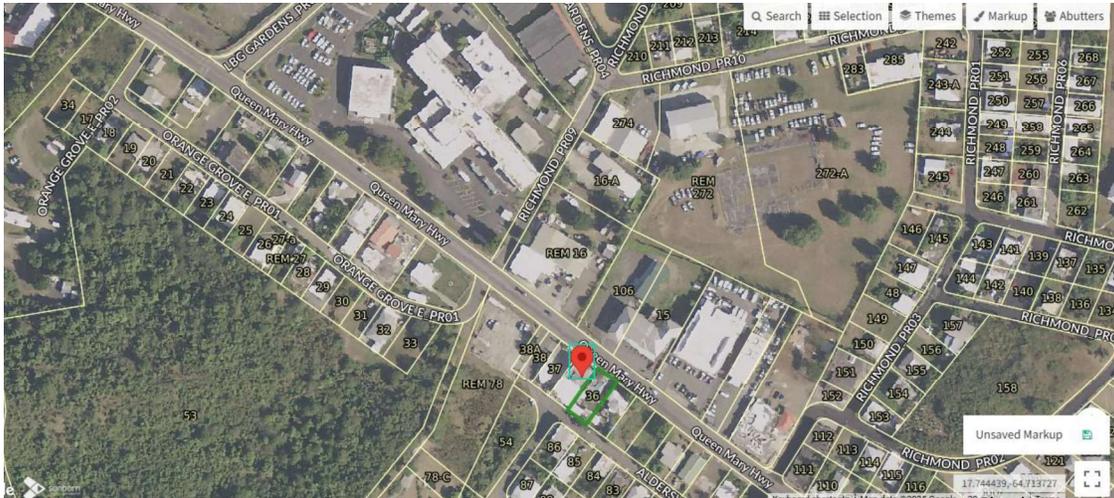
Photo of current site condition- two-story building with parking.

Property Owner(s): Virgin Islands Public Television System as per Warranty Deed dated March 14, 2005, Document No. 59803.

Applicant Representative(s): Tanya-Marie Singh, Chief Executive Officer.

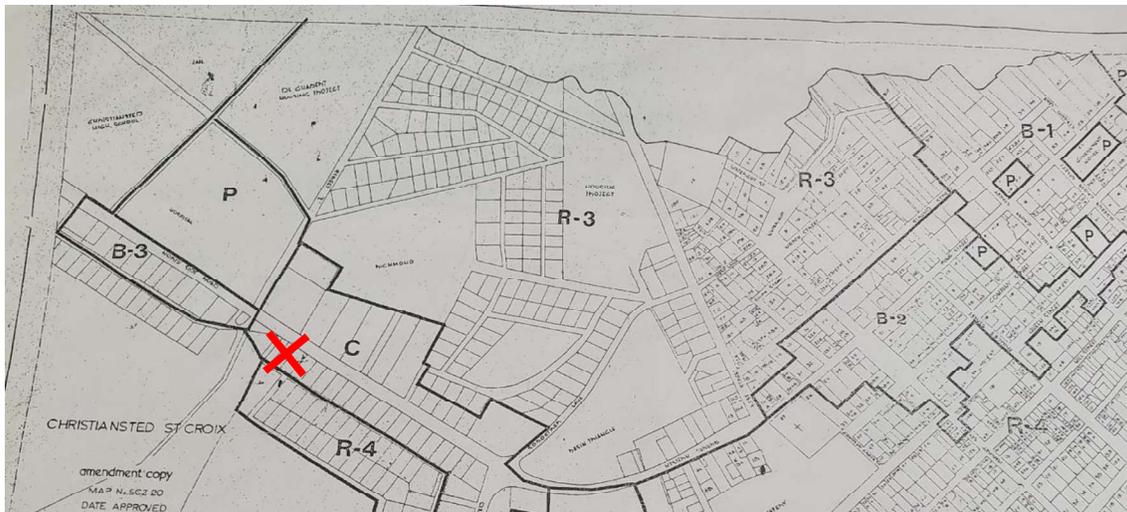
Acreage: The properties are 0.11 acres each, for a total of 0.22 acres, as described in survey drawing No. 103.

Surrounding Uses and Zones: To the north and west is non-residential activity. To the east and south is residential activity.



MapGeo aerial view of properties (marked in red)

The surrounding area is zoned R-4 (Residential-Medium Density), B-3, and C-Commercial with one rezoning, Plot No. 32 Est. Richmond from C-Commercial to B-3 by Act No. 8571.

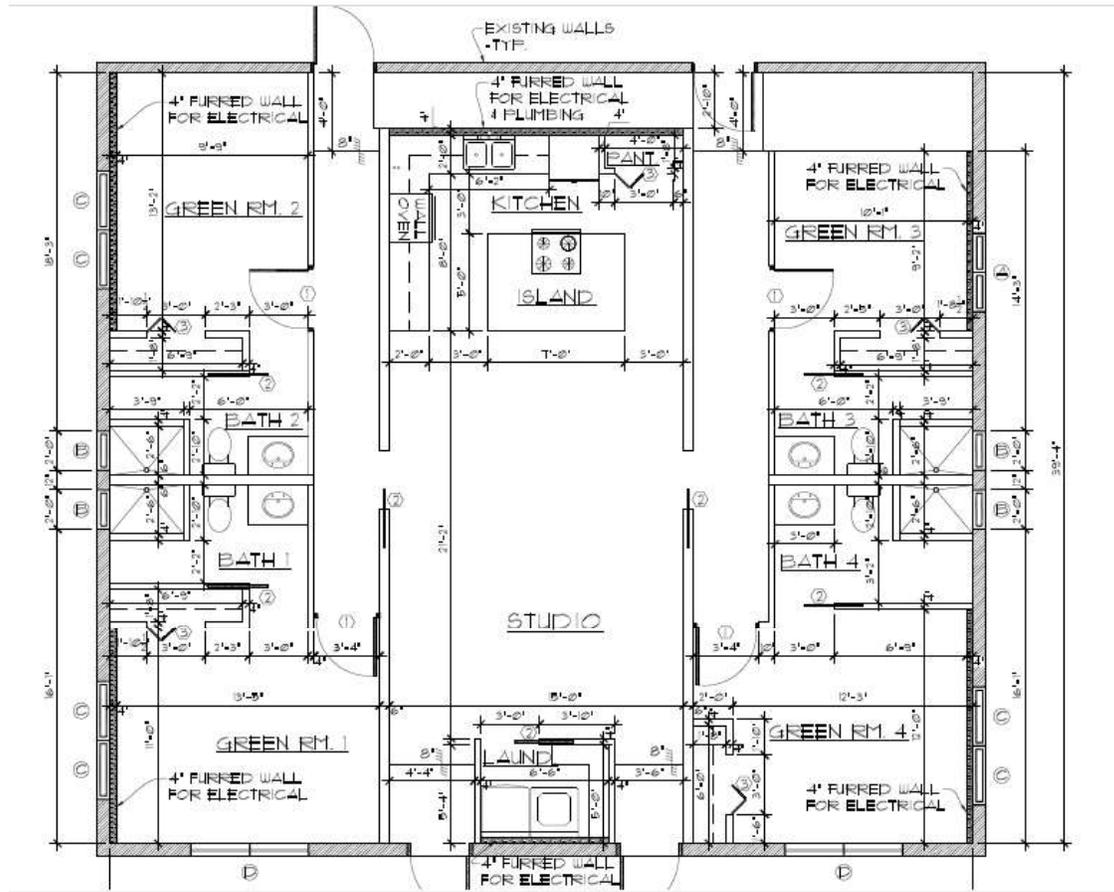


Official Zoning Map No. SCZ-20 (property location indicated by red X)

Infrastructure: Public lines will handle water needs and sewage.

Other needed DPNR Division reviews: Building Permits for internal build out.

Project Summary: At DPNR-CCZP’s public hearing, CEO Singh testified the intent is to build out the second story into four bedrooms with bathrooms and a kitchen studio. The kitchen studio would be used for recording cooking shows. The bedrooms with bathrooms would be used during emergencies and overnight stays by technical staff.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held June 16, 2025: There was no opposition or concern expressed with the proposal. There was no post-hearing comment received.

Analysis of Request/Reason for Recommendation: The current C (Commercial) zoning designation was intended for light-industrial/manufacturing uses to be located away from the central business districts that catered to pedestrians/tourists and does not permit residential use (short or long term).

The property was used residentially over 20 years ago, and that use was established prior to the adoption of the Zoning Code and is governed by the conditions established in Section 234 of the Zoning Law, Nonconforming uses. Section 234 (h) states, “Any nonconforming use of land or building which has ceased by discontinuance or abandonment for a period of three (3) years shall thereafter conform to the provisions of this subchapter.”

The property no longer qualifies for non-conforming, grandfather status but the area has other non-conforming residences which are allowed to continue with

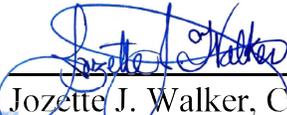
limitations.

The area has had a mixed-use character since the zoning was adopted in 1972 with no industrial/manufacturing uses that would negatively impact residential use. After analyzing the applicant's request and the mix of surrounding uses, the department recommends approval of the rezoning request. The requested B-3 zoning is appropriate because it allows for both residential and business use of a property and would not be out of character with the surrounding area.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. SCZ-20 for the island of St. Croix be amended by changing the zoning designation of Plot Nos. 36 and 37 Estate Richmond, Company Quarter, St. Croix consisting of 0.11 U.S. acres each as described on survey drawing No. 103, from C (Commercial) to B-3 (Business-Scattered).



Jozette J. Walker, CPM
Assistant Commissioner

6/23/2025

Date

Cc: Jean-Pierre L. Oriol, Commissioner