



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
dpnr.vi.gov



August 1, 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-11, Application No. CCZP0020-25

Good day Senate President Milton E. Potter, members of the 36th Legislature, legislative staff, and members of the public. My name is Keshoi Samuel, and I am the Planning Technician with the Division of Comprehensive and Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR). I am here to present the department's recommendation on **Zoning Map Amendment Application No. CCZP0020-25**.

This application, submitted by the St. Thomas Federal Credit Union (STTFCU), seeks to amend the zoning designation of Parcel No. 100-1C Estate Taarneberg, King's Quarter, St. Thomas from R-3 (Residential-Medium Density) to B-1 (Business-Central Business District). The purpose of the request is to develop a new operational facility for the credit union, including drive-through service, ATMs, walk-in services, and a conference center.

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 a mix of R-3, B-2 (Business-Secondary/Neighborhood), C-Commercial, and W-1 (Waterfront-Pleasure) zones, with five prior zoning amendments from R-3 to business or commercial designations.

The Department notes the following key findings:

- Public Infrastructure in the form of public water supply and sewer system is available to support the development, but water is proposed to be supplemented with a cistern.
- No opposition or concerns were raised during the DPNR-CCZP public hearing held on May 19, 2025, and no post-hearing comments were received.
- The proposed development will consist of a two-story main building and a one-story conference/training room, with 54 parking spaces. Each building would be a phase, taking approximately 24 months for the main building as Phase 1, and about 18 months for the conference room as Phase 2.
- The site is outside the Charlotte Amalie Historic District but within the city limits, making the B-1 zoning designation appropriate and consistent with the area's commercial character.

After thorough analysis of the applicant's request, the Department finds the proposed rezoning consistent with the area's development trends, the petition location convenient for visitors, and tourists and is compatible with the original intent of the B-1 zoning district. The department recommends approval of the zoning map amendment request. The department concurs with Bill No. 36-0118.

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 Committee of the Whole Hearing. We respectfully request that the PowerPoint presentation for CCZP0020-25 now be displayed.

This concludes our testimony on behalf of the Department, and we are available to answer any questions. Thank you for your time and consideration.