



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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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. SCZ-20, Application No. CCZP0025-25

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. CCZP0025-25**.

This application, submitted by the Virgin Islands Public Broadcasting System, seeks to amend the zoning designation of Plot Nos. 36 and 37 Estate Richmond, Company Quarter, St. Croix from C (Commercial) to B-3 (Business-Scattered). The purpose of the request is to develop staff and visitor boarding rooms, including a kitchen studio for recording cooking shows.

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-4 (Residential-Medium Density), B-3, and C-Commercial zones, with one prior rezoning from C-Commercial to B-3.

The Department notes the following key findings:

- Public water and sewer lines are available to support the use.
- No opposition or concerns were raised during the DPNR-CCZP public hearing held on June 16, 2025, and no post-hearing comments were received.
- The proposed use includes four bedrooms with bathrooms and a kitchen studio on the second floor. These facilities will support the recording of cooking shows and overnight stays for technical staff and media production.
- The current C-Commercial zoning does not permit residential use, and the property no longer qualifies for non-conforming residential use under Section 234 of the Zoning Law.
- The area has long exhibited a mixed-use character, and the proposed B-3 zoning would align with existing uses and support both residential and business functions.

After reviewing the applicant's request and the surrounding land use, the Department finds the proposed rezoning to be appropriate and consistent with the area's character. The department

recommends approval of the zoning map amendment request. The department concurs with Bill No. 36-0129.

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 CCZP0025-25 now be displayed.

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