



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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March 16, 2026

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-12, Application No. CCZP0094-25

Good day, Senate President Milton E. Potter, members of the 36th Legislature, legislative staff, and members of the public. My name is Leia LaPlace-Matthew, Territorial Planner 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. CCZP0094-25.

This application, submitted by the Government of the Virgin Islands, Department of Public Works, seeks a use variance for the P (Public) zoning designation of Plot Nos. 24B and 24D Estate Body Slob, King Quarter, St. Croix. This site has operated as a bus terminal for over 30 years. The use variance aims to allow continued operation of the nonconforming bus terminal.

The surrounding land uses of the parcels include business uses to the north (La Reine Chicken Shack) and east (Villa La Reine Shopping Center); vegetable and fish markets to the south; and undeveloped land to the east and west.

The department notes the following key findings:

The proposed infrastructure of the site includes public water system to meet water needs, an on-site sewage treatment plant to handle wastewater, and a backup generator. No additional DPNR division reviews are required.

At the DPNR-CCZP public hearing held November 25, 2025, project representative Kenneth Serrant testified that the existing 400-square-foot terminal building will be demolished and replaced with a new 2,100-square-foot facility. The new building will accommodate: three employees, 50 transit passengers, and 30+ parking spaces for cars and buses. Construction is anticipated to be completed within twelve months. No opposition or concerns were expressed, and no post-hearing comments were received.

Although the site has been used as a bus terminal for more than 30 years, this use is not listed in the Table of Permitted Uses for the P-Public zoning district. When the Zoning Code was adopted in 1972, Bus terminal use was permitted in the C (Commercial) and I-2 (Light Industry) zoning districts. Therefore, this use variance request is needed to bring an existing government operation into zoning compliance on government-owned land.

The Department finds no conflicts with surrounding land uses. Additionally, this project will enhance public service delivery by upgrading outdated facilities that support essential transit operations.

The Department of Planning and Natural Resources recommends approval of the requested use variance to allow for "Buses, Passenger Terminal." 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 CCZP0094-25 now be displayed.

This concludes the testimony on behalf of the Department, and we are available to answer any questions.