

Zoning Map Amendment – Parcel 15, Estate Susannaberg, St. John

Submitted by: Ronnie E. Jones

Date: May 6, 2025

Good day Mr. President, and Honorable Members of the Legislature.

For the record, my name is Ronnie E. Jones, and I am the owner of Parcel 15, Estate Susannaberg, St. John, U.S. Virgin Islands.

I am before you today to respectfully request approval of a Zoning Map Amendment to rezone my property from R-4 Residential Medium Density to R-3 Residential Low Density.

I inherited this property and approach this request with a deep sense of responsibility—to my family, the Susannaberg community, and the island of St. John. My intent is not intensive development, but reduced density and compatible use.

The purpose of this rezoning is to allow for the development of a small boutique hotel designed to align with the character, environmental sensitivity, and scale of the surrounding neighborhood. Rezoning to R-3 provides a framework for lower-intensity development and responsible land use.

This proposal offers clear public benefits, including support for sustainable tourism, creation of local employment opportunities, and positive economic contributions while preserving St. John’s natural beauty and residential integrity.

Most importantly, this request represents a move toward less density, not more. It reflects thoughtful planning, environmental respect, and community compatibility.

I respectfully ask this body to approve the rezoning of Parcel 15 Estate Susannaberg from R-4 to R-3.

Thank you for the opportunity to be heard. I am available along with my architect Mr. Kurt Marsh to answer any questions.

Respectfully submitted,

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