



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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May 11, 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-10, Application No. CCZP0109-25

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. CCZP0109-25.

This application, submitted by Ms. Daphne R. Jean-Marie, requests a use variance to the R-2 (Residential-Low Density-One and Two Family) zoning designation for Plot No. 104 Estate Concordia, Westend Quarter, St. Croix, consisting of 0.256 acres. The purpose of the request is to allow the addition of a beauty salon to an existing dwelling, to be operated solely by the applicant. The parcel contains two houses, one occupied and the other vacant, and is surrounded by vacant lots to the north and west and residences to the east and south.

The applicant proposes to construct a 10 ft. by 12 ft. addition to one of the existing dwellings and utilize an existing bathroom to support salon operations. The salon will operate Monday through Saturday from 9 am to 4 pm, by appointment only. Off-street parking for 6-7 vehicles is available on the property and access would be on the west side of the property via Concordia West Public Road No. 17. Existing trees would act as natural noise and visual buffering and construction would occur in one phase, estimated at six months.

Infrastructure needs will be met via the public water line, cistern, and a 1,500-gallon septic tank. No additional DPNR reviews needed except permits for new construction.

At the DPNR-CCZP Public Hearing held January 27, 2026, no opposition or concerns were expressed, and no post-hearing comments were received.

The 2024 Comprehensive Land and Water Use Plan promotes strategies to strengthen the USVI's local economy, including support for cottage industries and home-based businesses. These small-scale, low-impact businesses allow residents to generate income without the high operating costs of commercial spaces, supporting entrepreneurship and cultural strengths.

The R-2 zoning district already permits 27 non-residential uses, including museums, civic clubhouses, daycares, and schools. The proposed salon will produce minimal traffic due to its appointment-only model, maintain limited operating hours, and provide sufficient off-street parking.

Because of its small scale and low impact, the operation is compatible with existing and permitted R-2 uses. If the use variance is granted, the salon will still require a business license via the DLCA Board of Barbers, Beauticians, and Manicurists; and compliance with all applicable requirements from DPNR's Division of Permits, DLCA, and the Department of Health prior to opening.

The Department of Planning and Natural Resources recommends approval of this use variance request.

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, the report of the Planning Office regarding this proposal, including the detailed 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 CCZP0109-25 now be displayed

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