

Office Use Only	
Date Application Received:	<u>7-28-2023</u>
Reviewed by:	<u>LEIA LAPLACE</u>
Date Application Deemed Complete:	_____
Date of Pre-Application Meeting:	_____
Date Application Fee Paid:	_____
Tracking No. ZA	_____



**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES**

**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**

Division of Comprehensive & Coastal Zone Planning

St. Croix  
340-773-1082

St. Thomas/St. John  
340-774-3320

**Official Zoning Map Amendment Request Form**

Zoning Amendment Request is for:     Rezoning                       Use Variance

1. Applicant Positive T.A. Nelson

Mailing Address 9018 Salt River

City Christiansted                      State VI                      Zip 00820

Telephone 340-690-1748                      E-mail positive\_1@hotmail.com

*Note: Official correspondence will be mailed to the address above*

2. Contact Person/Representative Positive T.A. Nelson

Telephone 340-690-1748                      E-mail positive\_1@hotmail.com

3. Property Address #219 & 220 Morning Star

4. Tax Assessor's Parcel I.D. Number 219-[2-02501-0109-00] ; 220[2-02501-0110-00]

5. Current Zone R-1                      Proposed Zone or Use Variance B-3/User Variance

6. Site Acreage 0.5324 US acre ; 0.5039 US acre

7. Property Owner(s) Positive T.A. Nelson  
Address 9018 Salt River  
City Christiansted State VI Zip 00820  
Telephone 340-690-1748 E-mail positive\_1@hotmail.com

8. Detailed Description of what exists on the property. There are 1 1/2 acres of manicured and planted green space. There are currently three (3) gazebos and a small cabin.

9. Does what exist on the property conform to its current zoning district's requirements?  
X Yes      No

10. Detailed Description of Proposal: see attachment  
\_\_\_\_\_  
\_\_\_\_\_

11. Is the property served by municipal sewer lines? Yes      No X  
If no, please explain plan for sewage disposal. Septic system  
\_\_\_\_\_  
\_\_\_\_\_

12. Is the property served by municipal water lines? Yes      No X  
If no, please explain plan for water supply. Cisterns  
\_\_\_\_\_  
\_\_\_\_\_

13. Are there any flood ways on the site? Yes      No X

14. Are there any cultural/historical resources on site? Yes      No X  
If yes, describe how the cultural/historical resource(s) will be incorporated into the development.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. Are there any covenants and restrictions of record on the property? Yes      No X  
If yes, provide a copy of the restrictions.  
Do they preclude undertaking of the uses that are proposed? Yes      No X

## Required Submittals

**One electronic copy** of this application along with every item in the checklist below or

**Two printed copies** of this application along with two copies of every item in the checklist below:

- One (1) Copy for submission to the Division of Comprehensive and Coastal Zone Planning
- One (1) Copy for submission to the Legislature

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper. Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

- Letter of Application-** Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- Official Recorded and Numbered PWD/OLG Map** (*Obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- Real Property Tax Clearance Letter** (*Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750*)
- Contract of Sale and/or Lease Agreement** (*if applicable*)
- Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- Articles of Incorporation** (*required if the property is owned by a Corporation*)
- Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)
- Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and includes the following:
  - \_\_\_\_\_ Conceptual layout of the property.
  - \_\_\_\_\_ Existing/proposed building locations and footprint.
  - \_\_\_\_\_ Location of uses and open spaces.
  - \_\_\_\_\_ Location of watercourses (*guts*) and existing/type of vegetation on the site.
  - \_\_\_\_\_ Location of existing/proposed street and driveways, accesses, and circulation patterns.
  - \_\_\_\_\_ Current use and zoning of the site and adjacent property.

- \_\_\_\_\_ Landscape design and screening/buffering plan.
- \_\_\_\_\_ Proposed lot size/density and setback.
- \_\_\_\_\_ Proposed development timing.

**PLEASE NOTE:** Submission of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submission of an application to the Legislature for a Zoning Map Amendment or Use Variance. A **determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print Positive T.A Nelson

Sign *Positive Nelson*

Date 7/28/2023

Print \_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_

## Detail Description for Question #10

Serenity's Nest was created by Positive T.A. Nelson, who saw the need for an atmosphere which creates Zen Zones. These are places, usually green space, which fosters relaxation, rejuvenation, clear thoughts, and artistic expressions.

Serenity's Nest is an outback roadside garden grill "stop spot", equipped with WIFI, a relaxing farm – packed with ample shaded gazebos and seating. It is perfect for Yoga, private picnics, outdoor concerts, and artists looking for a natural highly charged environment for creative energy.

In addition to extremely delicious Nelson quality bites, there will be the first official "Positive Is How I Live" Cultural Gift Shop, and eventually eco-lodging (low cost cabins for overnight guests or retreats).

Our initial events are Happy Friday – evening cocktails, beer, wine and lite snacks; Chill-Out Saturday – afternoon food sale, music/concerts; Serenity Sundays – food, live music and open mic. Additionally, the space may be rented for approved events.

During tourist season and cruise ship days, we will be opened more frequently to provide local fruit drinks, cocktails, cuisine and cultural gifts for tourist and local patrons alike. We will offer spaces to local vendors also. When cottages are completed organizations will be able to rent the cottages and space for various professional development events.