



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. STZ-10, Application No.
ZAT-24-10**

Petition of applicants, Carvelle Rogers, Colette Rogers Anthony, and Jacklin Rogers, to amend Parcel No. 41-5-1 Estate Frydenhoj, No. 3 Red Hook Quarter, St. Thomas from R-2 (Residential-Low Density-One and Two Family) to B-4 (Business-Residential Areas) zoning to allow business use.



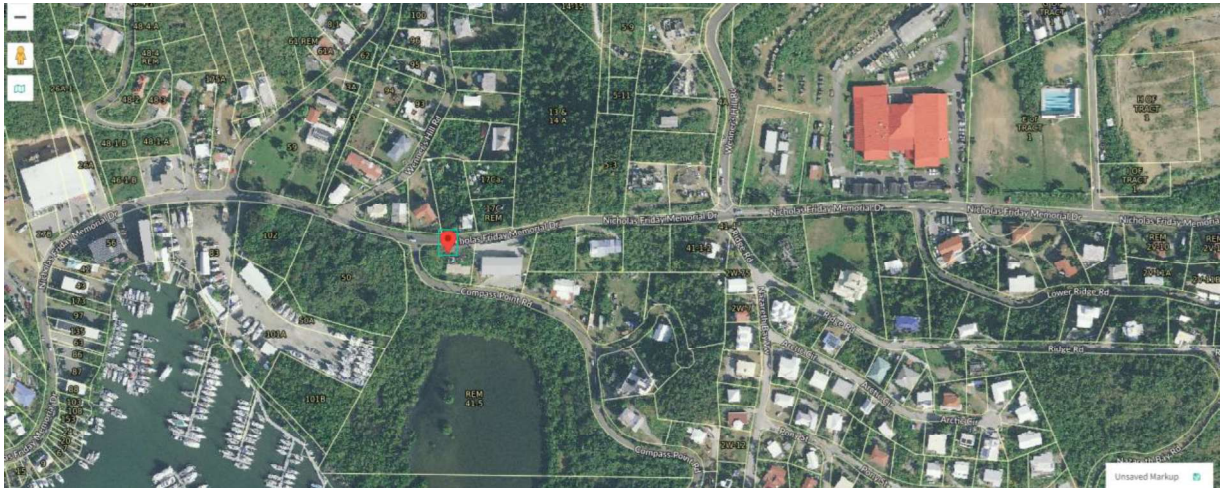
Photo of current site condition- abandoned residence

Property Owner(s): Carvelle A. Rogers, Colette A. Rogers Anthony, and Jacklin I. Rogers as per Warranty Deed dated November 21, 2022, Document No. 2022008346.

Applicant Representative(s): Clifford Graham, authorized agent.

Acreage: 0.30 acres as shown on survey drawing G9-658-T62.

Surrounding Uses and Zones: Surrounding the property to the north is a hurricane-damaged residence and undeveloped land that was rezoned to B-3 (Plots 13 & 14A Est. Frydenhoj by Act 8570 and 5-3 Est Frydenhoj by Act 7137). To the east is a commercial building owned by the applicants rezoned to B-4 (Plot 41-5-2 by Act 7498), followed by a residence. To the south is a road, then pond (rezoned to W-1, Plot 41-5 Remainder by Act 3373) and to the west is a marina.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-2, B-3 (Business-Scattered), B-4, and W-1 (Waterfront-Pleasure) with four rezonings.



Official Zoning Map No. STZ-10 (property location indicated by red X)

Infrastructure: Water needs will be supplied by the existing cistern. Wastewater will be handled by septic tank.

Other needed DPNR Division reviews: Water testing is required if restaurant use occurs, as per the Division of Environmental Protection.

Project Summary: At DPNR-CCZP's public hearing, Mr. Clifford Graham testified the proposal is to demolish the upstairs and redevelop on the existing foundation. The resulting two-story building would be available for restaurant and office use and may have a total of 25 parking spaces. Redevelopment will occur in one phase and may take 9-12 months to complete.

Public Response at DPNR-CCZP Public Hearing held September 17, 2024: There was no opposition or concerns expressed with the proposal. There was no post-hearing comments received.

Analysis of Request/Reason for Recommendation: The property was originally developed as a residence but was abandoned 15-20 years ago. It is located along a busy thoroughfare (Nicholas Friday Memorial Drive) connecting Redhook to the Nadir intersection and is one of several examples of zoning map amendment requests where there is a need to analyze properties for appropriate mixed-use zoning based on location, surrounding area features and characteristics. The department recognizes some locations may be more appropriate for mixed use zoning that were formerly zoned residential.

The department recommends approval of the rezoning request. The requested B-4 zone is in line with what has been granted in the past on the adjacent lot and the proposed development would not be out of character with the surrounding area.

Recommendation

The Department of Planning and Natural Resources recommends that Parcel No. 41-5-1 Estate Frydenhoj, No. 3 Red Hook Quarter, St. Thomas be rezoned from R-2 (Residential-Low Density-One and Two Family) to B-4 (Business-Residential Areas).



Jozette J. Walker, CPM
Assistant Commissioner

October 4, 2024

Date

Cc: Jean-Pierre L. Oriol, Commissioner