



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-24-11**

Petition of applicants, George Rogers and Carvelle Rogers, to amend Parcel No. 3J-1A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas from R-2 (Residential-Low Density-One and Two Family) to B-2 (Business-Secondary/Neighborhood) to allow a water standpipe with accompanying office.



*Photo of current site condition*

**Property Owner(s):** George D. Rogers and Carvelle A. Rogers as per Special Fiduciary Deed dated July 7, 2011, Document No. 2011005072.

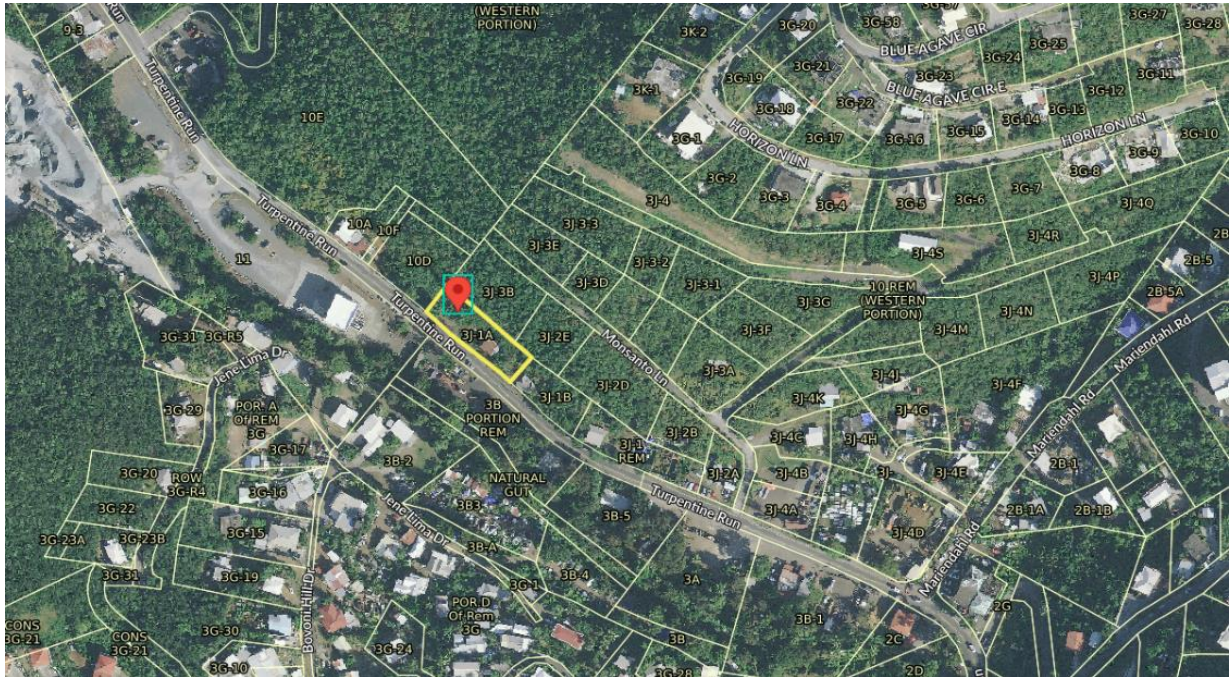
**Applicant Representative(s):** Clifford Graham, authorized agent.

**Acreeage:** 10,921 square feet as described on survey drawing No. D9-6791-T000.

**Surrounding Uses and Zones:** Surrounding the property to the north is undeveloped land, then a residential subdivision. To the east are residences then commercial property rezoned to B-3 (Plot 3J-2A by Act 7718). To the south is a

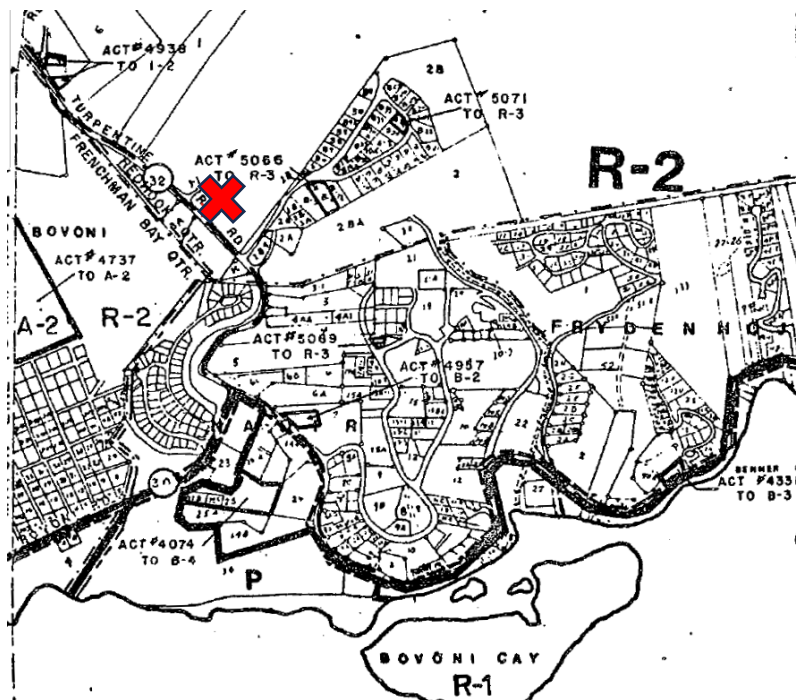


heavy equipment storage yard and to the west is a bar and restaurant rezoned to B-3 (Plots 10A and 10D were rezoned to B-3 by Acts 7817 and 8523, respectively).



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-2 and B-3 (Business-Scattered) with three rezonings.



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

**Infrastructure:** Water needs will be supplied by the existing cistern and public water line. Wastewater will be handled by a septic system.

**Other needed DPNR Division reviews:** Once functioning, the standpipe will need inspection by the Division of Environmental Protection. If approved, it will then be added to the list of compliant standpipes for water hauling use.

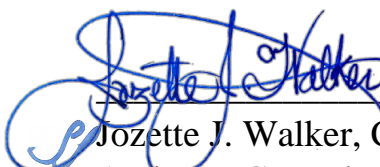
**Project Summary:** At DPNR-CCZP's public hearing, Mr. Graham testified the owners' intent is to redevelop the existing single-family residential structure into an office space and install a standpipe for potable water provision to water haulers and private citizens constructing homes. Potable water from WAPA will feed the standpipe and the reasoning is this location will eliminate the need to go into town. The site would allow for one truck to be filled while a second is parked waiting for service.

**Public Response at DPNR-CCZP Public Hearing held September 17, 2024:** There was no opposition, and the only concern expressed by an adjacent property owner was the exact location of 3J-1A in comparison to their property. No post-hearing comments were received.

**Analysis of Request/Reason for Recommendation:** The property was originally developed as a residence and it is recognized that the surrounding area is mixed use, becoming dominantly industrial due to proximity to the concrete plant and quarry. It is located along Turpentine Run/Brookman Road which has a mixed-use pattern of nonconforming, business/commercial, and industrial uses resulting in incompatibility with residential development along the roadway. There was no public opposition to the petition and the department has no objection to the B-2 zone being granted, as it is consistent with the area's development over the years.

### **Recommendation**

The Department of Planning and Natural Resources recommends that Parcel No. 3J-1A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas be rezoned from R-2 (Residential-Low Density-One and Two Family) to B-2 (Business-Secondary/Neighborhood).

  
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Jozette J. Walker, CPM  
Assistant Commissioner

10.10.2024  
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Date

Cc: Jean-Pierre L. Oriol, Commissioner