

**BILL NO. 35-0189**

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**Thirty-Fifth Legislature of the Virgin Islands**

**October 27, 2023**

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An Act granting a zoning variance from the R-1(Residential- Low Density) zoning designation for Plot No. 9A and Parcel No. 10 Estate Grange, Company Quarter, St. Croix, Virgin Islands to allow for office and event rental; solar and wind energy development, research and testing of technology; agricultural production and sales; and short-term rentals

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**PROPOSED BY:** Senator Novelle E. Francis, Jr., by Request of the Governor

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1 *Be it enacted by the Legislature of the Virgin Islands:*

2       **SECTION 1.** Pursuant to title 29 Virgin Islands Code, chapter 3, section 238a, a zoning  
3 variance from the R-1(Residential-Low Density) zoning designation is granted for Plot No. 9A  
4 and Parcel No. 10 Estate Grange, Company Quarter, St. Croix, consisting of approximately  
5 26.085 U.S. acres as described on Drawing A9-80-C012 and 0.490 U.S. acre as described on  
6 Drawing No. 318 respectively to allow for office and event rental; rental of commercial space;  
7 solar and wind energy development, research and testing of technology;  
8 assembly/manufacturing/retail/wholesale of alternative and renewable energy systems and  
9 components; agricultural production and sales; and short-term rentals. All other requirements  
10 of the R-1 (Residential-Low Density) zoning designation continue to apply to the properties.

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**BILL SUMMARY**

This bill provides a zoning variance for Plot No. 9A and Parcel No. 10 Estate Grange, Company Quarter, St. Croix, Virgin Islands to allow for office and event rental; solar and wind energy development, research and testing of technology; agricultural production and sales; and short-term rentals. All other requirements of the R-1 (Residential-Low Density) zoning designation continue to apply to the properties.

**BR23-0764/October 24, 2023/NS**  
**G35-021**