

Testimony of Raphael W. Bostic

Regarding Senate Bill Number 35-0324

An Act amending Official Zoning Map No. STZ-7 to rezone Plot No. 4 Estate Charlotte Amalie, New Quarter, St. Thomas, Virgin Islands, from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered)

Presented to

the 35th Legislature of the Virgin Islands

Committee of the Whole

Earle B. Ottley Legislative Hall

**September 19, 2024
10 a.m.**

Senate President and Committee Chair Francis, Jr. and other members of the Committee of the Whole, my name is Raphael Bostic and it is my privilege to come before you to offer testimony in support of Senate Bill Number 35-0324, which would rezone Plot No. 4 Estate Charlotte Amalie, New Quarter in St. Thomas, which I own, from R-2 (Residential-Low Density-One and Two Family) to B-3 (Business-Scattered).

Though the property, which is 0.69 acres, is currently zoned for residential (R-2), it is grandfathered such that the current owners are allowed to deploy it for commercial uses. My family and I have been doing just that for several decades. For much of this time, the property has been the site of several veterinarian practices. My request seeks to bring this non-conforming/grandfathered property into zoning conformity.

My initial request, which was to rezone the property to C (Commercial) reflected my limited knowledge of the local zoning code. I am fully supportive of staff's recommendation to rezone this to B-3 (Business-Scattered). I agree with staff's view that the B-3 designation is a better fit for the historical uses of the property.

I will also offer that I do not currently have any plans for developing or redeveloping the site. This request is solely to bring this property into conformity with its historical use.

To close, I give you my sincerest thanks to you and the Committee for consideration of this request. I am prepared to answer any questions you might have.

Thank you.