

# **LETTER OF APPLICATION**

April 25, 2024

**VIA HAND DELIVERY**

Honorable Novelle E. Francis, Jr.  
President  
Thirty-Fifth Legislature of the Virgin Islands  
Capitol Building  
P.O. Box 1690  
St. Thomas, V.I. 00804

**Re:** Request of Zoning Amendment of No. 19-1-2-8 Estate Smith Bay, St. Thomas;  
Owner: James J. Jones, Jr.; Agent/Attorney-in-Fact: Jennifer Jones, Esq.

Dear Senate President Francis:

This firm represents James J. Jones, Jr. (“Mr. Jones”) and hereby formally petitions the Legislature of the Virgin Islands on his behalf, pursuant to Section 238(b) of the Virgin Islands Code, for a zoning change from A-Agriculture to B-3 Business—Scattered with a variance for agricultural uses of the following described real property:

**Parcel No. 19-1-2-8 Estate Smith Bay  
Nos. 1, 2, & 3 East End Quarter  
St. Thomas, U.S. Virgin Islands  
as shown on O.L.G. file No. D9-9375-T019  
consisting of 3.0 U.S. acres, or 130,680 U.S. sq. ft., more or less (“the  
Property”)**

Mr. James J. Jones, Jr. is the owner of the Property, which was formerly part of a larger tract of land in Estate Smith Bay that has been in the Lindqvist family for several decades. At all times, the original tract was held in private ownership and remained undeveloped. In 2022, Mr. Jones purchased the Property from Candace Lindqvist-Wallace for the purpose of pursuing an agricultural business and for residential development.

The Property is currently zoned A-Agriculture and lies adjacent to the government cemetery and other vacant land. The only other use of the surrounding parcels is scattered residential with limited commercial activity consisting of one bar/restaurant. The intention is to develop a portion of the three-acre property with modern apartments to be offered for long-term rental. Additionally, the plan is to continue the historical agricultural uses on the Property through a zoning variance for agriculture with incidental storage and organic market and retails of produce and meats. The additional proposed uses include car rental services, auto garage, equipment rentals and leasing

services, water delivery, water storage and distribution, and laundromat services. The proposed uses are set forth in detail below:

- 1) **Small Residential Apartment Complex.** This intended use involves rezoning the Property to allow for residential development, specifically for the construction and operation of an apartment complex. The residential portion of the development will consist mainly of four three-story structures/buildings with a total of 36 two-bedroom units. The intended use is compatible with surrounding land uses and with the density and parking requirements of the B-3 Zoning Designation. The intended use incorporates commercial elements, including a convenience store, laundromat, and a management/leasing office, which are all allowed within the B-3 Zoning Designation. The proximity of the Property to the Red Hook Dock makes it ideal to offer housing for temporary workers required to work on projects slated for St. Thomas and St. John over the next decade.
- 2) **Equipment Rental and Leasing/Car Rental Services/Garage/Water Distribution and Delivery Services.** The proposed rezoning will accommodate various commercial activities, including equipment rentals and leasing, car rentals, garages, and water delivery and distribution services. These activities are all compatible with the B-3 designation and will contribute positively to the local economy and community.
- 3) **Agricultural uses.** Rezoning to allow for light organic farming and retail sales of agricultural products (fruits, vegetables, and meats) in the form of an organic farmer's market. This continues the historical uses of farming activities on the property.

Attached in support of the application, is CCZP's letter indicating that the pre-application process is complete and recommending the Legislature's acceptance and consideration of the application. Three (3) copies of the petition packet including supportive documents, plans and drawings are attached as well. Please direct any questions to Attorney Jennifer Jones at 779-7386, [Jjones@vienvironmentallaw.com](mailto:Jjones@vienvironmentallaw.com) and/or 9003 Havensight Mall, Ste. 319, St. Thomas, V.I. 00802.

Sincerely,



Jennifer Jones

cc: Leia LaPlace-Matthew, Director of CCZP