



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-9, Application No.
CCZP0158-24**

Petition of applicant, Najocki Boyd, to amend Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, & 3 East End Quarter, St. Thomas from R-1 (Residential-Low Density) to B-3 (Business-Scattered). The purpose of the request is a mixed-use development.



Photo of current site condition- two-story residence under construction

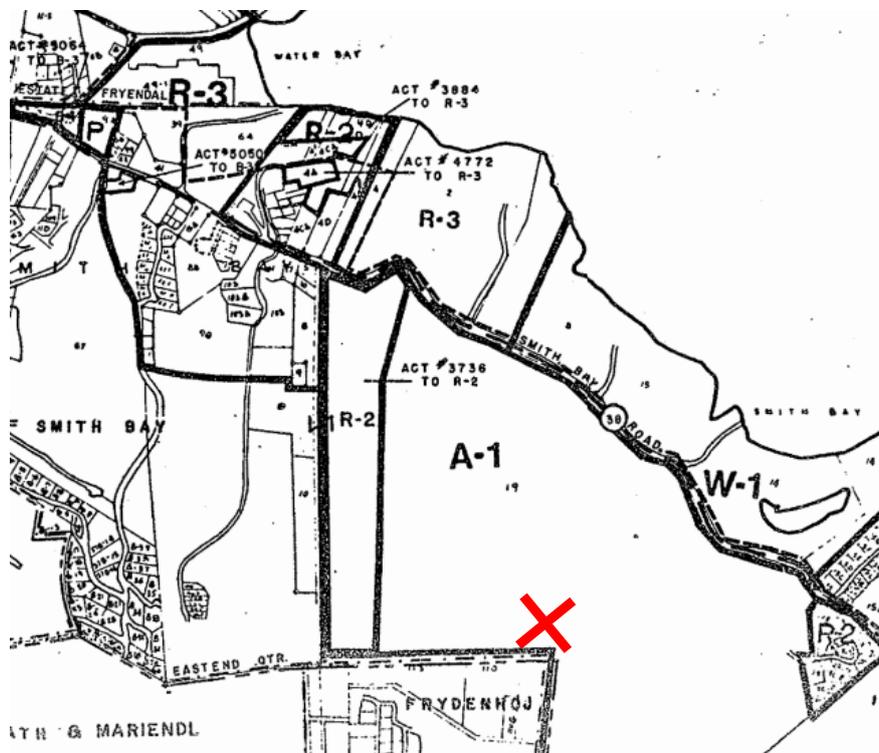
Property Owner(s): Najocki Boyd and Kit-Alia Freeman as per Warranty Deed dated November 27, 2018, Document No. 2018009631.

Applicant Representative(s): Jennifer Jones, Esquire, and Najocki Boyd.

Acreage: 1.022 acres as described on survey drawing D9-8277-T009.

Surrounding Uses and Zones: To the north of the property is agricultural land, recently rezoned to B-3 (Parcel No. 19-1-2-8 Smith Bay), followed by commercial activity. To the east is agricultural land followed by residential activity. To the south is agricultural land followed by residential activity and to

19-1-1	2012	A-1	R-2	7363
19F-1-A	2012	A-1	R-3	7466
17	2013	A-1	B-2	7576
17 Rem	2013	A-1	R-3	7576
19-2-101 & 19-2-102	2016	A-1 W/ VAR	VARIANCE	7970
19-2-104	2020	A-1 W/ VAR	R-3	8286
19F-1 Rem	2022	A-1	C W/ VAR	8695
19N Rem	2022	A-1	R-3	8695
19-1-2-8	2024	A-2	B-3	8886



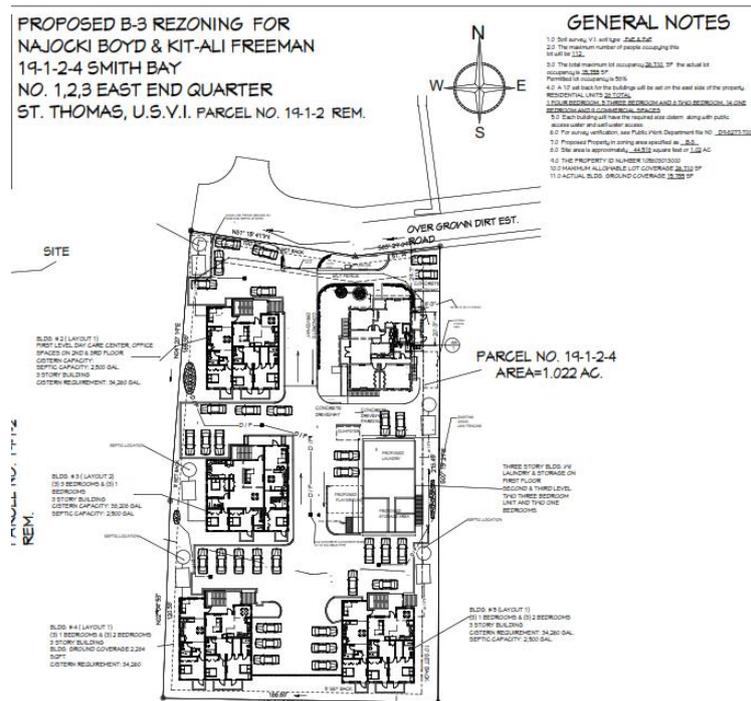
Official Zoning Map No. STZ-9 (property location indicated by red X)

Infrastructure: Water needs are proposed to be supplied by public water lines, wells, and cistern. Sewage is proposed to be handled by on-site sewage treatment.

Other needed DPNR Division reviews: A Flora and Fauna Study and Phase I Cultural Resources Survey will need to be conducted and reviewed by the Divisions of Fish and Wildlife and Virgin Islands State Historic Preservation Office, respectively. Development of the property would require a Stormwater Pollution Prevention Plan from the Division of Environmental Protection.

Project Summary: At DPNR-CCZP’s public hearing, Attorney Jennifer Jones testified that the owners’ intent is to develop a mixed-use development consisting

of 28 residential units (mainly long-term rentals with some short-term rentals) and nine commercial units (general offices, daycare, laundromat, mailbox rental, beauty salon/barber shop, and/or self-storage units). Six buildings, up to three stories, are proposed. Each building would be a phase, taking approximately 18 months for each building to be completed. Completely built out, the development could take 6+ years. The residential units will be approximately 1200-1500 square feet with the intent to have affordable/market-rate housing with possible government incentives pursued.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held December 16, 2024:

There was no opposition or concerns expressed with the proposal. There was one support letter received.

Analysis of Request/Reason for Recommendation:

This eastern section of Estate Smith Bay, heading towards Red Hook, was originally zoned A-1. The A-1 zoning requires a minimum of 40 acres and was intended for large acreage agricultural use. When the zoning was adopted in 1972, it was to ensure that lands previously used for farming would maintain their highest and best use. Large acreage agricultural use ended over fifteen years ago in Estate Smith Bay and the surrounding area has had 18 zoning map amendments and two pending zoning map amendment requests. As indicated in the rezoning table previously viewed, a shift from large-scale agriculture to a mix of residential, business, and

commercial uses has been deemed acceptable by the government, as well as neighboring property owners.

Rezoning has now resulted in ten A-2 zoned lots remaining in Estate Smith Bay. There are five substandard original A-1 zoned lots remaining in Smith Bay (the cemetery and undeveloped lots owned by the Virgin Islands Housing Finance Authority). The subject property was previously part of a zoning map amendment (Act 7253) and rezoned to R-1.

The area has grown into a mixed-use corridor heading towards the Urman Victor Fredericks Marine Terminal (Red Hook Ferry Dock) and after analyzing the applicant's request and the mix of surrounding uses and zones, the department recommends approval of the rezoning request. The requested zone is in line with what has been granted in the past and the proposed development would not be out of character with the surrounding area.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. STZ-9 for the island of St. Thoms be amended by changing the zoning designation of Parcel No. 19-1-2-4 Estate Smith Bay, Nos. 1, 2, & 3 East End Quarter, St. Thomas, consisting of 1.022 U.S. acres as described on survey drawing D9-8277-T009 from R-1 (Residential-Low Density) to B-3 (Business Scattered) with a use variance for Warehouse & Storage Services (General).



Jean-Pierre L. Oriol
Commissioner

24-Dec-2024

Date

Cc: Louis E. Petersen, Jr. Ph.D., Commissioner, Department of Agriculture