



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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June 2, 2025

Honorable Milton E. Potter
President
36th Legislature of the United States Virgin Islands
Capitol Building
St. Thomas, Virgin Islands

Re: Petition to Amend Official Zoning Map No. STZ-7, Application No. CCZP0001-25

Good day Senate President Milton E. Potter, other members of the 36th Legislature of the US Virgin Islands, legislative staff, and members of the viewing and listening public. My name is Keshoi Samuel, and I am the Planning Technician with the Division of Comprehensive and Coastal Zone Planning (CCZP) within the Department of Planning and Natural Resources (DPNR). I am here today to present the department's recommendation on the following **Zoning Map Amendment Application No. CCZP0001-25**:

This application, submitted by William Michael Hancock, seeks to amend the zoning designation of Parcel No. 2L Estate Bakkerø, No. 5 Frenchman's Bay Quarter, St. Thomas from R-1 (Residential-Low Density) to R-3 (Residential-Medium Density). The purpose of the request is to allow the 0.59-acre property to be subdivided into two smaller lots: a ¼-acre lot with an existing single-family home (no changes proposed) and the other a ½-acre lot with an existing storage shed (future development of a single-family home proposed).

DPNR has conducted a thorough review of the application, including an analysis of the surrounding land use, zoning trends, infrastructure availability, and public input. The surrounding area includes both R-1 and R-3 zones, with three past zoning map amendments from R-1 to R-3 nearby.

The Department notes the following key findings:

- The requested zoning change would align with zoning in the surrounding neighborhood and not negatively impact the area.
- The proposal supports goals of the 2024 Comprehensive Land and Water Use Plan to address housing and regulatory flexibility.
- Public infrastructure in the form of public water supply is available to support the development, but water is proposed to also be supplied by cistern. On-site sewage treatment has been proposed by a septic system.
- No opposition or concerns were raised during the DPNR-CCZP public hearing held on March 26, 2025, and there was no post-hearing comments received.
- The current R-1 zoning requires 0.5-acre minimum lot size, making subdivision of the 0.59-acre parcel impossible under current rules.

- The requested R-3 zoning allows for 6,000 sq ft minimum lots, enabling the proposed subdivision (both lots would measure a minimum of 11,000 sq ft).

After analyzing the applicant's request, the requested R-3 zoning would be consistent with the existing character and zoning of neighboring properties, and the department foresees no adverse impacts thus recommends approval of the zoning map amendment request. The department concurs with Bill No. 36-0094.

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, the report of the Planning Office regarding this proposal, including the reasons for our recommendation, is incorporated into the records submitted prior to this public hearing. We ask that the PowerPoint presentation for CCZP0001-25 now be displayed....

This concludes our testimony on behalf of the Department, and we are available to answer any questions. Thank you for your time and consideration.