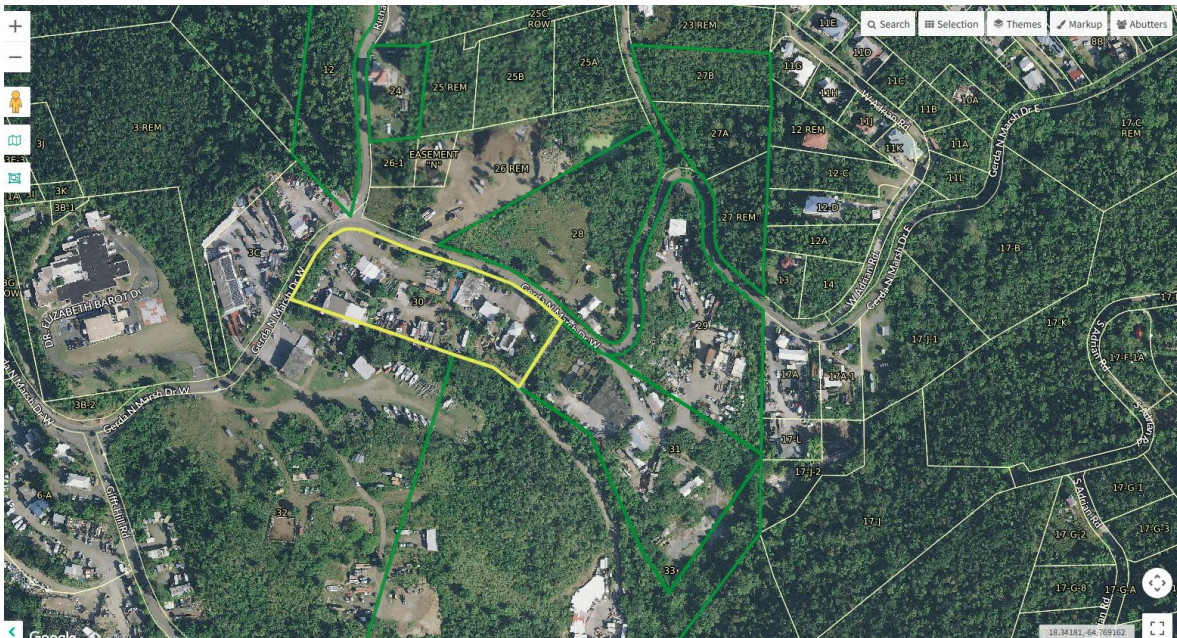




Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SJZ-1, Application No.
CCZP0036-26**

Petition of applicant, Peggy Yvonne Smith, to amend Parcel No. 30 Estate Susannaberg, No. 17A Cruz Bay Quarter, St. John from R-1 (Residential-Low Density) to C (Commercial). The purpose of the request is to bring the non-conforming business use into zoning conformity.



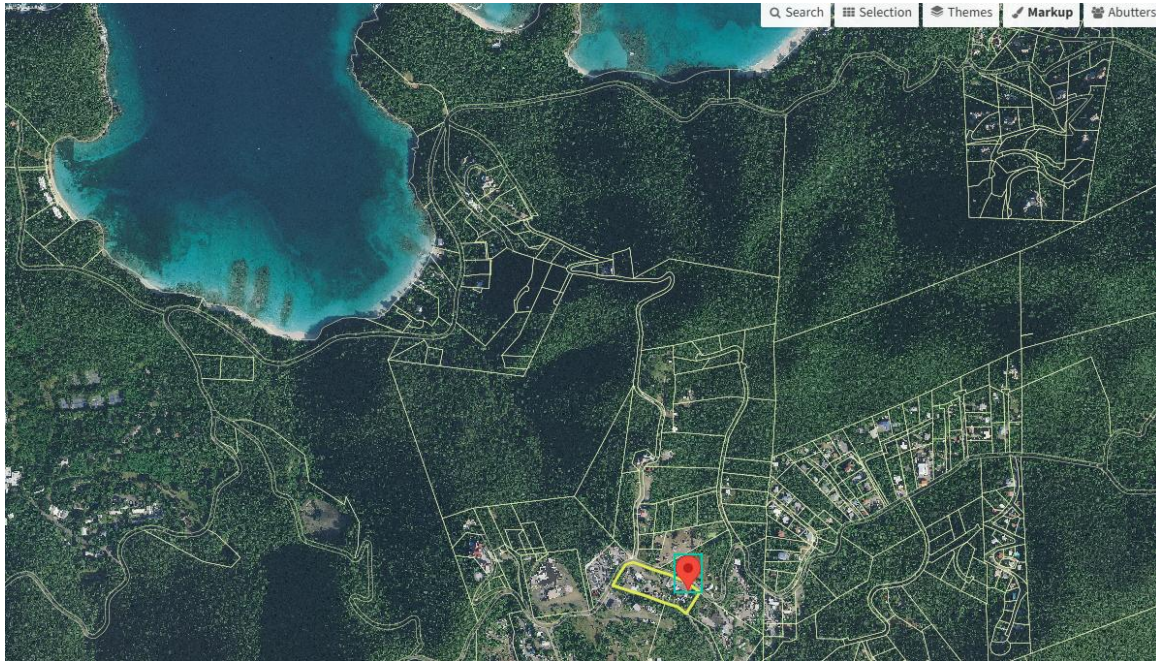
MapGeo aerial view of property (outlined in yellow)

Property Owner(s): Peggy Yvonne Smith Revocable Family Trust u/t/d 07/12/2018, Peggy Yvonne Smith, Trustee as per Warranty Deed dated 07/01/2018, Document No. 2019005088.

Applicant Representative(s): Roosevelt Saint Claire David, authorized agent.

Acresage: 2.935 acres as described in survey drawing No. A9-591-T002.

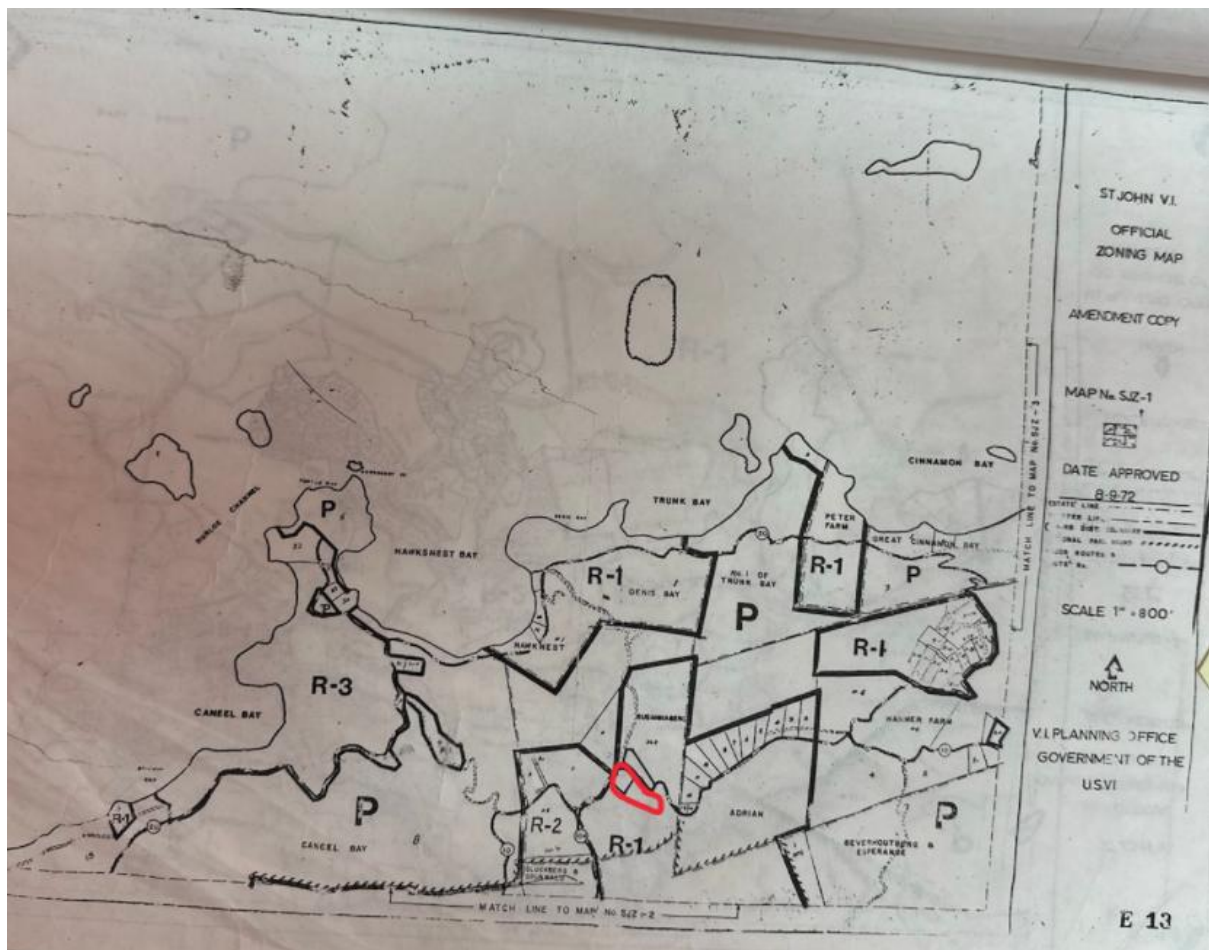
Surrounding Uses and Zones: To the north is Gerda N. Marsh Drive West, then non-residentially developed and undeveloped land; to the east is non-residentially developed land; to the south is non-residentially developed land and undeveloped land; and to the west is non-residentially developed land.



MapGeo aerial view of property (marked with red)

There have been ten rezonings in Estate Susannaberg (table with details below). Original zonings are R-1 (Residential-Low Density), R-2 (Residential-Low Density-One and Two Family) and P-Public.

Parcel No.	Year rezoned	Original Zone	Rezoned to	Act No.
3C	1997	R-2	C	6145
6 REM	2022	R-2	P	8608
6A	2024	R-2	P	8849
9	1976	R-1	B-4	3811
12	2022	P	R-3	8574
15	2009 & 2026	R-1	R-4 then R-3	7082 then 9104
25 REM & 25B	2024	R-1	R-3	8882
28	2013	R-1	B-4 W/ USE VARIANCE	7577
29	2016	R-1	B-2	7974



Official Zoning Map No. SJZ-1 (property's location indicated by red circle)

Infrastructure: Two cisterns currently handle water needs with a total capacity of 35,906 gallons and two septic tanks handle sewage with a total capacity of 4,000 gallons.

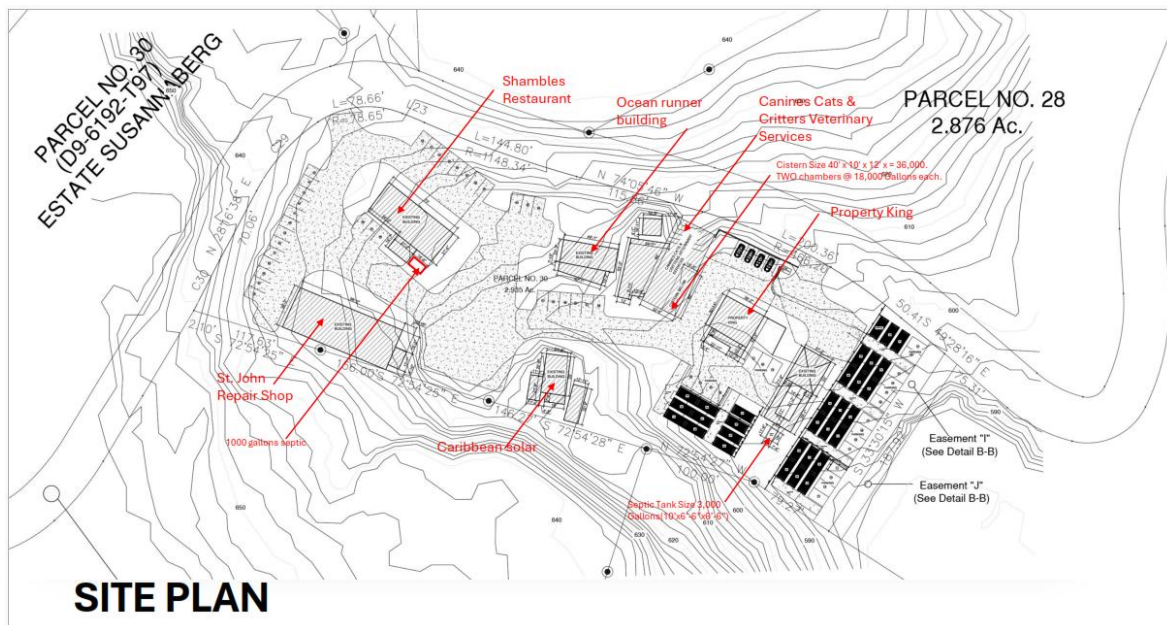
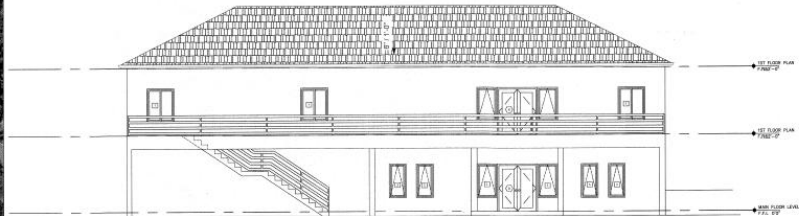
Other needed DPNR Division reviews: Permits for new construction and increased water and septic capacity.

Project Summary: The applicant's representative stated that the rezoning would bring the property's existing nonconforming commercial activities into zoning conformity and maximize the site's economic potential. The approximately 2.935-acre property currently contains six small businesses: a landscaping business, animal care business, mechanic/repair shop, restaurant, boating-related business, and a solar and energy service business. The applicant indicated that future development may include construction of an additional commercial building for business rentals and storage uses, with an estimated construction timeline of approximately 18 months and about 15 parking spaces proposed. The site currently has 58 parking spaces.

**PROPOSED STORAGE / BUSINESS FOR
PEGGY Y SMITH REVOC FAMILY TRUST
PARCEL NO. 30 ESTATE SUSANNABERG
CRUZBAY QUARTER
ST. JOHN, U.S.V.I.**



SITE LOCATION



SITE PLAN

Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held July 22, 2026: During the hearing, DPNR staff requested additional information regarding the specific business uses on the site, existing and proposed parking, the size of the proposed building, and the capacities of the existing cistern and septic systems. No comments or testimony were received from the public during or following the hearing.

Analysis of Request/Reason for Recommendation: The proposed rezoning is consistent with the Comprehensive Land and Water Use Plan (Comp Plan). The Comp Plan specifically identifies the Susannaberg/Centerline Road corridor as an emerging mixed-use mid-island center and encourages zoning reforms that facilitate community services, commercial activity, employment opportunities, housing, and improved pedestrian access.

Zoning Compliance Analysis- C (Commercial) District

Zoning Compliance Factor	C Zone Requirement/ Permitted Use	Existing Site Condition	Compliance Determination
Veterinary Clinic	Animals: Clinic (Office) and Hospital (Veterinary) permitted as a matter of right.	Canines, Cats & Critters Veterinary Services.	✓ Complies
Restaurant	Restaurants permitted as a matter of right.	Shambles Restaurant (100 seats).	✓ Complies
Automotive Repair	Automobile and motorcycle repair work, tune-ups, tire repair, body work, towing, and related services permitted.	St. John Repair Shop.	✓ Complies
Landscaping Contractor	Landscape gardeners' and contractors' offices and equipment storage yards permitted.	Property Kings Landscaping.	✓ Complies
Solar Contractor	Alternative and renewable energy systems (solar photovoltaic and solar thermal) assembly, retail, and wholesale permitted.	Caribbean Solar.	✓ Complies
Boat Storage / Light Maintenance	Marine craft and accessories, supplies and equipment permitted; however, boat storage and maintenance are not expressly listed.	Ocean Runner Building.	⚠ Requires interpretation

Zoning Compliance Factor	C Zone Requirement/ Permitted Use	Existing Site Condition	Compliance Determination
Minimum Lot Area	Minimum 5,000 sq. ft. for Commercial use.	127,848.6 sq. ft. (2.935 acres).	✓ Complies
Maximum Lot Occupancy	Maximum 50% lot occupancy.	Approximately 20% site coverage.	✓ Complies
Maximum Building Height	Maximum 35 feet.	Maximum height 24 feet.	✓ Complies
Parking Requirement	Must comply with §230 Off-Street Parking Regulations.	58 parking spaces provided.	⚠ Cannot be fully verified without employee counts and floor areas. However, site has sufficient acreage to increase parking, if needed.

The existing mix of commercial uses on the parcel is generally consistent with the uses permitted in the C (Commercial) zoning district. The property complies with the C zone's minimum lot area, maximum lot occupancy, and building height standards. Verification of parking compliance pursuant to 29 V.I.C. §230 and further evaluation of the Ocean Runner marine storage/light maintenance operation would be pursued upon future permit submissions.

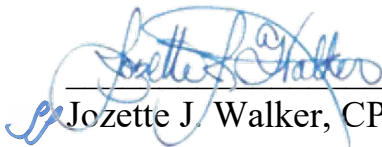
The Comp Plan recognizes that commercial and light industrial uses have already developed within the Susannaberg area and supports the continued evolution of the corridor into a service and employment hub for St. John residents. The proposed rezoning acknowledges the existing commercial character of the property and advances the Comp Plan's vision for a mixed-use Centerline Road corridor that provides needed services and economic opportunities while supporting future improvements to infrastructure, pedestrian connectivity, and stormwater management.

Accordingly, the Department finds that the proposed rezoning is consistent with the goals, policies, and recommendations of the Comprehensive Land and Water Use Plan for St. John.

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. SJZ-1 for the island of St. John be amended by changing the zoning designation of Parcel No. 30 Estate Susannaberg, No. 17A Cruz Bay Quarter, St. John, consisting of 2.935 acres, as described in Survey Drawing No. A9-591-T002, from R-1 (Residential-Low Density) to C (Commercial).



Jozette J. Walker, CPM
Assistant Commissioner

9.4.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner