



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-4, Application No.
CCZP0052-26**

Petition of applicant, Government of the Virgin Islands and tenant Keshawn Callwood, to amend Parcel No. 99A-2 Estate Nisky (Submarine Base), No. 6 Southside Quarter, St. Thomas from P (Public) to I-2 (Light Industry). The purpose of the request is to allow Automobiles & Motorcycles- Glass Replacement and Upholstering.



Site photo- Current condition of damaged building on property

Property Owner(s): Government of the Virgin Islands, as per Quitclaim Deed dated February 9, 1967, Document No. 2099/1967.

Applicant Representative(s): Keshawn Callwood, Manager/Member of Mobile Auto Glass Plus, LLC, and Michael Vanterpool, Project Consultant.

Acreage: 0.05 acres as described on survey drawing No. D9-8272-T009.

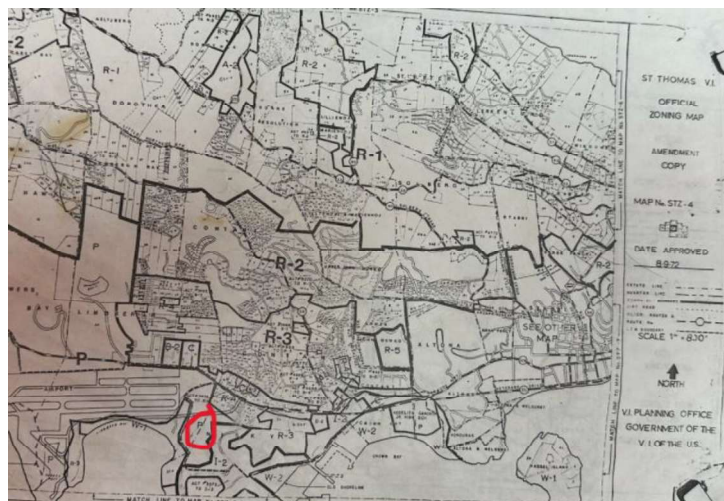
Surrounding Uses and Zones: To the north and northwest are the Cyril E. King Airport and Emerald Beach Resort. To the southwest are the Virgin Islands Water and Power Authority Plant and individual warehousing facilities. To the northeast is a mixture of commercial and residential uses, including the Nisky Center, with residential property adjacent to the site entrance. To the east are commercial uses, including Crown Bay Marina and the Cruise Port Facility.



MapGeo aerial view of property (marked with red)

The surrounding area is zoned I-2 and P and contains the following rezonings:

Parcel Nos. 1, 3, 4, 5, 5A, 6A, 19, 22, 24, 25, 26, 30, 30A, 36, 65, 94, 95, 97, 110, 123, 129, 133, 134, and such other vacant land which falls within the newly designated southern and western boundaries of the I-2 zone, rezoned from I-1 to I-2 pursuant to Act No. 3373, approved February 8, 1973.



Official Zoning Map No. STZ-4 (property location indicated by red circle)

Infrastructure: Water will be supplied through independent water storage holding tanks. Sewage will be managed by an independent wastewater treatment plant utilizing a high-efficiency 1,500 GPD multi-flow unit and dedicated waste storage.

Other DPNR Division reviews needed: Permits for new construction.

Project Summary: The petition seeks to facilitate the development of a permanent facility for Mobile Auto Glass Plus, LLC. The proposed project consists of the construction of a single-story, steel-frame commercial building containing two automotive service bays for glass repair and replacement, administrative office space, inventory storage, and supporting restroom facilities. The property is currently occupied by deteriorated structures associated with a former automotive repair operation and is located within an area characterized by a mix of industrial, commercial, institutional, and residential uses. The business is an existing local enterprise seeking additional space to expand operations, increase storage capacity, and improve service efficiency. The proposed facility will initially employ three to four individuals, with potential for future growth. Proposed infrastructure improvements include on-site water storage, independent wastewater treatment, stormwater management measures, and site landscaping and buffering. Construction is expected to occur over an estimated eight-month period following receipt of the necessary permits and approvals. According to the applicant, the project will support local economic development by expanding a Virgin Islands-owned business, creating employment opportunities, while providing specialized automotive glass repair and replacement services to the community.

Public Response at DPNR-CCZP Public Hearing held August 17, 2026: There were no public comments during the hearing and no post-hearing public comments received.

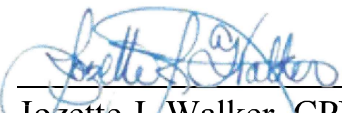
Analysis of Request/Reason for Recommendation: The proposed rezoning is not consistent with the Department's Policy on Zoning Classification of Government-Owned Lands (P-Public Designation Policy) (attached as appendix, File Item No. 18B.) and the intent of Title 29 V.I.C. §229(q), which support maintaining government-owned properties within the P-Public zoning classification. While the proposed use is generally compatible with the surrounding industrial and commercial development pattern and supports the 2024 Comprehensive Land and Water Use Plan (Comp Plan) economic development objectives, the requested zoning map amendment conflicts with the Comp Plan's direction toward consistent land use regulation and the established

policy framework for public lands. The Department finds that retention of the P-Public zoning designation and consideration of a use variance for the proposed automotive service use would be the more appropriate approach and would better align with Comp Plan policies and the Government Lands Policy.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238a, a use variance be granted to the P (Public) zoned Parcel No. 99A-2 Estate Nisky (Submarine Base), No. 6 Southside Quarter, St. Thomas consisting of 0.05 acres as described on survey drawing No. D9-8272-T009, to allow Automobiles & Motorcycles-Glass Replacement and Upholstering. All other requirements of the P-Public zoning designation continue to apply to the property.



Jozette J. Walker, CPM
Assistant Commissioner

9.2.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner