DPNR-CCZP
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BRIAN TURNBULL
P.O. BOX 301799
ST. THOMAS, U.S. VIRGIN ISLANDS
00803-1799
bturnbull_00803@yahoo.com

September 18, 2025

The Honorable Milton Potter,
Senate President
Thirty-Sixth Legislature of the Virgin Islands
Capitol Building
St. Thomas, U.S. Virgin Islands, 00802

RE: Request On Behalf of Roy Sheridan Petition to Rezone Parcel Nos. Remainder 1 & 1-F Estate Morning Star, Queens Quarter, St. Croix, Virgin Islands, From R-1 Residential Low Density to R-3 Residential Medium Density

President Potter;

I have been authorized to represent the above-named owner of the referenced properties on all matters pertaining to his request to rezone the subject parcels consisting of approximately 14.20 acres as depicted on OLG Map No.5869 dated July 20th, 2007 from R-1 Residential Low Density to R-2 Residential One & Two Family Dwellings.

My client wishes to make these parcels available and more attractive for the possible development of affordable housing on the island of St. Croix. However, the existing R-1 Residential Low Density designation limits the number, types and variety of housing types which can reasonably be developed and offered in the current market place as affordable. R-1 in its current form restricts multi-family buildings and structures and limits all residential development to not more than two to three units per building.

The existing R-1 Residential Low Density zoned parcels have remained undeveloped for many years and is the single largest property in the immediate area which continues to make it attractive to both public and private sector interest. Being limited or restricted for development under the current R-1 zoning designations has not made them an attractive commodity or resource. Clearly the current R-1 designation which also places a limit on the types and amount of residential units which can be developed removes the consideration of this property's marketability and attractiveness as an option for the development of affordable housing.

Clearly, the current R-1 designation and by example the surrounding half acre subdivision of land is no longer an appropriate, affordable or cost effective utilization of limited land resources and being forced to develop property using that approach may even adversely impacts the environment with too many driveways, individualized sewage waste disposal septic and sewage treatment package plants.

We believe these two parcels are ideally situated to provide a more advanced creative development approach which could support the ever increasing need and demand for affordable housing. The parcels are also reasonably located along existing public serviced routes which includes, public transportation, and in proximity to a variety of community based amenities including but not limited to postal services, shopping, schools, etc. and all within a half to one mile radius of these parcels.

Finally, the parcels contains historic and cultural resources which if and when developed will also add to the attractiveness and appeal of any affordable residential community developed.

Our requested R-3 zoning designation for these parcels attempts to strike a new balance aimed at increasing the likely potential of these parcels to be offered and considered as a viable alternative option to provide affordable housing. The R-3 medium density residential zoning classification would clearly provide and allows for greater variety and mix of housing and dwelling unit types: to include, but not be limited to single family, duplexes, quads, apartments, senior-assisted living facilities, multi-family, group dwellings, of varying scales , building heights and types. Rezoning these parcels from R-1 to R-3 incentivizes the creation of a viable residential community village setting.

In accordance with the procedures established by the Virgin Department of Planning and Natural Resources I met with and complied with all requirements set forth by the Division of Comprehensive & Coastal Zone Planning for submitting this application Including, participating in their Public Hearing which afforded us the opportunity to present and defend our petition and address any concerns raised by other divisions within DPNR, agencies within the Government of the Virgin Islands who were afforded the opportunity` to provide their input and consideration, adjacent property owners and the public.

I am therefore respectfully requesting the Legislature's careful consideration, review and approval of my clients' ***petition to rezone these Parcel Nos. 1-Remainder and 1-F Estate Morning Star from R-1 Residential to R-3 Residential Medium Density.***

Kindly find enclosed all of the requisite documents usually required with the filing of both a Pre-Application and a Formal Application to facilitate both the legislature and Department of Planning & Natural Resource's review, evaluation, consideration and deliberation on this matter.

I would like to thank you and your august body for affording us a further opportunity to defend my client's petition and looking forward to the approval of our request.

Respectfully,

Brian Turnbull,
Zoning Consultant

PC Honorable Jean-Pierre Oriol, Commissioner, DPNR
Ms. Leia LaPlace, Territorial Planner, Division of CCZP, DPNR
Mr. Roy Sheridan, Property Owner