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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-11, Application No. CCZP0101-26

Petition of applicant, Cornerstone Holdings, LLC, to amend Parcel No. 32A Hospital Line, King's Quarter, St. Thomas, from R-3 (Residential-Medium Density) to B-2 (Business-Secondary/Neighborhood). The purpose of the request is to allow a restaurant and bar as a matter of right and to develop a commercial building.



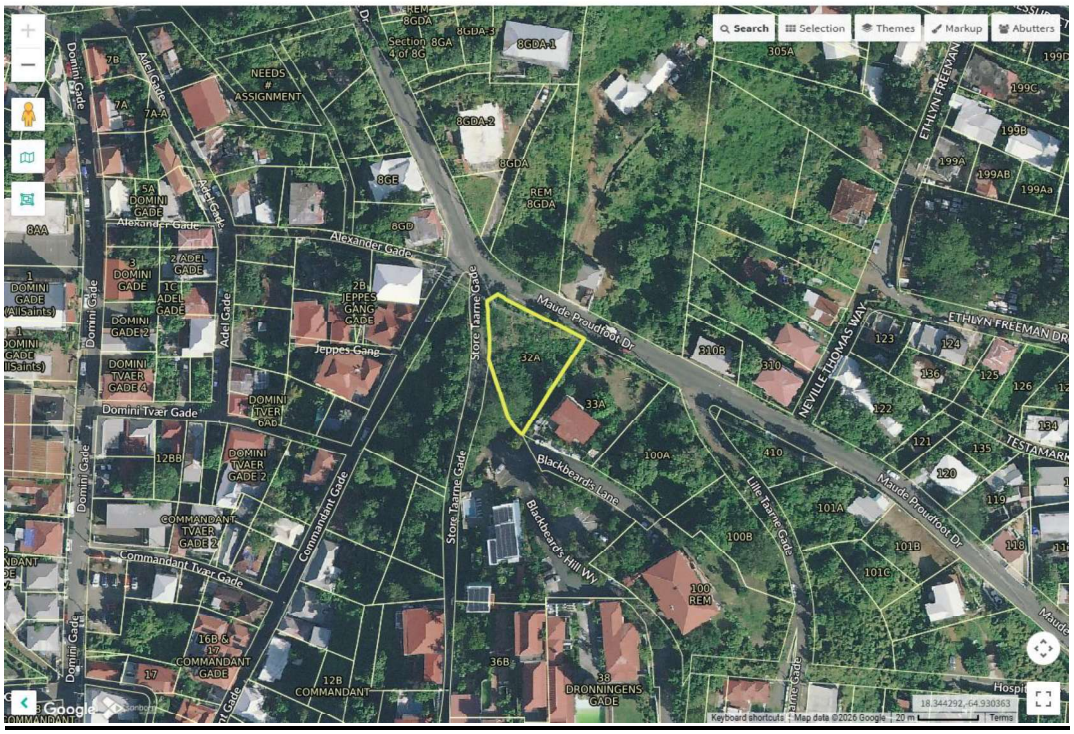
*Subject parcel taken from the intersection of Maude Proudfoot Lane and Blackbeard's Hill*

**Property Owner(s):** Cornerstone Holdings, LLC, as per Warranty Deed dated October 29, 2021, Document No. 2021006923.

**Applicant Representative(s):** Jason Charles, Authorized Agent, and Attorney Darren John-Baptiste.

**Acreage:** 10,700 square feet, as described in survey drawing No. G9-2658-T77.

**Surrounding Uses and Zones:** To the north is mixed-use development. To the east is a residence. To the south and west is a mix of hotels/guesthouses and residences.




*MapGeo aerial view of property (outlined with yellow)*

The surrounding area is zoned R-3 and R-4 (Residential-Medium Density) with no prior zoning map amendments.

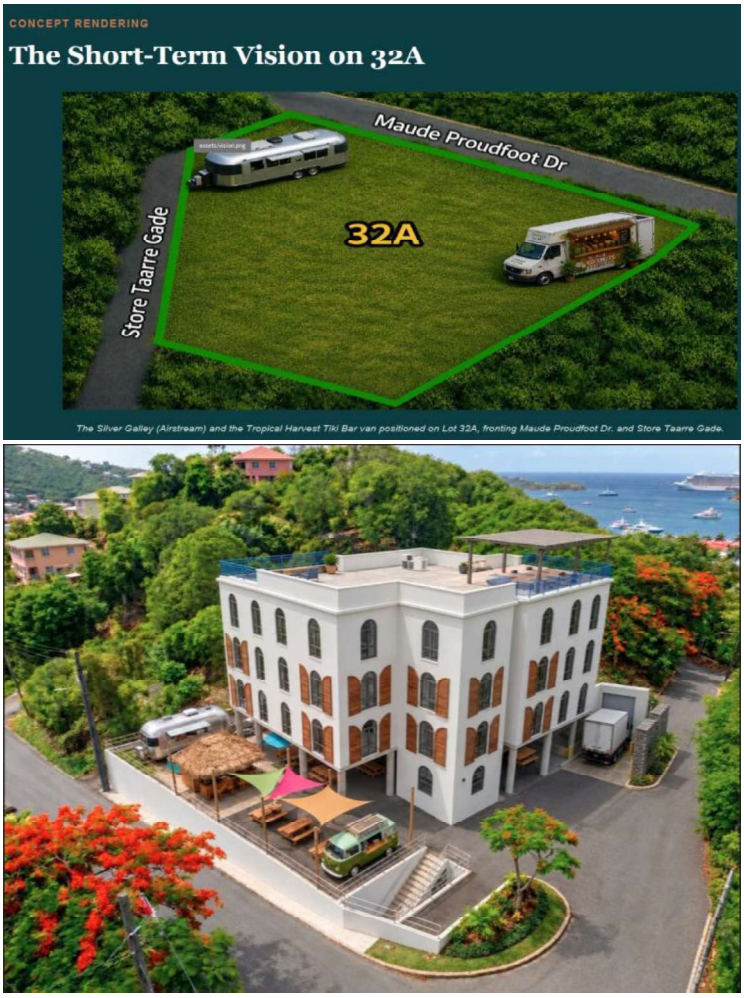



*Official Zoning Map No. STZ-11 (property location indicated by red circle)*

**Infrastructure:** Water will be supplied and sewage handled by the public lines.

**Other DPNR Division reviews needed:** Permits for new construction.

**Project Summary:** The request seeks to facilitate the phased redevelopment of an approximately quarter-acre vacant parcel. The proposed project consists of a two-phase commercial development centered on health, wellness, tourism, and neighborhood revitalization. Phase I includes construction of site infrastructure, retaining walls, parking, restroom facilities, and the establishment of mobile food, beverage, and local artisan vendor operations, including a fresh juice and wellness-themed food service concept. Phase II envisions the construction of a three- to four-story commercial building containing a health food store, spa, and yoga studio. The applicant testified that the project is intended to create employment opportunities, improve the appearance and maintenance of a currently underutilized property, address ongoing illegal dumping concerns, and provide neighborhood-serving commercial amenities while maintaining compatibility with surrounding residential and hospitality uses through limited operating hours, landscaping, buffering, and on-site parking.




*Conceptual Site Plan Layouts- Phases I & II*

**Public Response at DPNR-CCZP Public Hearing held September 22, 2026:**

Written public comments and testimony submitted by nearby residents, property owners, business owners, and community stakeholders had several recurring themes:

1. Most frequently cited concern involved existing traffic conditions within the Hospital Lane neighborhood. Commenters described the roadway network as narrow, congested, and constrained by limited sight distances, blind corners, pedestrian activity, safari bus operations, and ongoing construction traffic. Many expressed concern that additional commercial activity would increase vehicle trips, create safety hazards, and worsen existing traffic conflicts. Several requested formal coordination with the Department of Public Works and the Virgin Islands Police Department regarding traffic management and roadway safety.

2. Multiple commenters questioned whether the subject property can adequately accommodate parking, loading, deliveries, employees, and customers. Concerns were raised that insufficient on-site parking could result in overflow parking on adjacent residential streets, interfere with neighborhood access, and exacerbate existing parking deficiencies. Residents also noted that many nearby properties already rely upon limited roadside parking.

3. Residents consistently expressed concern that the requested rezoning would introduce additional commercial activity into a residential and historic neighborhood. They stated that increased business activity, customer traffic, and commercial development could diminish neighborhood character, quality of life, and the quiet enjoyment of nearby properties.

4. Several commenters emphasized that their primary concern was not necessarily the applicant's current proposal, but the permanent zoning change itself. They noted that once rezoned, future property owners could pursue a broader range of uses allowed within the B-2 district, regardless of current representations regarding the intended concept. Many requested that DPNR evaluate the full range of future uses permitted under B-2 zoning when considering the application.

5. Commenters expressed concern that increased commercial activity could generate additional noise from customers, deliveries, vehicles, outdoor activities, equipment operation, and possible entertainment uses. Residents stated that noise impacts could extend beyond immediately adjacent properties and affect the broader neighborhood.

6. Some commenters questioned whether existing infrastructure, including water, wastewater, drainage, electricity, and other public services, could adequately support additional commercial development. Concerns were also raised regarding existing water service limitations and the cumulative burden of continued development in the area.

7. Several residents noted ongoing construction activities in the area and expressed concern that future development could generate additional construction traffic, equipment movements, access conflicts, and roadway deterioration. Nearby property owners requested that construction activities not interfere with access to neighboring businesses and residences.

8. Public comments included requests for safeguards addressing operating hours, special events, alcohol sales, traffic management, parking controls, waste management, and other operational issues. Several expressed concern that future operators may not be bound by current commitments if the property is rezoned.

9. Supportive Comments. While most comments expressed opposition or concern, one adjacent property owner letter supported the proposed rezoning and development. The supporters stated they were familiar with the project, had discussed the proposal with the applicant, and raised no objections to the proposed use of the property.

Overall the public record reflects predominantly oppositional or cautionary comments, focused on traffic, parking, neighborhood compatibility, and the long-term implications of commercial zoning. While commenters generally acknowledged the applicant's current business concept, most concerns centered on the broader range of future uses permitted under B-2 zoning and their potential impacts on surrounding residential properties. A smaller number of comments focused on obtaining enforceable safeguards and mitigation measures, while limited support was expressed by adjacent property owners familiar with the proposal.

The applicant's September 27, 2026 response (File Item No. 19B. Applicant Response) addresses several concerns raised during the public hearing, particularly those related to noise, parking availability, water supply, traffic visibility, and general project operations. The applicant provided a revised parking concept, discussed proposed hours of operation, and described water self-sufficiency measures through cistern use. However, the response does not fully address broader concerns raised by commenters regarding the permanent nature of the proposed B-2 rezoning, the full range of future uses permitted within the district, construction-related impacts, transportation demand, infrastructure

capacity beyond water service, or requested long-term operational safeguards. As a result, several issues raised within the public record remain unresolved.

**Analysis of Request/Reason for Recommendation:** The proposed rezoning is inconsistent with the 2024 Comprehensive Land and Water Use Plan (Comp Plan). Although redevelopment of the property may provide economic benefits and return an underutilized parcel to productive use, the Comp Plan requires that zoning amendments support the Territory's long-term land use vision, maintain compatibility with surrounding development, and promote orderly growth.

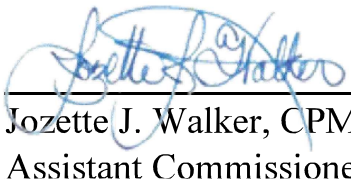
The requested amendment raises significant concerns regarding spot zoning. The subject parcel is located within a predominantly residential area and would be the only property rezoned to B-2 within the immediate neighborhood. The record does not demonstrate that the existing R-3 zoning is in error, that neighborhood conditions have changed sufficiently to warrant a commercial designation, or that the amendment implements a broader planning strategy. Rather, the request is intended to accommodate a specific development proposal on a single property.

While the applicant's proposed business concept may be compatible with the area, the full range of uses permitted under the B-2 district must be considered, not solely the use currently proposed. Approval would permanently establish commercial zoning on the parcel and could authorize future uses that are incompatible with the surrounding residential neighborhood. The proposed rezoning would create an isolated commercial enclave rather than a logical extension of an existing commercial district, thereby undermining the integrity of the adopted zoning pattern and establishing an undesirable precedent for similar parcel-specific rezonings.

Additionally, concerns raised during the public hearing regarding traffic, parking, infrastructure capacity, and neighborhood character remain unresolved.

## Recommendation

The Department of Planning and Natural Resources recommends denial.



Jozette J. Walker, CPM
Assistant Commissioner

10.5.2026
Date

Cc: Jean-Pierre L. Oriol, Commissioner