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July 27, 2026

The Honorable Milton E. Potter
President, 36th Legislature of the Virgin Islands
Earle B. Ottley Legislative Hall
P.O. Box 1690
St. Thomas, VI 00804

RE: Application for Zoning Map Amendment Pursuant to 29 V.I.C. §§ 236 and 238 — Parcel No. 1-05401-0707-00, 32A Hospital Line, Kings Quarter, St. Thomas, VI 00802 — R-3 to B-2

Dear Senate President Potter:

This letter, together with the accompanying application package, respectfully requests that the Legislature amend the Official Zoning Map for the island of St. Thomas so as to rezone the property described below from R-3 (Residential — Medium Density) to B-2 (Business — Secondary/Neighborhood). This request is made pursuant to 29 V.I.C. § 236, which authorizes the Legislature to amend the official zoning maps established under the Virgin Islands Zoning and Subdivision Law, and 29 V.I.C. § 238, which provides for the initiation of such amendments upon application of a property owner and referral to the Planning Office of the Department of Planning and Natural Resources for review, public hearing, and recommendation.

Property Owner

Cornerstone Holdings, LLC, 1692 Prindsens Gade, Suite 5, St. Thomas, VI 00802. Telephone: (340) 201-6681. Email: cornerstoneholdingsllcusvi@gmail.com.

Authorized Agent / Contact Person

Darren John-Baptiste, 1692 Prindsens Gade, Suite 5, St. Thomas, VI 00802. Telephone: (340) 201-6681. Email: djohnbap@gmail.com.

Property

Legal/physical address: 32A Hospital Line, St. Thomas, VI 00802. Parcel No. 1-05401-0707-00. Site acreage: 0.2456 acres.

Current and Requested Designation

The property is currently zoned R-3 (Residential — Medium Density). Applicant respectfully requests that the Official Zoning Map be amended to designate the property B-2 (Business — Secondary/Neighborhood). The B-2 District is established under 29 V.I.C. § 229(h) to provide shopping and service facilities of less intensive character serving the surrounding neighborhoods, and permits as of right under the Table of Permitted Uses, 29 V.I.C. § 228, the uses contemplated for this property — including retail food sales, restaurant and refreshment-stand/mobile food and beverage service, bar/tavern

service, personal-service establishments (including barber/beauty and spa-type services), nutrition consulting, and gymnasium/athletic-club use — together with customary on-premises signage and accessory uses.

Specific Intent of the Proposal

The property is presently undeveloped. In the near term, Applicant proposes to place a mobile food truck and a beverage truck on the lower portion of the property, providing food and drink service to residents and visitors, together with restroom facilities and a seating area. As a long-term phase, Applicant intends to construct a multi-level building on the property housing a health food store, spa, and yoga studio, oriented around health and wellness. The proposed neighborhood-scale commercial use is consistent with the stated purpose of the B-2 District and compatible with the surrounding area: the uses contemplated — restaurants, sandwich shops, and health and wellness services — are of the same character as uses the Zoning Law already recognizes in R-3 districts as accessory or conditional uses, and the modest size of the parcel (approximately one quarter acre) ensures the development will remain neighborhood-serving in scale.

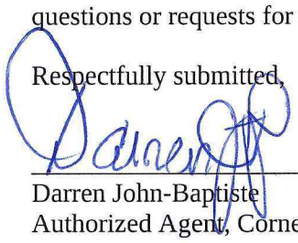
Character of the Surrounding Area

The character of the immediate area further supports the requested amendment. The property is situated among several established commercial operations, including the Green Iguana Hotel, At Home in the Tropics, and The Mary Anne — all boutique hotels. Additionally, the property sits in the immediate vicinity of the world-famous Blackbeard's Castle, a National Historic Landmark that historically drew thousands of visitors each month during the tourist season and which reopened in late 2025 following an extensive restoration, now operating a restaurant and pool bar with boutique hotel accommodations slated to open in 2026 — a revitalization that is actively returning visitor traffic to this neighborhood. Finally, a sister property, the Cornerstone Inn, which was destroyed in a tragic fire on September 10, 2025, is soon to be rebuilt. The area also serves as a major transit point for locals and tourists alike. The proposed food and beverage service would allow area residents and commuters to conveniently stop in and obtain a quick meal in the morning — a neighborhood-serving amenity squarely within the purpose of the B-2 District — and would complement, rather than alter, the mixed hospitality character the area already exhibits.

Applicant has submitted, concurrently with this letter, the completed Zoning Map Amendment and Planned Area Development Application and all required supporting documentation, including the Official Recorded and Numbered PWD/OLG Map, Adjacent Property Owners Certification, Recorded Deed, Real Property Tax Clearance Letter, photographs, and conceptual site plans for both the immediate development and the long-term phase.

Applicant respectfully requests that this application be referred to the Planning Office of the Department of Planning and Natural Resources pursuant to 29 V.I.C. § 238 for review and the public hearing required under 29 V.I.C. § 239, and that thereafter the proposed amendment be presented to the Legislature for consideration at the earliest opportunity. Please do not hesitate to contact the undersigned with any questions or requests for additional information.

Respectfully submitted,



Darren John-Baptiste
Authorized Agent, Cornerstone Holdings, LLC