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Request for Rezoning of Parcel 15 Estate Susannaberg, St. John

September 16, 2025

The Honorable Senator Milton E. Potter

President, 36th Legislature

Legislature of the United States Virgin Islands

St. Thomas, VI 00802

Dear Senator Potter,

I am writing to you as the owner of Parcel 15 Estate Susannaberg, St. John, Virgin Islands 00830, to respectfully submit my application for a Zoning Map Amendment/Planned Area Development. Specifically, I am requesting to rezone my parcel from its current designation of R-4 (Residential-Medium Density) to R-3 (Residential-Low Density).

I inherited this land, and I have a profound vision to realize its potential by developing a boutique hotel that will serve both residents and visitors to the beautiful island of St. John. This proposed development aligns with my aspirations of contributing to the island's economic growth, enhancing tourism, and providing employment opportunities for residents. By seeking to rezone my property to R-3, I aim to ensure that the scale, character, and intended use of my project are consistent with the surrounding community and compatible with the environmental and aesthetic values of Estate Susannaberg.

The proposed boutique hotel would not only create much-needed accommodations for tourists but would also respect the unique charm and natural beauty of St. John. I am committed to responsible development, aiming to preserve the integrity of the neighborhood while providing a thoughtfully designed hospitality experience. Furthermore, the project would generate local jobs and support the overall economic well-being of the Virgin Islands.

Considering these compelling reasons, I respectfully ask that you and your esteemed colleagues consider my request for rezoning. Approving this application would reflect support for local entrepreneurship, sustainable development, and the continued prosperity of St. John and the broader Virgin Islands community.

Thank you for your attention to this matter. I trust that you will find my vision worthy of support and encourage the Legislature to accept my request to rezone Parcel 15 Estate Susannaberg from R-4 to R-3.

Respectfully,

Ronnie E. Jones

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