



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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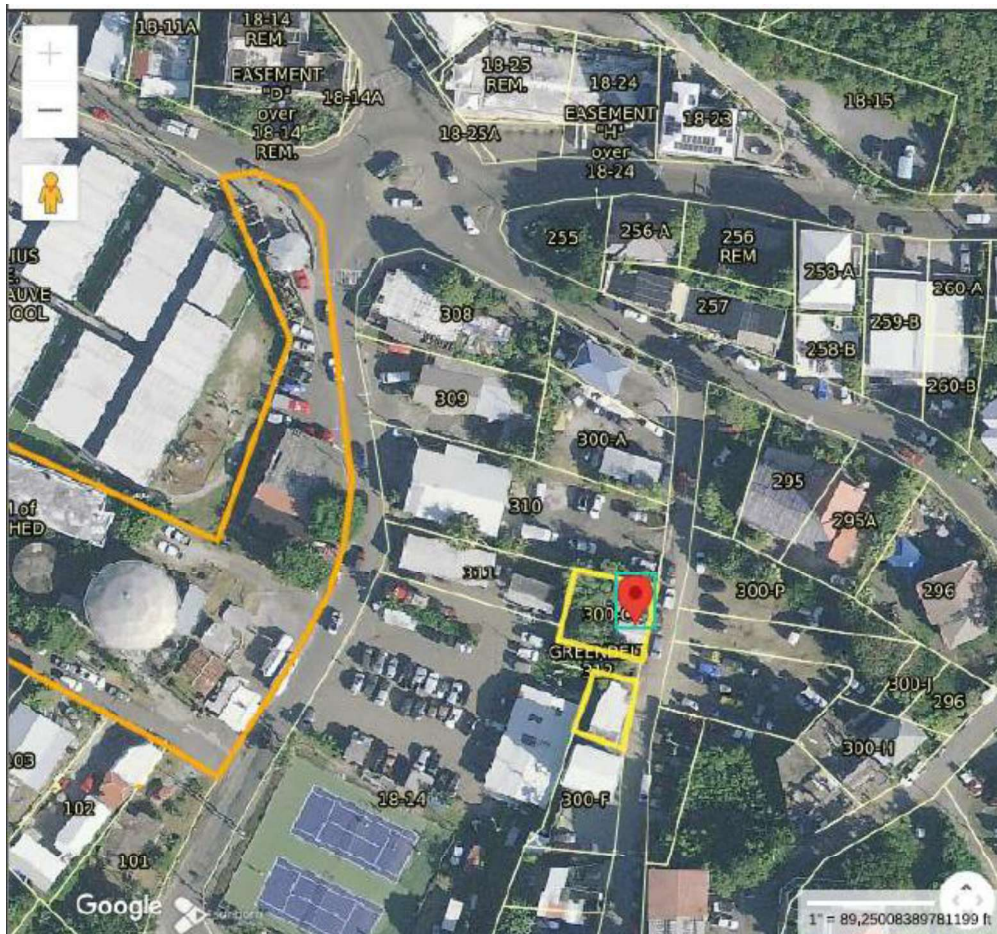
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Office of the Commissioner

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. SJZ-7, Application No.
CCZP0104-25**

Petition of applicant, Government of the Virgin Islands, requesting a use variance to the P (Public) zoned Plot No. 300-B Revised Cruz Bay Town, Cruz Bay Quarter, St. John. The purpose of the request is to allow a car wash facility.



MapGeo aerial view of property (marked in red)

Property Owner(s): Government of the Virgin Islands as per Deed of Conveyance, Document No. 130, dated June 27, 1944.

Applicant Representative(s): Jessica McKenney, Esq. and David Bourne, Esq, on behalf of the lessee, Courtesy Car Wash, LLC. Josephine and Gregory Edward of Courtesy Car Wash, LLC. Khalil Henley, architect.

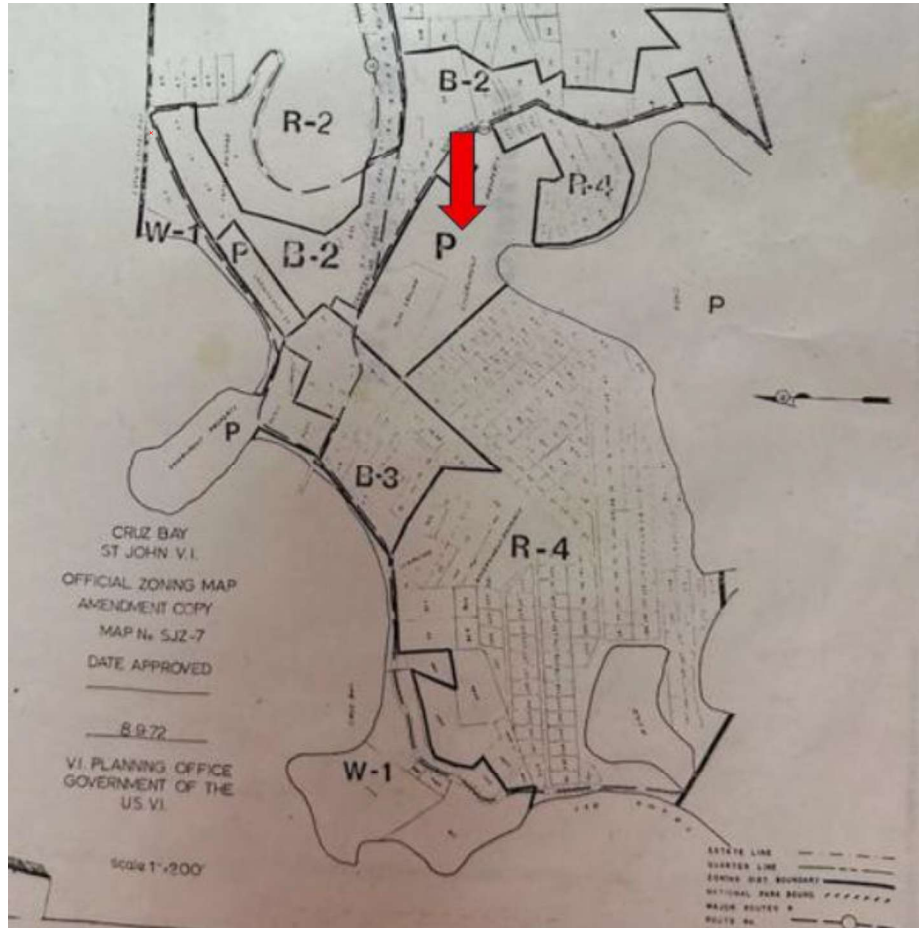
Acreage: 2911.36 sq. ft/0.07 acres as described on survey drawing D9-9302-T018.

Surrounding Uses and Zones: To the north and east there are parking lots. To the south there is a restaurant and to the west is the fire station.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned B-2 (Business-Secondary/Neighborhood) and P-Public.



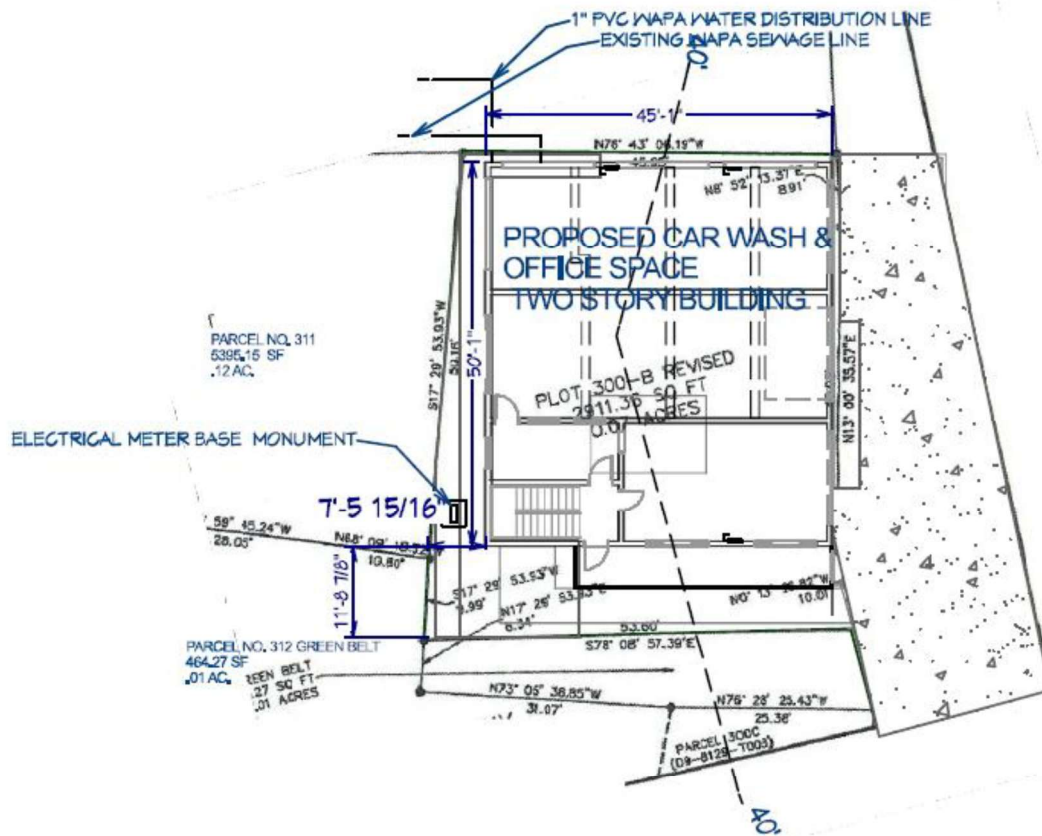
Official Zoning Map No. SJZ-7 (property location indicated by red arrow)

Infrastructure: Water needs and sewage will be handled by public lines.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, Attorneys Bourne and McKenney testified that the intent is to allow the lessee to develop a three-station car wash, approved by Act No. 8666. It will be the only car wash facility on St. John and will be available to businesses, residents, and tourists. Demolition of the existing slab and construction of a two-story building is proposed to happen in one phase, with construction completed in a year and a half. The site was previously developed and used over 15 years ago as a restaurant and bar.

On the first floor there would be the car wash and cashier booth. The second floor would be the lessee's office spaces. Parking for the six employees will be provided across the street at their current car rental business. Operation hours would be between 6 am and 10 pm.



Conceptual Site Plan Layout

Public Response at DPNR-CCZP Public Hearing held December 30, 2025:

There were four commenters and two-posting hearing emails submitted for the file. Questions, comments, and concerns posed by attendees were summarized below:

1. Install adequate lighting to discourage people from gathering during and after official business hours.
2. Begin Sunday operating hours after 12:00 p.m. to avoid conflict with services at St. Ursula's Church.
3. Ensure proper drainage to prevent flooding or water buildup in the area.
4. Strong support based on long-term personal familiarity with the petitioners. Their honesty, communication skills, and excellent customer service have earned them a solid reputation. Because of their responsible nature and thorough planning, the commenter is confident the venture will succeed and provide meaningful benefits to St. John residents.

Analysis of Request/Reason for Recommendation: The property and its surrounding area is/has been used commercially, but car wash is not a use listed in the P-Public Table of Permitted Uses. The use is allowed in the C-Commercial

and I-2 (Light Industry) zoning districts as a matter of right and in the B-2 (Business-Secondary/Neighborhood) and B-3 (Business-Scattered) zones with conditions. In analyzing the request, the department considered other applications (in the last decade) where rezonings and use variances were requested to allow a lessee to utilize government owned land for private ventures:

Parcel/Plot No.	Estate & Island	Year	Original Zone	Purpose	Act No.
68A	Lindbergh Bay. St. Thomas	2025	P	Rezoned to R-3 for housing	9055
8	Cassava Garden, St. Croix	2024	I-2	Use Variance for Propane business	8914
Revised 17-3 Rem	Nisky, St. Thomas	2024	I-2	Use Variance for a hotel	8832
N-1 Rem Tract 1	Nazareth, St. Thomas	2024	R-2	Rezoned to P to allow soccer field as a matter of right	8964
294	Contant & Enighed, St. John	2024	R-4	Rezoned to B-2 for car rental business continued operation	8867
2 & 4	Thomas, St. Thomas	2022	W-2	Rezoned to R-3 for hotel	8573
2 Rem	Bovoni, St. Thomas	2022	R-3	Rezoned to C for commercial complex	8672
102 & 103	Peter's Rest, St. Croix	2020	R-2	Rezoned to B-3 for business uses	8377
4B	Bethlehem Middle	2018	P & I-1	Rezoned to P to allow	8120

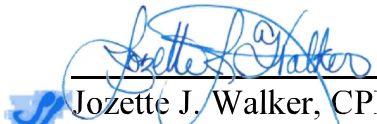
	Works, St. Croix			racetrack expansion	
70-AA, 70-AB, & 70-AC	Lindbergh, St. Thomas	2016	P	Rezoned to C with use variance for flammable liquid storage	7837

The department supports the request because the use is compatible with the surrounding uses and character of the area. Additionally, the rezoning would further diversify the authorized reasons the government may lease land, including not only as a means to generate revenue, but also to control land use and development, and finally to facilitate specific economic and public interest activities while retaining ownership of the underlying assets.

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 Plot No. Plot No. 300-B Revised Cruz Bay Town, Cruz Bay Quarter, St. John to allow for “Automobiles & Motorcycles, Laundry (Car Wash).”



Jozette J. Walker, CPM
Assistant Commissioner

1.16.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner