

Office Use Only	
Date Application Received:	_____
Reviewed by:	_____
Date Application Deemed Complete:	_____
Date of Pre-Application Meeting:	_____
Date Application Fee Paid:	_____
Tracking No. ZA	_____



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

St. Croix
340-773-1082

St. Thomas/St. John
340-774-3320

Official Zoning Map Amendment Request Form

Zoning Amendment Request is for: ☒ Rezoning ☐ Use Variance

1. Applicant THE BENOIT GROUP / VIRGIN ISLAND PORT AUTHORITY
 Mailing Address 6780 ROSWELL ROAD, NE SUITE 200
 City ATLANTA State GEORGIA Zip 30328
 Telephone _____ E-mail tpriestly@thebenoitgroup.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative TORIAN R. PRIESTLY
 Telephone _____ E-mail tpriestly@thebenoitgroup.com
 3. Property Address ESTATE LINDBERG BAY No. 68 A; No. 4A SOUTHSIDE QUATER;
ST. THOMAS, US VIRGIN ISLANDS
 4. Tax Assessor's Parcel I.D. Number PWD NO. D9-775-T69
 5. Current Zone P Proposed Zone or Use Variance R3
 6. Site Acreage 4.798

7. Property Owner(s) VIRGIN ISLAND PORT AUTHORITY
Address P.O. BOX 301707
City ST. THOMAS State VIRGIN ISLANDS Zip 00803-1707
Telephone (340) 774-1629 Email cdawe@viport.com
8. Detailed Description of what exists on the property. (3) 1 STORY MASONRY BUILDING (3)
1 STORY FRAMED BUILDING; PAVED PARKING AREA; ASPHALT
DRIVEWAY
9. Does what exist on the property conform to its current zoning district's requirements?
☒ Yes ☐ No
10. Detailed Description of Proposal:
DEVELOP 125-150 UNITS OF MULTI-FAMILY HOUSING
11. Is the property served by municipal sewer lines? Yes ☒ No ☐
If no, please explain plan for sewage disposal.
12. Is the property served by municipal water lines? Yes ☒ No ☐
If no, please explain plan for water supply.
13. Are there any flood ways on the site? Yes ☐ No ☐
14. Are there any cultural/historical resources on site? Yes ☐ No ☒
If yes, describe how the cultural/historical resource(s) will be incorporated into the development.
15. Are there any covenants and restrictions of record on the property? Yes ☒ No ☒
If yes, provide a copy of the restrictions.
Do they preclude undertaking of the uses that are proposed? Yes ☐ No ☒

Required Submittals

One electronic copy of this application along with every item in the checklist below or

Two printed copies of this application along with two copies of every item in the checklist below:

One (1) Copy for submission to the Division of Comprehensive and Coastal Zone Planning

One (1) Copy for submission to the Legislature

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper.

Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

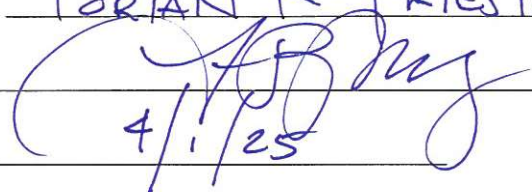
- ☐ **Letter of Application-** Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- ☐ **Official Recorded and Numbered PWD/OLG Map** (*Obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- ☐ **Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- ☐ **Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- ☐ **Real Property Tax Clearance Letter** (*Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750*)
- ☐ **Contract of Sale and/or Lease Agreement** (*if applicable*)
- ☐ **Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- ☐ **Articles of Incorporation** (*required if the property is owned by a Corporation*)
- ☐ **Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)
- ☐ **Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and includes the following:

- _____ Conceptual layout of the property.
- _____ Existing/proposed building locations and footprint.
- _____ Location of uses and open spaces.
- _____ Location of watercourses (*guts*) and existing/type of vegetation on the site.
- _____ Location of existing/proposed street and driveways, accesses, and circulation patterns.
- _____ Current use and zoning of the site and adjacent property.

- _____ Landscape design and screening/buffering plan.
- _____ Proposed lot size/density and setback.
- _____ Proposed development timing.

PLEASE NOTE: Submission of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submission of an application to the Legislature for a Zoning Map Amendment or Use Variance. **A determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print TORIAN R. PRIESTLY
Sign 
Date 4/1/25

Print _____
Sign _____
Date _____