



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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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. SCZ-20, Application No.
CCZP0008-25**

Petition of applicant, Virgin Islands Department of Health, to amend Plot Nos. 11-F and 11-G Estate Penitentiary Land, Company Quarter, St. Croix from R-3 (Residential-Medium Density) to P (Public). The purpose of the request is to bring the property into zoning conformity for use as a Medical Laboratory and Offices for Emergency Medical/Ambulance Services.



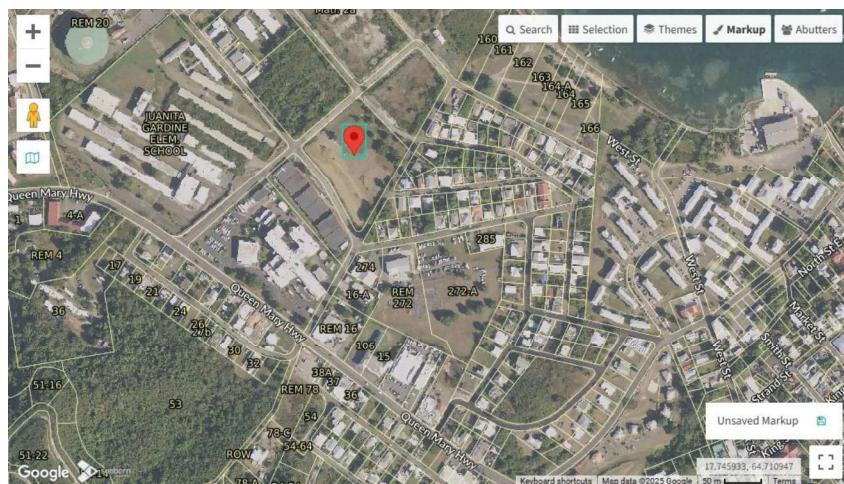
Aerial photo of site, formerly the Ralph de Chabert Housing Project.

Property Owner(s): Virgin Islands Housing Authority as per Deed dated July 6, 1959, Document No. 15/1960.

Applicant Representative(s): The Virgin Islands Department of Health- Rueben D. Molloy, Assistant Commissioner and Dr. Brett Ellis, Territorial Public Health Laboratory Director. Paul Silverberg, Engineer, President of Silverberg Associates.

Acreage: 11-F is 0.68 acres as described on survey drawing A9-132-C018 and 11-G is 2.603 acres as described on survey drawing D9-6925-C025.

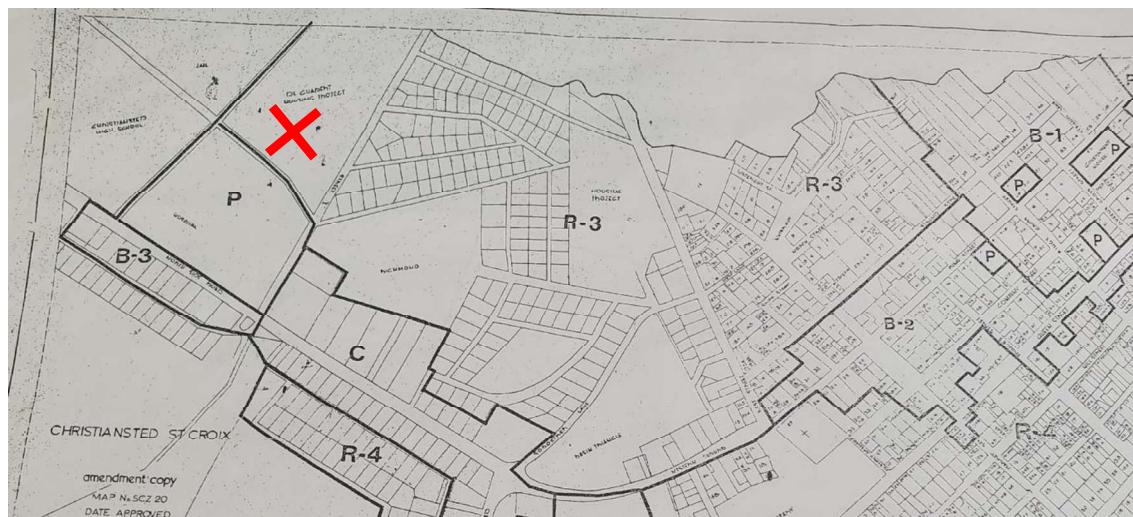
Surrounding Uses and Zones: To the north is vacant land, formerly the Ralph de Chabert Housing Project. To the east is residential activity. To the south is the former Charles Harwood Hospital. To the west is the Fire Station and Juanita Gardine K-8 School.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-3, C-Commercial, and P-Public with two rezonings:

Parcel No.	Estate	Year rezoned	Original Zone	Rezoned to	Act No.
274	Richmond	1978	R-3	C-Commercial	4181
1, 2, 1A, 2A, 4, Remainder of 7, 7A, 7AA, 7 AB, & 7B	Penitentiary Land	1993	W-2	P	5905



Official Zoning Map No. SCZ-20 (property location indicated by red X)

Infrastructure: Public lines will handle water needs and sewage.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, Assistant Commissioner Molloy, Dr. Ellis, and Mr. Silverberg testified the intent is to utilize the two-story buildings placed on the property for the BSL-3 Public Health Laboratory and offices for the Emergency Medical Services.



Public Response at DPNR-CCZP Public Hearing held March 25, 2025: There was a question on the permanent use for the site which response was office use and the lab which is not a public/forward facing lab. There was no opposition or concern expressed with the proposal and no post-hearing comments received.

Analysis of Request/Reason for Recommendation: This petition follows ten previous petitions, starting in 2022, for rezoning government-owned properties to P-Public for two reasons: 1. To comply with Virgin Islands Code, Title 29, Chapter 3, Subchapter 1, Section 229 (q) which states, "Properties which are publicly owned should be shown upon the zoning map as such" and 2. The receipt of federal funds for Disaster Recovery projects.

Previous government petitions for rezoning government-owned land to P-Public

Agency	Property and Island	Zoning map amendment	Year and Act granting rezoning
WMA	64-31 Smith Bay, St. Thomas	R-3 to P	2022, Act 8601
WMA	C Nazareth, St. Thomas	R-2 to P	2022, Act 8606
WMA	73C Concordia, West End, St. Croix	R-3 to P	2022, Act 8605
WMA	1 Cotton Valley, St. Croix	R-2 to P	2022, Act 8607
WMA	10-M Fredensborg, St. Croix	A-1 to P	2022, Act 8599
WMA	6 Rem Susannaberg, St. John	R-2 to P	2022, Act 8608
DPW	73-B & 271 Concordia, West End, St. Croix	R-3 to P	2022, Act 8677
VITEMA	102-A Rem, 102-B, & 102-C Hermon Hill, St. Croix	R-3 to P	2023, Act 8710
DPW	6-A Susannaberg, St. John	R-2 to P	2024, Act 8849
DPP/Bureau of Corrections	104 to 109 Nisky (Subbase), St. Thomas	C to P	2024 Act 8860

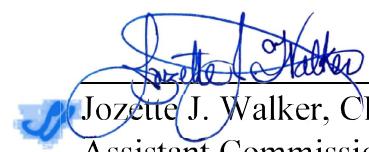
This site was formerly the Ralph de Chabert Housing Project but now intended for the permanent use of office and laboratory. The zoning map amendment will bring the property into zoning conformity with Section 229 (q) of the Zoning Code, for government-owned land receiving federal funds.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. SCZ-20 for the island of St. Croix be amended by changing the zoning designation of Plot No. 11-F Estate Penitentiary Land, Company Quarter, St. Croix consisting of 0.68 U.S. acres as described on survey drawing A9-132-C018 from R-3 (Residential-Medium Density) to P (Public).

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. SCZ-20 for the island of St. Croix be amended by changing the zoning designation of Plot No. 11-G Estate Penitentiary Land, Company Quarter, St. Croix consisting of 2.603 U.S. acres as described on survey drawing D9-6925-C025 from R-3 (Residential-Medium Density) to P (Public).



Jozette J. Walker, CPM
Assistant Commissioner

10.2.2025

Date

Cc: Jean-Pierre L. Oriol, Commissioner