



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-12, Application No.
CCZP0094-25**

Petition of applicant, Government of the Virgin Islands, Department of Public Works to amend Plot Nos. 24B and 24D Estate Body Slob, King Quarter, St. Croix with a use variance to the P (Public) zoning to allow for Buses, Passenger Terminal. The property is currently in use as a bus terminal.



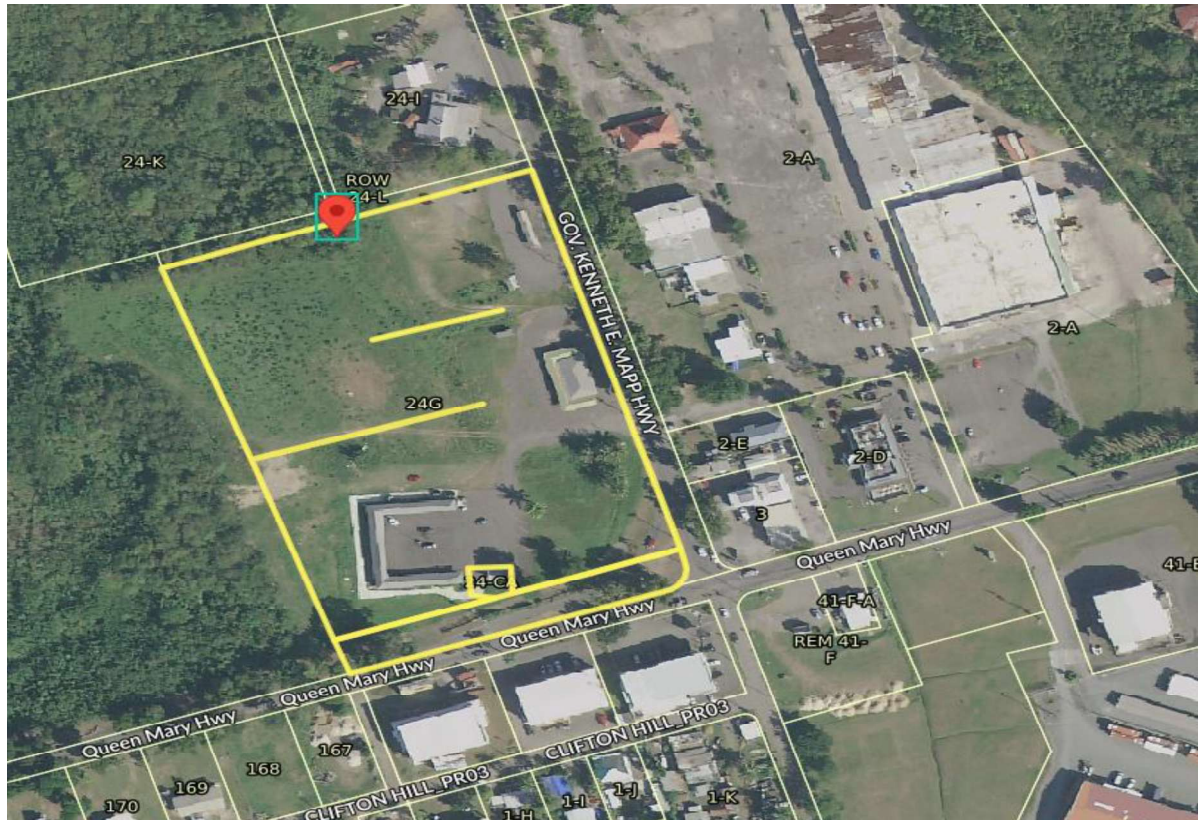
Photo of current site condition

Property Owner(s): Government of the Virgin Islands as per Quitclaim Deed dated January 27, 1972, Document No. 305/1972.

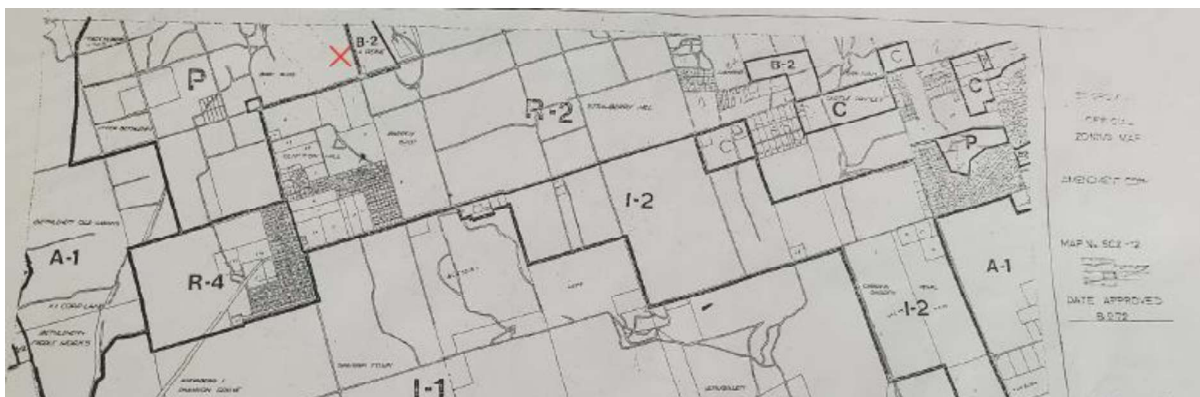
Applicant Representative(s): Clarence Browne, Managing Principal, and Kenneth Serrant, Project Manager of Design District Architects, PLLC.

Acreage: 24B Body Slob consists of 2.0002 acres and 24D Body Slob consists of 0.9182 acres as found on survey Drawing No. 5394.

Surrounding Uses and Zones: Surrounding the property to the north is business use (La Reine Chicken Shack) and undeveloped land. To the east is business use (Villa La Reine Shopping Center). To the south are the vegetable and fish markets. To the west is undeveloped land.



MapGeo aerial view of properties (marked with red)



Official Zoning Map No. SCZ-12 (properties' location indicated by red X)

Infrastructure: The public line will handle water needs, and an on-site sewage treatment plant will handle wastewater. A backup generator will also be placed on the property.

Other needed DPNR Division reviews: None.

Project Summary: At DPNR-CCZP's public hearing, Mr. Kenneth Serrant testified the plan is to demolish the existing 400 sq. ft. bus terminal to build a new 2100 sq. ft. building to accommodate three employees and 50 transit passengers and 30+ parking spaces for cars and buses. Construction will be completed within twelve months.

Public Response at DPNR-CCZP Public Hearing held November 25, 2025:

There was no opposition or concern expressed with the proposal. There was no post-hearing comments received.


Analysis of Request/Reason for Recommendation: The property has been used as a bus terminal for 30+ years, but the P-Public zoning does not list the zoning category "Buses, Passenger Terminal." The use is allowed in the C-Commercial and I-2 (Light Industry) zoning districts.

The request is to bring the nonconforming government operation on government land, into zoning compliance. The Department has no objection to the use variance request.

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 Nos. 24B and 24D Estate Body Slob, King Quarter, St. Croix to allow for "Buses, Passenger Terminal."



Jozette J. Walker, CPM
Assistant Commissioner

12.18.2025

Date

Cc: Jean-Pierre L. Oriol, Commissioner