



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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Office of the Commissioner

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Tuesday, August 22, 2023

FOR IMMEDIATE RELEASE

PUBLIC HEARING ON PROPOSED GROUP DWELLING PERMIT

ST. THOMAS
Virtual Public Hearing via Microsoft Teams
Thursday, August 31, 2023
2:00 pm

Application

GDP-23-1: Highest Potential Design, LLC (applicant) and Rainbow Trout Properties, LLC (property owner) requesting approval of the group dwelling permit application for Parcel No. 62 Estate Caret Bay, No. 8 Little Northside Quarter, St. Thomas. The purpose of the request is to allow a grouped dwelling development of 38, two-bedroom units in nine buildings on the R-2 (Residential-Low Density-One and Two Family) 4.41-acre property.

Virtual public hearing log-in information will be provided upon registering, by sending an email to leia.laplace@dpr.vi.gov with the subject line "Application GDP-23-1 virtual hearing registration." File also available electronically by sending request to leia.laplace@dpr.vi.gov, with subject line "Application GDP-23-1 electronic file request."

- Group dwellings/processing of group dwelling permit applications- Title 29, Chapter 3, Sections 225 (35), 228, 231, 232, 235 (c), 237 (b) and (d), and 239 of the Virgin Islands Code (permitted in the R-1 and R-2 zones subject to conditions, the group dwelling permit application and process, and the conduct of public hearings on petitions for group dwelling permits).
- Allowed in all zones that allow residential/dwelling use (A-1, A-2, R-1, R-2, R-3, R-4, R-5, B-1, B-2, B-3, W-1, and S Zones).
- These applications are rare but are permitted as a matter of right in the A-1, A-2, R-3, R-4, R-5, B-1, B-2, B-3, W-1, and S Zones (simply submit building permit application and indicate group dwelling development). In the A-1, A-2, and W-1 zones, CCZP conducts a technical analysis and issues a Technical Opinion on those group dwelling Building Permit applications.

- Because group dwellings are permitted in the R-1 and R-2 zones with conditions, CCZP conducts a public hearing for both technical and public review, prior to issuing a permit that accompanies the building permit.
 - A property owner in the R-1 zone who has larger than a half (0.5) acre lot or in the R-2 zone and has larger than a 10,000 square foot lot, can apply for a group dwelling permit.
 - A group dwelling is an alternative to a subdivision, planned area development, and rezoning. It allows for clustering of dwelling units in two or more buildings and conservation of land, particularly sensitive areas (guts, historic/cultural resources, endangered/threatened plants/animal habitat).
 - An R-1 zoned lot's density is a maximum of 2 units for every 0.5 acre or 4 units per acre, whichever is greater.
 - An R-2 zoned lot's density is a maximum of 2 units for every 10,000 square feet or 8 units per acre, whichever is greater.
 - A group dwelling must be developed as per the approved plans, unlike a rezoning which does not have to comply with the submitted conceptual plans.
 - A group dwelling permit can have conditions placed, such as for phasing for performance review and there is a prohibition on the developer using the project for short-term rentals.
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PUBLIC HEARINGS ON PROPOSED ZONING MAP AMENDMENTS
TO THE VIRGIN ISLANDS OFFICIAL DISTRICT MAPS
For St. Croix

Virtual Public Hearing via Microsoft Teams

Monday, September 18, 2023

10:00 am Application

ZAC-23-8: Positive T.A. Nelson requesting that Plot Nos. 219 and 220 Estate Morning Star, Queen Quarter, St. Croix be rezoned from R-1 (Residential-Low Density) to B-3 (Business-Scattered). The purpose of the request is for the property to be used as an event space with associated business activity.

2:30 pm Application

ZAC-23-10: Evolve Warehouse, LLC and Evolve Liberty Hall, LLC requesting a rezoning from R-4 (Residential-Medium Density) to R-3 (Residential-Medium Density) for Plot Nos. 19 & 20 Prince Street and 50, 51, & 52 Hospital Street, Frederiksted Town, St. Croix. The purpose of the request is to convert the properties to hotel use.

Wednesday, September 20, 2023

10:00 am

Application

ZAC-23-9: Shekema George requesting a rezoning from A-2 (Agricultural Zone) to R-4 (Residential-Medium Density) for Remainder Plot No. 246 Estate Glynn Queen Quarter, St. Croix. The purpose of the request is to develop a 14-unit guesthouse for long- and short-term use.

Virtual public hearing log-in information will be provided upon registering, by sending an email to leia.laplace@dpnr.vi.gov with the subject line "Application ZAC-23-(insert number) virtual hearing registration." File also available electronically by sending request to leia.laplace@dpnr.vi.gov, with subject line "Application ZAC-23-(insert number) electronic file request."