



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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Friday, April 5, 2024

FOR IMMEDIATE RELEASE

**PUBLIC HEARING ON PROPOSED ZONING MAP AMENDMENT
TO THE VIRGIN ISLANDS OFFICIAL DISTRICT MAPS**

**ST. JOHN
Virtual Public Hearing via Microsoft Teams
Monday, April 15, 2024
10 am**

ZAJ-24-3: Gershwin Sprauve requesting a rezoning from R-1 (Residential-Low Density) to B-3 (Business-Scattered) for Parcel Nos. 17F-2 and 17F-Remainder Estate Adrian, No. 18 Cruz Bay Quarter, St. John. The purpose of the request is to develop affordable housing dwelling units.

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 ZAJ-24-3 virtual hearing registration." File also available electronically by sending request to leia.laplace@dpr.vi.gov, with subject line "Application ZAJ-24-3 electronic file request."

PUBLIC HEARING ON PROPOSED GROUP DWELLING PERMIT

**ST. THOMAS
Virtual Public Hearing via Microsoft Teams
Tuesday, April 16, 2024
10 am**

GDP-24-1: Smith Bay 19 C-A LLC requesting approval of the group dwelling permit application for Parcel Nos. 19-C-A and 19-C-B Estate Smith Bay, Nos. 1, 2 & 3 East End Quarter, St. Thomas. The purpose of the request is to allow a grouped dwelling development of 44, two- and three-bedroom units in 17 buildings on the R-2 (Residential-Low Density-One and Two Family) 5.14-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-24-1 virtual hearing registration."

File also available electronically by sending request to leia.laplace@dpnr.vi.gov, with subject line "Application GDP-24-1 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.