



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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Thursday, November 20, 2025

FOR IMMEDIATE RELEASE

PUBLIC HEARING ON PROPOSED GROUP DWELLING PERMIT

**For St. Croix
Virtual Public Hearing via Microsoft Teams
Monday, November 24, 2025
10 am**

CCZP0044-25: Center Island LLC requesting approval of the group dwelling permit application for Remainder of Parcel No. 10 Estate La Reine, King Quarter, St. Croix. The purpose of the request is to allow a grouped dwelling development of 23 dwelling units (dorm-style buildings and two- and three-bedroom units) in 16 buildings on the R-2 (Residential-Low Density-One and Two Family) 3.09-acre property.

- 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

**PUBLIC HEARINGS ON PROPOSED ZONING MAP AMENDMENTS
TO THE VIRGIN ISLANDS OFFICIAL DISTRICT MAPS**

Virtual Public Hearing via Microsoft Teams

**For St. Thomas
Monday, November 24, 2025
2 pm**

CCZP0075-25: Department of Property and Procurement requesting a rezoning from R-3 (Residential-Medium Density) to B-3 (Business-Scattered) for Parcel No. 310 Estate Altona and Welgunst, Kronprindsens Quarter, St. Thomas. The purpose of the request is to build and operate an automobile repair shop.

**For St. John
Tuesday, November 25, 2025
10 am**

CCZP0085-25: Ronnie Jones/Susannaberg, LLC requesting a rezoning from R-4 (Residential-Medium Density) to R-3 (Residential-Medium Density) for Parcel No. 15 Estate Susannaberg, No. 17A Cruz Bay Quarter, St. John. The purpose of the request is to develop a hotel/guesthouse.

**For St. Croix
Tuesday, November 25, 2025
2 pm**

CCZP0094-25: Government of the Virgin Islands, Department of Public Works requesting a use variance to the P (Public) zoned Plot Nos. 24B and 24D Estate Body Slob, King Quarter, St. Croix. The purpose of the request is to allow a Buses, Passenger Terminal as a matter of right.

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 "(Insert Application No.) virtual hearing registration." File also available electronically by sending request to leia.laplace@dpr.vi.gov, with subject line "(Insert Application No.) electronic file request."