BILL NO.   35-0213

Thirty-Fifth Legislature of the Virgin Islands

December 11, 2023

An Act granting a conditional zoning use variance for Plots Nos. 219 and 220 Estate Morning Star, Queen Quarter, St. Croix, from the R-1(Residential-Low Density) zoning designation to allow for a restaurant and bar, amphitheater, retail, a barber or beauty salon, short-term rental/guesthouse, and event space rental/rental of commercial space

PROPOSED BY: Senator Novelle E. Francis, Jr., by Request of the Governor

1 *Be it enacted by the Legislature of the Virgin Islands:*

2   **SECTION 1.** A zoning use variance is granted from the R-1(Residential-Low Density)

3 zoning designation for Plot Nos. 219 and 220 Estate Morning Star, Queen Quarter, St. Croix,

4 Virgin Islands, consisting of 0.5324 acres and 0.5039 acres, respectively, as described in

5 Drawing No. 4934, to allow a restaurant and bar, amphitheater, retail, a barber or beauty salon,

6 short-term rental/guesthouse, and event space rental/rental of commercial space under the

7 following conditions:

8   (a)   There must be a minimum setback of 25 ft. from all adjacent residences.

9   (b)   A landscaped buffer of trees or shrubs or both trees and shrubs six to seven feet

10 high must be installed along the boundaries of Plot 219 and Plot 3.

11   (c)   All night activities of any restaurant, bar, amphitheater, event space, and retail or

12 commercial space must cease by 2 a.m.

1   (d)   All other requirements of the R-1(Residential-Low Density) zoning designation

2 continue to apply to the subject property.

3   **BILL SUMMARY**

4   The bill grants a conditional use variance from the R-1 zoning designation for Plot Nos. 219

5   and 220 Estate Morning Star, Queen Quarter, St. Croix, to allow for a restaurant and bar,

6   amphitheater, retail, barber or beauty salon, short-term rental/guesthouse, and event space

7   rental/rental of commercial space.

8   **BR23-0885/G35-031/December 5, 2023/YLT**