

The Virgin Islands Consortium

Bryan Submits Legislation to Rezone Estate Beeston Hill Property for Limited Residential Development

The proposed legislation would rezone 15.9 acres from R-1 to B-2 to allow a 24-unit clustered residential project, while requiring legislative consent for any future development beyond the housing footprint.

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Governor Albert Bryan Jr. By. GOV'T HOUSE.

Governor Albert Bryan Jr. has submitted legislation to the 36th Legislature seeking to amend a St. Croix zoning map in support of new residential development, while embedding permanent safeguards that would prohibit any future activity on the property without legislative approval.

The proposed measure would amend Official Zoning Map No. SCZ-7 for St. Croix to facilitate a limited housing project on a portion of Estate Beeston Hill, South Portion, Matricular No. 6A, Company Quarter. At the same time, the legislation places strict restrictions on development beyond the defined residential footprint.

Under the proposal, approximately 15.9 acres would be rezoned from R-1, Residential Low Density, to B-2, Business Secondary Neighborhood, consistent with Title 29 of the Virgin Islands Code, Chapter 3, Section 238, as reflected in survey drawing A9-3C008.

The bill authorizes development limited to a 24-unit clustered residential project occupying between three and four acres of the site. The housing concept includes a playground, green space, and an outdoor meeting space. No additional development or construction may be initiated or approved on the property without the express consent of the Legislature.

The prohibition on further development without legislative approval would run with the land in perpetuity, regardless of ownership, according to the proposal.

Governor Bryan said the legislation reflects what he described as the Territory's urgent housing realities. He stated that affordable housing opportunities for Virgin Islands families are becoming increasingly difficult to secure as recovery activity drives demand across the Territory. He said his administration is acting to increase housing stock while protecting the public interest and ensuring responsible growth.

The Governor further indicated that concerns raised during previous zoning discussions involving the area were taken into account. He said the revised measure has been structured with clear safeguards to ensure the proposal remains focused solely on housing and preserves legislative authority over any future activity beyond the limited residential footprint.

"This is a measured approach that puts housing first and protects the community's interests," Governor Bryan said. "I am prepared to lead through the challenge and to do what is necessary to expand housing options for Virgin Islands families."

The proposed legislation is now before the 36th Legislature for consideration,.

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