

# The Virgin Islands Consortium

## Beeston Hill Development Cleared as Lawmakers Also Back Tax Amnesty and St. Croix Hotel Incentives

After replacing the original business zoning request with an R-3 designation restricted to housing, senators also voted to grant tax amnesty for storm-impacted taxpayers and approved changes to the Hotel Development Act for qualifying St. Croix projects.

Development / **Published On March 19, 2026 03:58 AM /**

Nelcia Charlemagne **March 19, 2026**



Concept design for the proposed 24 residential townhouses in Beeston Hill. By.  
DESIGN ENGINEERING VIA V.I. LEGISLATURE.

All 14 members present at Wednesday's Legislative Session approved an amended version of Bill 36-0200, paving the way for a residential development at Estate Beeston Hill, St. Croix.

Heard in the Committee of the Whole [on Wednesday](#), the request to rezone 15 acres of residential land to a B-2 (Business–Secondary/Neighborhood) was met with firm disapproval by residents of the Beeston Hill community. Neighbors, including David Doward, also balked at the suggestion of an R-3 compromise. Speaking against spot-zoning, Mr. Doward noted that the R-3 zone “still opens the door to a lot of different things.”

That concern was also shared by Senator Alma Francis Heyliger, while others, like Senator Milton Potter, suggested following the guidance of the Department of Planning and Natural Resources. DPNR recommended that the Legislature deny the rezoning request and urged the developer to apply for a Planned Area Development permit instead.

Attempting to satisfy both the developer and the residents of Beeston Hill, lawmakers promised to include the necessary guardrails in the legislation.

On Wednesday, Senator Kenneth Gittens motioned to amend the bill, striking out language pertaining to B-2, and inserting “R-3 (Residential Medium Density).

The new additions to the bill also state that “notwithstanding any law to the contrary, the permitted uses as a matter of right, the uses subject to the conditions set forth in sections 231, and 232, and the accessory uses permitted” for areas zoned R-3, the portion of land in question “must be used exclusively for residential purposes.”

The specific parcel of land is Remainder of Estate Beeston Hill (South Portion), Matricular No. 6a, Company Quarter, St. Croix. Senator Gittens clarified that the amendment applies to all of the land.

The developer, Atta Misbeh, will now only be permitted to construct residential units, or will find himself in contravention of the law.

Lawmakers supported the amendment, with Senator Angel Bolques Jr. hopeful that the change would help “quell issues” arising from the original version of Bill 36-0200.

Less controversially, lawmakers also approved the following rezonings and leases:

- [Bill 36-0235](#) An act ratifying the Governor of the Virgin Islands' approval of Major Coastal Zone Permit No. CZT-09-22(W) granted to Anquet, Inc.
- [Bill 36-0269](#) An act granting a zoning use variance to Plot Nos. 24B and 24D, Estate Body Slob, King Quarter, St. Croix to allow for a bus and passenger terminal
- [Bill 36-0199](#) An act approving the lease agreement between the Government of the Virgin Islands, acting through the Commissioner of the Department of Property and

Procurement, and Accent Property Management, LLC. for Parcels No. 123 and 129 Submarine Base, South Side Quarter, St. Thomas, to develop the premises to operate, establish, and manage a slate of subtenants, pursuant to an approved development plan.

- [Bill No. 36-0204](#) An act approving a multi-year lease agreement between the Government of the Virgin Islands, acting through its Commissioner of the Department of Property and Procurement, and Commercial Investments LLC, for Parcel No. 30 Submarine Base, No. 6 Southside Quarter, St. Thomas, Virgin Islands, for a logistics storage warehouse and other related purposes.

Lawmakers also voted in favor of an amended version of Bill 36-0259 sponsored by Senator Kurt Violet. That legislation seeks to amend existing provisions of the Hotel Development Act to allow qualifying hotel developers on St. Croix to retain certain taxes that would otherwise be deposited into government funds. Heard in the Committee of Budget, Appropriations, and Finance on March 1st, Mr. Violet special ordered the bill to Wednesday's meeting, removing it from the queue of the Committee on Rules and Judiciary.

Legislators also approved Bill 36-0261, granting a 15-business-day tax amnesty to "assist taxpayers recovering from the aftermath of Hurricanes Irma and Maria and Tropical Storm Ernesto."

Other approved bills included:

- [Bill 36-0209](#) An act amending title 23 Virgin Islands Code, chapter 10 to establish civil penalties for disregarding marine advisories and to create the Territorial Marine Safety Fund.
- Bill 36-0219 An act amending title 22 Virgin Islands Code, chapter 31 relating to the Virgin Islands Producer and Adjuster Licensing Act by modifying renewal provisions for insurance producer licenses.
- Bill 36-0198 An act amending Act No. 9035 by redesignating the funding source for several entities and correcting a typographical error, and amending Act No. 9045 by inserting and striking appropriations.

