

BILL NO. 35-0020

Thirty-Fifth Legislature of the Virgin Islands

February 15, 2023

An Act granting a zoning use variance for Plot No. 152 of Parcel 6 of Estate Clifton Hill, King Quarter, St. Croix, Virgin Islands, to allow for a closed-door infusion pharmacy

PROPOSED BY: Senator Novelle E. Francis, Jr.

Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to title 29 Virgin Islands Code, chapter 3, section 238, subsection (a), a zoning use variance from the R-2 (Residential – Low Density- One and Two Family) zoning designation is granted for Plot No. 152 of Parcel 6 of Estate Clifton Hill, King Quarter, St. Croix, Virgin Islands, consisting of approximately 0.2324 U.S. acre, as more fully shown on O.L.G. Drawing No. 2807, dated July 22, 1970, revised August 18, 1983, to allow for a closed-door infusion pharmacy. The use variance is granted subject to the following conditions:

- (a) Building's outer design shall imitate that of a residence;
- (b) No signs shall be posted on the property identifying the business name or use;
- (c) No outdoor storage of equipment, materials, or waste;

(d) All mechanical facilities, i.e. generators and air conditioners, to be utilized on the property shall be housed in soundproof structures for the prevention and/or mitigation of noise pollution;

(e) A landscaped buffer of trees and/or shrubs 6'-7' high shall be installed along the boundaries; and

(f) A Natural Disaster Plan shall be submitted to DPNR for inclusion in use variance file.

All other requirements of the R-2 (Residential – Low Density- One and Two Family) zoning designation continue to apply to the property.

BILL SUMMARY

This bill provides for a zoning use variance for Plot No. 152 of Parcel 6 of Estate Clifton Hill, King Quarter, St. Croix, Virgin Islands, to allow for a closed-door infusion pharmacy, with conditions. All other requirements of the R-2 (Residential – Low Density- One and Two Family) zoning designation continue to apply to the property.

BR23-0321/January 31, 2023/GC