
[EXTERNAL MAIL] Opposition to Rezoning of Parcel 17D-5 Estate Adrian, St. John

From Eugenia Sprauve <eugeniasprauve@yahoo.com>
Date Wed 4/29/2026 4:09 PM
To Leia LaPlace <leia.laplace@dpr.vi.gov>
Cc Ghislaine Sprauve <gsprauve68@ymail.com>

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Dear Mrs. LaPlace,

We, the undersigned, are writing to formally express our strong opposition to the proposed rezoning of Parcel 17D-5 in Estate Adrian for use as a construction vehicle storage and repair facility.

On a recent visit to our property in Estate Adrian (Parcel #17F-1), we were deeply concerned to observe the increasing proliferation of construction yards and truck storage operations within what is intended to be a residentially zoned area. Estate Adrian, situated between Cruz Bay and Coral Bay, represents a limited and valuable land resource on St. John. Its development should be approached with careful planning and consistency, prioritizing long-term community benefit rather than piecemeal accommodation for individual commercial interests.

The introduction of another construction-related operation within a residential zone of more than 40 acres is incompatible with the character and intended use of the area. Such uses not only diminish property values but also erode the quality of life for current and future residents. Allowing this type of encroachment sets a concerning precedent, whereby commercial activities incrementally redefine residential neighborhoods, effectively undermining established zoning principles.

This proposal is also inconsistent with the Comprehensive Plan for St. John, which emphasizes the need to expand and support residential housing opportunities. The presence of heavy equipment, storage yards, and repair operations detracts from efforts to foster cohesive, livable communities. With the development of a new school nearby, it is especially important to preserve an environment that is safe, attractive, and suitable for families.

Additionally, the anticipated use of heavy trucks on private estate roads raises serious concerns regarding infrastructure degradation and liability. These roads were not designed to accommodate frequent heavy vehicular traffic, and the resulting damage would unfairly burden neighboring property owners with maintenance and repair costs.

Equally troubling is the apparent lack of adequate notice to surrounding property owners regarding the virtual hearing for this rezoning request. As adjacent property owners, we were not directly informed and only became aware of the proceedings through the online publication in *The Source*. This raises legitimate concerns about whether the notification process was sufficient to allow for meaningful community participation. Broader awareness would likely have resulted in significantly greater opposition being formally recorded.

For these reasons, we respectfully but firmly urge that the request to rezone Parcel 17D-5 be denied. The long-term integrity of Estate Adrian as a residential community, and the broader vision for sustainable development on St. John, depend on consistent and responsible land use decisions.

Thank you for your consideration of this matter.

Sincerely,

Eugenia Sprauve
Ghislaine Sprauve
Co-owners of 17F-1 Estate Adrian

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