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

From Gershwin Sprauve <gsprauve@ymail.com>

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To Leia LaPlace <leia.laplace@dpr.vi.gov>

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Dear Mrs. LaPlace-Matthew,

I am writing to express my strong opposition to the rezoning request for Parcel 17D-5 Estate Adrian, which seeks approval for the storage and repair of water trucks, dump trucks, and related equipment.

Recently, many of us have become increasingly concerned about the rise of construction yards and truck storage operations appearing in areas that were meant to be residential communities.

Estate Adrian occupies a critical corridor between Cruz Bay and Coral Bay and represents a limited and valuable resource for residential development on St. John. It is ideally situated between Cruz Bay and Coral Bay, embodies one of the few remaining areas where thoughtful, community-oriented residential development can still take place. Thoughtful planning that prioritizes the greater good of St. John should shape its future direction—not incremental industrial encroachment.

With the limited availability of land on St. John, particularly due to the significant acreage held by the National Park, it is essential that remaining parcels are used in a manner that supports housing, community stability, and quality of life. The proposed rezoning introduces an industrial use into a residentially zoned area of more than 40 acres, setting a concerning precedent where this manner of activity begins to dictate the character and use of surrounding properties.

I am deeply concerned that continued spot zoning of this nature contributes to the gradual erosion of livable, aesthetically pleasing neighborhoods and undermines the goals of the Comprehensive Plan for St. John, particularly those focused on expanding residential opportunities and fostering cohesive, livable communities. The presence of heavy machinery, truck traffic, and repair operations diminishes the aesthetic and environmental quality of the neighborhood and discourages long-term residential investment.

This concern is further heightened by the development of a new school in the area. The introduction of industrial activity near a growing residential and family-oriented environment is incompatible with the needs and expectations of families who may wish to live nearby. It does not contribute positively to the safety, appeal, or overall character of the community.

The burden on shared infrastructure must also be considered in the decision. The anticipated use will subject private estate roads to significant wear and degradation from heavy truck traffic. This creates a disproportionate and inequitable impact on neighboring property owners, who will bear the cost of maintenance and repairs without corresponding benefit. Such externalities should weigh heavily against approval.

Additionally, I am troubled by the apparent lack of adequate notice provided to surrounding property owners regarding the virtual hearing for this rezoning request. Nearby property owners only became aware of the hearing after it had already taken place through its publication in The Source. This raises concerns about whether the process allowed for meaningful and informed community participation. Broader awareness would have resulted in significantly greater representation of opposition at the hearing.

For these reasons, I respectfully but firmly oppose the rezoning of Parcel 17D-5 and urge you to consider the long-term implications of this decision on the integrity of Estate Adrian and the broader vision for sustainable, livable, and community-focused development on St. John.

Respectfully submitted,

Gershwin Sprauve
Owner of 17F Estate Adrian

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