



[EXTERNAL MAIL] Public Comment Opposing Rezoning Application CCP-0011-26 (Estate Adrian, St. John)

From noreen.gordon . <noreen.gordon@mix-llc.com>

Date Thu 4/30/2026 8:27 PM

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

Cc Lois Hicks <redhouse55@yahoo.com>; Drew Hicks <dreuski@yahoo.com>; modestwoman55@yahoo.com <modestwoman55@yahoo.com>

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Ms. LaPlace:

I am writing on behalf of my family, owners of Lot 17-E within Estate Adrian, No. 18, Cruz Bay Quarter, to formally express our strong opposition to the proposed rezoning application CCP-0011-26. This application seeks to change the zoning designation of Parcel #17 from D-5 (low-density residential) to B-3 (scattered business) to accommodate a trucking and heavy-equipment storage and maintenance facility.

Our property holds deep familial and cultural significance. It was acquired by our grandfather and patriarch, Dr. Gehardt Sprauve, Sr., whose vision for Estate Adrian was rooted in preserving the integrity of the land while thoughtfully supporting the needs of the island community. This vision was passed down to his children, including our mother, Mrs. Genevieve Sprauve Hicks, and continues to guide our stewardship of the property today.

The proposed rezoning is fundamentally incompatible with the existing residential character of Estate Adrian. Introducing a commercial trucking and heavy equipment operation into a low-density residential zone raises serious concerns, including but not limited to:

- **Safety Risks:** The regular movement of water trucks, dump trucks, and heavy machinery through narrow residential roads will significantly increase the risk of accidents, particularly for families, children, and elderly residents.
- **Infrastructure Damage:** Estate Adrian's roadways are not designed to accommodate the weight and frequency of heavy industrial vehicles. The inevitable deterioration will impose long-term costs and burdens on residents and local authorities.
- **Noise and Environmental Impact:** Maintenance activities, vehicle operation, and associated noise will disrupt the peaceful enjoyment of surrounding properties. Additionally, potential fuel storage, runoff, and emissions raise environmental concerns.
- **Diminished Property Values:** The presence of a commercial trucking facility in close proximity to residential homes is likely to negatively impact property values and deter future residential investment in the area.
- **Aesthetic and Community Character:** Despite proposed screening measures, the introduction of a fenced industrial site and maintenance structure is inconsistent with the visual and cultural character of Estate Adrian as a largely undeveloped residential community.

While we recognize and appreciate the important services provided by St. John Maintenance and Water Delivery, the selection of this particular site is inappropriate given its zoning, location,

and surrounding residential use. There are more suitable areas on the island that are properly zoned for commercial or industrial activity and would not impose such significant impacts on a residential neighborhood.

We respectfully urge DPNR to deny the requested rezoning application, CCP-0011-26, and to preserve the residential integrity, safety, and heritage of Estate Adrian.

Thank you for considering our concerns.

Respectfully submitted,
Badriyyah Isisuphua-EI, Lois Hicks, Drewery Hicks, Jr, Noreen Gordon
On behalf of the Genevieve Sprauve Hicks Estate
Owners, Lot 17-E, Estate Adrian
St. John, U.S. Virgin Islands

Respectfully,

Noreen Gordon, President/Principal Consultant

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