



Zoning Map Amendment Recommendation Reports for Submission to the 36th Legislature

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

Date Thu 9/17/2026 8:00 AM

To Mona Spenceley <mona.spenceley@go.vi.gov>

Cc Rosemary Hamilton <rosemary.hamilton@go.vi.gov>; Governor Albert Bryan <albert.bryan@vi.gov>; OLC <OLC@usvi.onmicrosoft.com>; Richard T. Evangelista Esq. <richard.evangelista@go.vi.gov>; Jean-Pierre Oriol <jp.oriol@dpr.vi.gov>; Shyra Raymond-Henley <shyra.raymond@dpr.vi.gov>; Jozette Walker <jozette.walker@dpr.vi.gov>

 1 attachment (500 KB)

9.10.2026 TRANSMITTAL LETTER TO GOVERNMENT HOUSE.pdf;

Good day, Please see attached transmittal. Electronic file links:

Application No.  [CCZP0025-26](#): Petition of applicant, Sam Globe Limited, to amend Parcel No. 10 Estate Fortsberg, No. 17A and 17B Coral Bay Quarter, St. John from R-1 (Residential-Low Density) to B-2 (Business-Secondary/Neighborhood). The purpose of the request is to bring the property into zoning conformity with its past retail and commercial usage.

Application No.  [CCZP0036-26](#): Petition of applicant, Peggy Yvonne Smith, to amend Parcel No. 30 Estate Susannaberg, No. 17A Cruz Bay Quarter, St. John from R-1 (Residential-Low Density) to C (Commercial). The purpose of the request is to bring the non-conforming business use into zoning conformity.

Application No.  [CCZP0048-26](#): Petition of applicant, Adrian Emprise LLC, Gisselle Fredericks, Gabrielle Sprauve Garner, Gennee Varlack, Germaine Sprauve, and Gershwain Sprauve, to amend Parcel Nos. 17-C Remainder, 17-C1 Remainder, 17K, 17F-1 Remainder, and 17F-1A Estate Adrian, No. 18 Cruz Bay Quarter, St. John from R-1 (Residential-Low Density) to B-3 (Business-Scattered) or B-4 (Business-Residential Areas) for Parcels 17-C Remainder and 17-C1 Remainder, and to R-4 (Residential-Medium Density) for Parcels 17K, 17F-1 Remainder, and 17F-1A. The purpose of the request is to allow a mixed-use community.

Application No.  [CCZP0052-26](#): Petition of applicant, Government of the Virgin Islands and tenant Keshawn Callwood, to amend Parcel No. 99A-2 Estate Nisky (Submarine Base), No. 6 Southside Quarter, St. Thomas from P (Public) to I-2 (Light Industry). The purpose of the request is to allow Automobiles & Motorcycles- Glass Replacement and Upholstering.

Warm Regards, LL

CCZP applications: [Applications for public use](#)

Please submit them via the E-permitting portal as outlined in the applications.

To schedule a preapp meeting/discussion with CCZP, use booking app below:

 [Book time to meet with me](#)

Leia LaPlace-Matthew

Territorial Planner

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"Step in not because it's your role, but because you see that something needs to be done." -Author
Unknown

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