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Managing Member
Adrian Emprise, LLC
3129 Ripple Road
Windsor Mill, MD 21244

May 29, 2026

VIA HAND DELIVERY

Honorable Milton E. Potter, President
Thirty-Sixth Legislature of the Virgin Islands
Capitol Building
P.O. Box 1690
St. Thomas, VI 00804

Re: Application for Zoning Change for:

Parcels 17 F-1 REM Estate Adrian (1.35 acre) and 17 F1-A Estate Adrian (.53 acre), rezoned from R-1 to R-4; as shown on PWD No D9-8907-T014

Parcel 17K Estate Adrian (6.02 acre), rezoned from R-1 to R-3; as shown on PWD No. A9-593-T002

Parcel 17-C REM Estate Adrian (3.07 acre) rezoned from R-1 to B-3 or B-4; as shown on PWD No. A9-593-T002

Parcel 17-C1 REM Estate Adrian (3.445 acre), rezoned from R-1 to R-4; as shown on PWD No. A9-593-T002

Dear Senate President Potter,

On behalf of the owners of Parcel 17 F-1 REM Estate Adrian; 17 F1-A Estate Adrian, Parcel 17K Estate Adrian, and Parcels 17-C REM Estate Adrian and 17-C1 REM Estate Adrian, I respectfully submit this letter requesting a zoning change for the above-mentioned properties. The applicants are proposing to rezone their properties to allow for a mixed-use community. The plan includes a range of housing options, such as single-family homes and apartments, along with a neighborhood commercial area designed to provide convenient access to shopping, services, and dining. It also includes a public park, adding recreational space and contributing to the overall quality of life in the area.

Property Description and Background

The properties proposed for rezoning were all owned by the family's patriarch, Dr. Gehardt A. Sprauve, who purchased Estate Adrian in 1944. Of humble St. John roots and with only a 6th grade education, Dr. Sprauve was coached, mentored, guided, and certificated by Governor DeCastro and the Legislature of the Virgin Islands to become one of the island's artisanal dentists. With appreciation and love, Dr. Sprauve gave back to his community by aligning efforts with the Rockefellers and donating 39 acres of Estate Adrian to the National park in 1956, making possible at a very reasonable price to the government the Virgin Islands the land on which George Simmonds Terrace stands, and made available the land for the Baptist Boys Home at Estate Adrian. To date, his family remains the owner of the portion south of Centerline Road - portions that are proposed for rezoning in this application.

Proposed Development and Zoning Change

Rezoning will assist Dr. Sprauve's family in furthering his legacy and benevolence to the citizens of the Virgin Islands. The collective project, **Adrian's Geste**, situated on 14.42 acres mid center island is located within 4 driving minutes of the new public school in Estate Catherineberg.

Adrian's Geste incorporates: a business center where local commerce, such as retail, medical offices, and other services, are focused within a neighborhood community complex: housing – apartments; single and multi-family homes; condominiums — that will be available as rental or purchase options; and publicly accessible green space that will be open to all residents. This plan is designed to directly improve the everyday quality of life for year-round St. John residents. **Adrian's Geste** presents an attainable, thoughtful, and comprehensive solution to seeking "Potential sites for affordable housing with access to adjacent commercial and community services, transit service, and nearby school and senior center," as mentioned in The Comprehensive Land and Water Use Plan (CLWUP), page 103.

Justification for Rezoning

The proposed use of the property is fully consistent with the Virgin Islands Comprehensive Plan and advances the Territory's long-term vision for sustainable, well managed growth. The project supports responsible land use by promoting coordinated development that enhances infrastructure efficiency while preserving community character. As noted in the CLWUP page 108, the project will, "Explore options for zoning reform that will help make it easier to provide needed services and housing in a "mixed-use mid-island center" with improved pedestrian access."

Adrian's Geste presents a planned, community-first alternative and identifies "Potential sites for a mixture of uses along Centerline Road, to create a new mid-island center in Susannaberg," as noted on page 102 the CLWUP. Overall, the proposed rezoning represents a strategic investment in the Territory's economic vitality, infrastructure enhancement, and long-term sustainable development objectives.

Conclusion

The Dr. Gehardt Sprauve, Sr. Family respectfully requests the Legislature's favorable consideration of the **Adrian's Geste** rezoning project and the approval of amended zoning for these parcels that will permit mixed residential and commercial use. This zoning is justified. The alternatives of continuing to concentrate the pressures in Cruz Bay or Coral Bay will only cause increased environmental and social harm.

As the family representative for this matter, kindly contact me to schedule the meeting at your earliest convenience at (443)992-3594 or varlackg@gmail.com.

Thank you kindly for your attention to this matter.

Sincerely,

Genée A. Varlack, Ed.D.