

Gisselle Fredericks

3201 Southgreen Road

Windsor Mill, Maryland 21244

April 22, 2026

Dear Mrs. LaPlace,

On a recent drive to my property in Estate Adrian (Parcel #17K) I was appalled and discouraged to see the many construction/ truck storage sites that littered the surrounding residential properties. Estate Adrian sits almost midway between Cruz Bay and Coral Bay and its development should be used much more judiciously to improve the lives of the people of St. John and not just one or two businesses placed randomly in between homes or home sites. As we all know the availability of land is limited due to the vast amount of land that the Park possesses.

We do not need another construction/truck storage and repair business to be placed in the middle of a residentially zoned area that the sum is greater than 40 acres. Another one of these businesses should not dictate the usage of the surrounding properties. When will we stop creating and destroying decent living by allowing the setup of these types of businesses, in the middle of homes, when will we stop allowing them to dictate the outcome of a neighborhood? This does not align with the Comprehensive Plan for St. John to create additional homes for residents. In fact, it detracts from any attempt to provide a community without the unsightly placement of construction equipment/ trucks and the likes amid a community. We can do better than continue along this path of spot zoning for the good of one.

With the construction of the new school in the area, this does not meet the needs of families who may want to live nearby. It also does not add to the aesthetic of the area.

Additionally, these trucks will be traversing a private estate road. Trucks moving about that road will degrade and damage the road leaving the remaining owners responsible for the repairs of the road.

As an owner of the neighboring property, the owner of 17D-5 failed to contact all surrounding property owners to advise of the virtual hearing. It wasn't until it was posted in The Source that I became aware that the hearing had taken place. Was this done to limit or minimize opposition to the proposed use and rezoning? Had the surrounding property

owners known about the hearing, many more voices of opposition would have been recorded at the hearing.

I strongly oppose the granting of the rezoning of 17D-5 for the reasons outlined in this letter of opposition.

Sincerely,

Gisselle Fredericks