



The Truth About Northstar

Scheduling: Jumping the Line

- Four land-use applications to P&Z staff on or soon after 11/29/23
 - 1.Wait list for Major Subdivision proposals was about **17 months**
 - 2.First public hearing scheduled March 2024, **only 4 months after application was made.**
 - 3.Applicant withdrew from the March date and **rescheduled for July 17th – still only 8 months post application.**



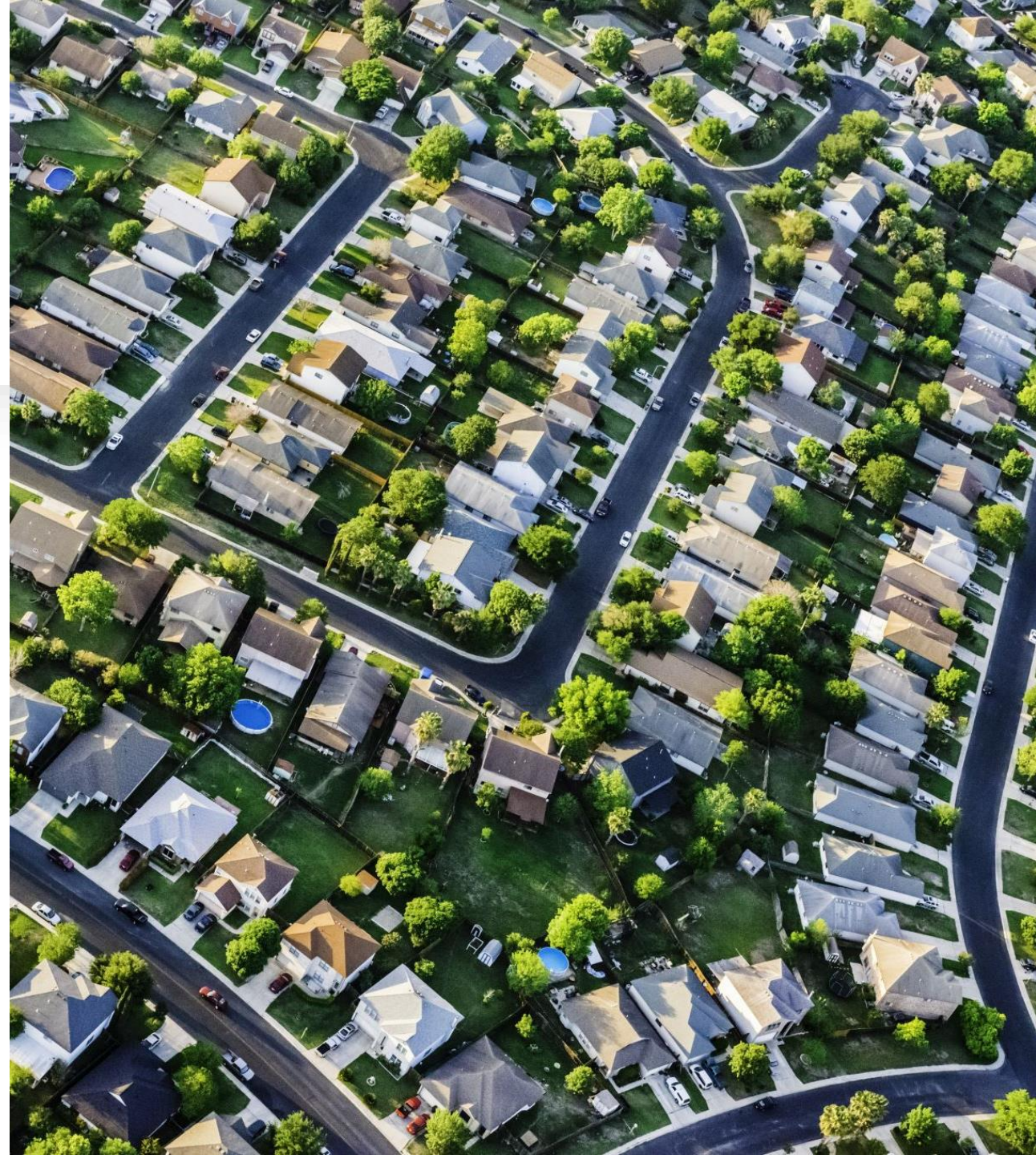
Scheduling: Jumping the Line

- Question: How did the NorthStar applications jump the line?
- Answer: By including 94 Affordable housing units—The Willows at Northstar.
- All applications **expedited** as a single “Mixed Use Community” project.



Decision(s) by Non-Accountable and Accountable Bodies

1. Current Plan: P&Z Commission will **decide** on cluster housing development, largest piece, make **recommendations** on zoning changes and conditional use.
2. Sussex County Council will **decide** on the three smaller applications, including the affordable housing (2) and commercial (1).



Possible Result: Unintended Outcome

Cluster subdivision of 857 single family houses could get approved by P&Z while the **Affordable Housing could fail** even though it got the overall project expedited.

State funding not awarded for the Willows in 2024 and may not materialize in the next round of competition for funding.

Developer originally suggested that the Affordable Housing project would be completed first, making Northstar more attractive.

P&Z Commission could approve Northstar as a “By Right” application, yet Affordable Housing application (reason expedited) could fail.

Non-integration of Willows' Residents

- Willows residents will not be integrated with the full Northstar community either physically or conditionally.
 - 1. Separated physically** from the single-family cluster subdivision and the commercial area by the Mulberry Knoll Extension.
 2. Residents will **not** be permitted to use the amenities such as pool(s), clubhouse, parks, trails.
 - 3. Violates County ordinance requirement** that affordable housing be a fully integrated part of the community = misrepresentation of a mixed-use community as intended by the County, and a terrible precedent.





On September 10th, SPC petitioned the County:

1. Because of the size and implications this precedent would set, SPC recommends that all 4 applications be kicked up to County Council.
2. If the cluster subdivision is approved by P&Z or CC, it is made contingent upon CC approval of the Affordable Housing and State Funding secured. If State funding fails, approval is void.
3. If approved, the cluster subdivision is not built until Rt. 9 expansion is complete.



Don't Forget the Traffic!!!!

DeIDOT Workshop:
Tuesday Sept 24 from 4-7 pm
Cape Henlopen High School

County should seek Traffic Impact
Study

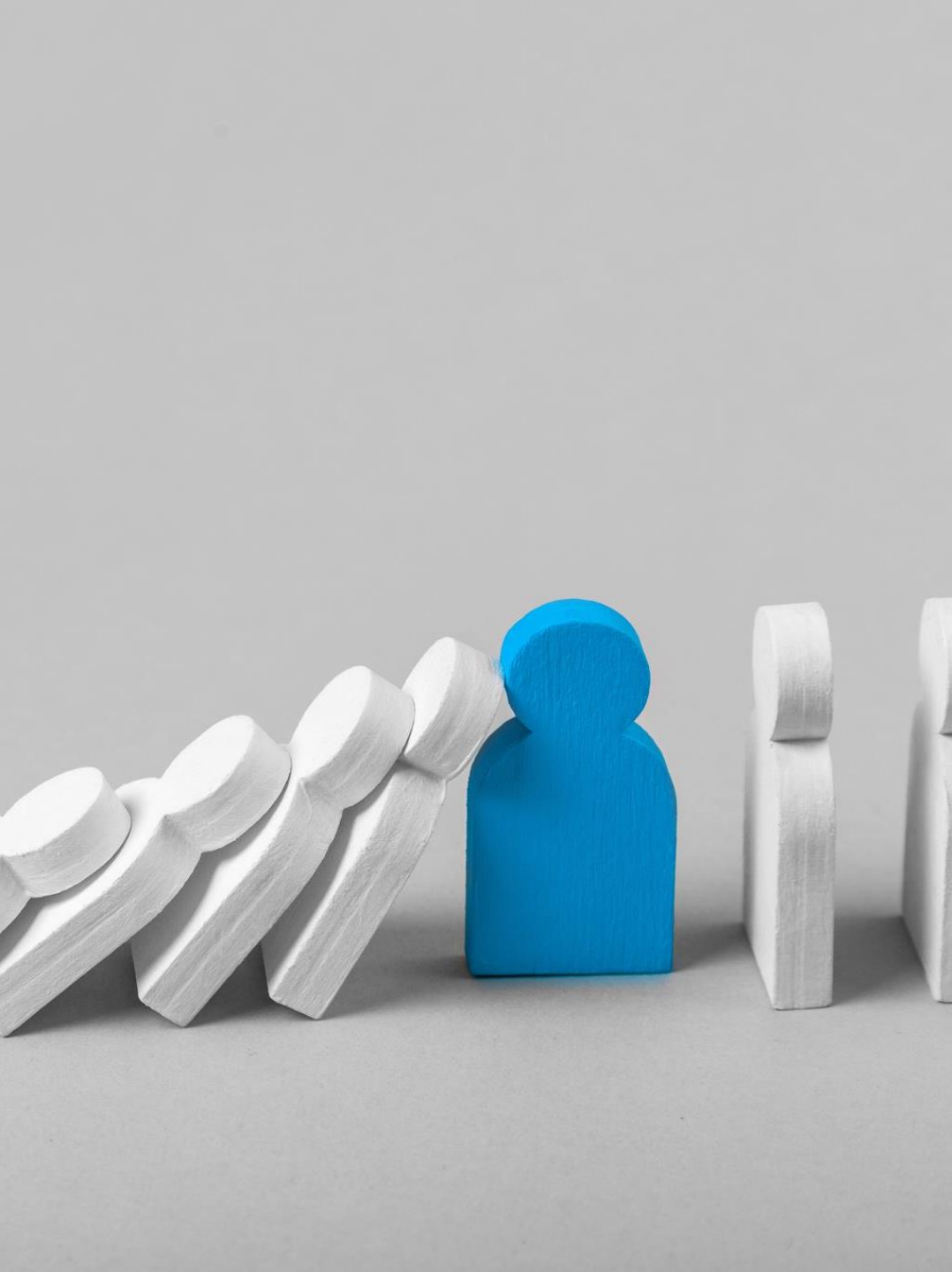
County should demand binding
agreement: construction phased in
with road improvements

Congestion = burden of
development-generated traffic
shifted onto current residents



What can be done?

- Write, email or call your member of County Council
- Write or email the Planning and Zoning Commissioners
- Write or email Director of Planning & Zoning, Jamie Whitehouse
- Write or email County Administrator, Todd Lawson
- Write a Letter to the Editor
- Contact Information on back table in handout



Your voice matters.

Turn your
discontent into
positive action.