



Northstar Update

October 15, 2024
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Northstar Update

- Thanks to All for attending public meetings in Georgetown, writing letters, engaging with the issues
- SPC did not get everything it asked for, but this is simply Round 1 in much longer match
- SPC committed to long-term improvement in quality of life in Sussex
 - Complete infrastructure before building commences, or synchronize
 - Slow the pace
 - Protect the environment, retain open space, prepare for future shocks
 - TRAFFIC. TRAFFIC. TRAFFIC.
 - Cool Spring looms 2 miles away!

Some Details

- P&Z approved or recommended all 4 proposed actions
- Preliminary Plan for Subdivision of 758 homes approved – no further action by County Council needed
 - Final Site Plan—SPC needs to monitor details as they emerge
 - Multiple conditions, SPC needs to monitor
- Affordable Housing – rezoning to MR and conditional use for rental apartments recommended with important conditions – now moves on to County Council
- Commercial area rezoning to C3 recommended to Council to be approved there

Some “Wins”

- Open Space in the subdivision – greater contiguity
- Perimeter buffers – 30’ overall including between Lewes Crossing and The Willows at Northstar
- School impact – 1 commissioner echoed some of SPC concerns resulting in consultation with CHSD and district’s concern on the record
- Voluntary School Assessment (VSA) - same commissioner called for developer to voluntarily contribute to school district
- Phase-in: P&Z might be searching for ways to synchronize road work and construction—limits on # of building permits, 120/yr

Uncertainties re. Affordable Housing

- Condition: Must be built first by developer
- Condition: “Substantially completed” before work on Phase 2 of subdivision begins
- Will it be funded?
 - Application due: late January 2025;
 - Decision on funding: early July 2025
- DelDOT needs to relocate stormwater retention pond

WATCH AND LISTEN

Part of Delaware Bayshore National Scenic Byway Lost

- “Delaware Bayshore Byway provides a rare glimpse of a simpler time where one can unwind and savor the state's pastoral scenery and conservation areas.”

Vision Abandoned for
Route 9 Corridor

