



January 10, 2023

Robert J. Palmer, P.E.
President | Senior Engineer
Beacon Engineering, LLC
23318 Cedar Lane
Georgetown, Delaware 19947

Re: Notice of Decision Letter by Mayor and City Council for the First Baptist Church of Lewes (SP-5-22) for the construction of a new building with associated site improvements to be located on Kings Hwy.

Tax Parcel: 335-4.20-192.00

Dear Mr. Palmer,

At their meeting on January 9, 2023, the Mayor and City Council approved the preliminary Site Plan for the First Baptist Church of Lewes (SP-5-22) for the construction of a new building with associated site improvements to be located on Kings Hwy. subject to agency approvals and the following conditions:

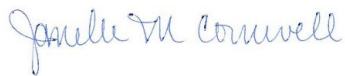
1. Provide a sidewalk along Baybreeze Dr.
2. Provide a sidewalk connection from Baybreeze Dr. into the property to the church. The sidewalk connection should be located closer to Jefferson Estates.
3. Provide architectural options that would effectively break up the proposed monolithic north-facing elevation. Examples may include the following: paint colors, alternative façade treatments, and window treatments.
4. A sidewalk or multi-modal path shall be installed by the owner per DelDOT regulations within a timeframe determined by the City Manager if the Kings Hwy. road project does not proceed.
5. The owner shall enter into an agreement with DelDOT to bond funds for a sidewalk or multi-modal path along Kings Hwy. This will ensure that a sidewalk or multi-modal path will be installed if the Kings Hwy. road improvements do not move forward.
6. Approval of the site plan for the parking lot from Sussex County shall be provided prior to final site plan approval.
7. If the site is developed in 2 phases, the only items to be included in phase 2 are the building (gym) and plantings adjacent to the building.
8. The applicant shall meet with the Historic Lewes Byways during 120 days from the date of approval of the site plan from the Mayor and City Council for consulting for more robust landscaping with a special focus on the viewshed along the Kings Hwy. and Baybreeze Dr. The intent of the additional landscaping is to soften the large expanses of the blank wall of the building along Baybreeze Dr. The applicant shall demonstrate via a letter or additional method to the City Planner that the requirement has been met.
9. The final landscape plan shall be signed and sealed by a Landscape Architect or Certified Nursery Professional, registered in the State of Delaware.

10. Revise the watertable material from stone to a wood-type material. The material shall have a wood grain effect/relief The material could be wood, hardie board, fiber cement or similar material.

The final site plan shall be submitted to the Planning Department for approval. All other agency approvals shall be submitted prior to the approval of the final site plan. A check print shall be submitted to the Planning Department for review.

Please feel free to contact me with any questions. You may reach me at 302-645-7777 ext. 110 during normal business hours.

Sincerely,



Janelle M. Cornwell, AICP
Municipal Planning and Development Officer

CC: File – SP-5-22