



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SITE PLAN

Regional Planning Commission Business Meeting of: **June 12, 2025**

Application # and Title	:	S-25-05 P & I Properties
Applicant/Owner	:	P & I Properties, LLC 258 Derbywood Cir Dover, DE 19904
Engineer	:	Kevin Minnich Minnich Engineering, Inc 868 Greenwood Rd. Greenwood, DE 19950
Comp Plan Map Designation	:	Highway Commercial
Zoning District	:	BG (General Business)
Relation to Growth Zone	:	Inside
Present Use	:	Vacant Apartments
Proposed Use	:	Professional Offices
Size of Existing Building	:	1,800 sf
Water	:	Private – On-site well
Wastewater	:	Private – On-site septic
Levy Court District	:	6 th - Hertz
School District	:	Lake Forest
Fire District	:	Felton
Area and Location	:	.498 ± acre located on the west side of S. Dupont Hwy, 0.36 miles south of Plymouth Rd., and southeast of Viola.
Property Identification Number	:	8-00-129.01-01-72.00-000