



34.53726,-82.51177

— NEIGHBOR SCREEN

ANDERSON COUNTY, SC

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 34.53726,-82.51177

PIN Not provided

Request Date 2025-12-16

Anderson County, SC • 34.53726,-82.51177

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Neighbor Screen (the "Report") is provided solely to energyRE under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

INTENDED USE & ETHICAL STANDARDS. This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

DATA LIMITATIONS & LIABILITY. This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

LIMITATION OF LIABILITY. To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: energyRE. Doc ID: [hash].

NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250006007		Rodrick B. Sauls	Individual	Public records indicate that Rodrick B. Sauls owns property in Anderson County (1). No official or media sources could be found showing Sauls in any community or political role (2).	unknown	Low	farmland_preservation. Have an agricultural extension agent or respected local farmer reach out, emphasizing respect for farmland use and offering to discuss how the project can coexist with traditional land uses.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250604001, 2250602001, 2250602002		Michael S. Gossett & Kelli S. Whitman	Individual	Kelli S. Whitman is associated with a mailing address in Starr, South Carolina (3). Neither Whitman nor Michael S. Gossett appears in local civic records or news reports on development issues (4).	unknown	Low	farmland_preservation. Engage the couple through a neighbor they know or a farm community contact, focusing on how land value and agricultural heritage will be maintained or protected by the project.	M
2250604002		Donald B. Wilson & Sue G. Wilson	Individual	Public information reveals no community leadership roles for Donald B. or Sue G. Wilson; local reporting on a prominent Wilson refers to an unrelated former official (5). The Wilsons are private landowners with no record of public statements on development proposals (6).	unknown	Low	privacy_quiet. Have a one-on-one conversation via a familiar community member or neighbor, addressing any concerns about preserving the quiet and privacy of their property during and after construction.	M
2250604003		Lynn B. Hill	Individual	Lynn B. Hill has no detectable public presence; the surname only appears in historical records (e.g., a 1905 Hill family grave) (7). No evidence of Hill's involvement in local civic affairs or opinions on development was found (8).	unknown	Low	Approach carefully via personal introduction (perhaps through a mutual acquaintance) to build trust. Listen for any unspoken concerns, as Hill has not voiced opinions publicly.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250601012		Eric Schaefer & Christine Demetriou	Individual	Christine Demetriou works as an Office Manager at E.W. Schaefer Contracting, Inc., a role she has held since 2009 (9). Her professional profile places her in Woodruff, SC (outside Anderson County), suggesting they do not reside on their Anderson property (10). Neither Demetriou nor Eric Schaefer has made any public comments on local development known to date (11).	unknown	Low	property_value. Engage them with data and third-party assurances about property values and future resale potential. Having a local economic development official or real estate professional join the discussion could address their likely concerns.	M
2250006005		Edward L. Heath & Lois C. Heath	Individual	Edward and Lois Heath are listed as co-owners of a parcel in Anderson County, but they have no public presence in local government or media (12). No meeting minutes or news reports were found that mention the Heaths taking part in community discussions or civic roles (13).	unknown	Low	Begin with a personal visit to introduce the project and listen to any concerns, building trust through respectful, one-on-one communication.	M
2250603001		Carolina Jenkins	Individual	Carolina Jenkins owns property in Anderson County but has no evident engagement in community affairs (14). There are no records of Jenkins participating in local meetings or voicing opinions on development in news sources (15).	unknown	Low	Approach with an introductory phone call or visit to share information, inviting questions and emphasizing willingness to address any concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250602003		Meghan E. Mumpower & Erick A. Sanchez Martínez	Individual	Meghan Mumpower and Erick Sanchez Martínez jointly own an Anderson County parcel, and no public information suggests any involvement in local civic groups or issues (16). A search of county records and news yielded no mentions of Mumpower or Sanchez Martínez speaking about development or energy projects (17).	unknown	Low	Engage the couple via a friendly in-person meeting, ensuring both owners are included. Highlight how their property and lifestyle will be respected, and encourage them to share any priorities or questions.	M
2250604004		Mark Anthony Starrett	Individual	Mark Anthony Starrett is an Anderson County landowner with no identifiable public profile (18). There is no indication of Starrett holding any public office or making statements in local forums regarding development (19).	unknown	Low	Have a direct conversation on his property or at a neutral local spot. Emphasize listening to his viewpoint and clarify any misconceptions about the development early in the dialogue.	M
2250602005, 2250602006		Robert Dustin Antici	Individual	Robert "Dustin" Antici, 40, resides in Anderson County (Belton area) and owns two adjacent parcels (20). He has no record of public involvement in local development debates or community leadership positions (21).	unknown	Low	Reach out via a local mutual acquaintance or community event to introduce the project. Focusing on informal, trust-building communication may encourage him to express any concerns or needs.	M
2250603012		Daniel Corey Richey	Individual	Daniel C. Richey's name appears in multiple South Carolina property transactions, indicating he owns real estate in the area (22). He is not listed on any Anderson County boards or committees (a different person with the Richey surname serves on a local water board) (23).	unknown	Low	Initiate a one-on-one conversation through a mutual acquaintance, emphasizing open dialogue since his views are not known.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250604005		Juanita G. Creamer	Individual	Juanita G. Creamer, 81, resides on Skyland Drive in Belton, Anderson County (24). There is no public record of her involvement in local government or any development-related debates in the community (25).	unknown	Low	Have a trusted neighbor or community elder reach out informally, focusing on building rapport and understanding any concerns she may have.	M
2250603003		Kimberly Denise Milam & Anthony Tyler Milam	Individual	Kimberly D. Milam and Anthony T. Milam purchased their Anderson County parcel in October 2017 (26). They have no evident public profile in Anderson County; neither appears in local news or civic records regarding land use issues (27).	unknown	Low	Engage this couple in a neighborly manner, perhaps at a community gathering, and address any practical questions they have about nearby development.	M
2250603011		Charles Dean Gillespie	Individual	Charles D. Gillespie (born 1949) is 75 years old and has lived at 1313 Old Gantt Mill Road in Anderson since the early 1990s (28). He has made no public comments on development, and no record was found of him taking part in local civic issues or meetings (29).	unknown	Low	Leverage his long community tenure by having a respected local figure initiate contact; emphasize that his experience and any concerns are valued.	M
2250006006		Richard L. Wilson & Marilyn Y. Wilson	Individual	Richard L. Wilson and his wife Marilyn Y. Wilson are co-owners of a residential parcel in Anderson County (30). There is no indication that either holds a public position or has spoken out on local development matters (their names do not surface in Anderson County civic records) (31).	unknown	Low	Reach out in person with a polite introduction, possibly accompanied by a mutual neighbor, to discuss the project and invite their questions or input.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-04-006		Carol Ann G. Stone	Estate	Carol Ann G. Stone holds a life estate interest in her Anderson County property, a mechanism often used to keep land in the family (32). Barring a similarly named Florida obituary, no media references to Carol Ann Stone in Anderson County were found (33).	unknown	Low	heritage_family_legacy. Arrange a personal meeting that includes her family or heirs, emphasizing long-term land stewardship and aligning the project with her desire to preserve the property for her family.	M
225-06-03-004		Barbara J. Richards	Individual	Barbara J. Richards is listed as an owner of an Anderson County parcel, but she has maintained a low public profile (no civic appointments or letters in local news identified) (34). Beyond a genealogical record of a namesake born in 1925 and deceased in 1991, no information connects this Barbara Richards to community affairs (35).	unknown	Low	Approach with a neighborly introduction and open dialogue. Since she has no known public positions, invite her to share any concerns one-on-one, emphasizing respect for her property and transparency about the project.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-03-010		Doris Bratcher	Estate	Doris Gossett Williams Bratcher is a long-time local resident; she was noted as the wife of the late William “Red” Bratcher of Skyland Drive in Belton (36). She holds a life estate in her land, a strategy commonly used by widows to ensure the property passes to children, keeping the farm in the family (37).	unknown	Low	heritage_family_legacy. Engage Mrs. Bratcher in person through a trusted community connection (for example, a fellow church member), focusing on how the development will honor her family's legacy on the land. Emphasize continuity and assurances that any project agreements will protect her heirs' interests.	M
225-06-02-007		Allen Wayne Fields	Individual	Public records indicate Allen Wayne Fields is about 61 years old and has primary addresses in Trenton, SC and Texas rather than in Anderson County (38). There are no reports of Fields taking part in local meetings or development debates; search results show only generic name matches and unrelated legal cases (39).	unknown	Low	Because Mr. Fields likely resides out of the area, start by reaching out via a formal letter or phone call explaining the project's benefits. Highlight commitments that protect his property value and clarify any potential financial opportunities or safeguards, as these practical points may resonate given his absence from daily community life.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-07-03-006		Eunice H. Sims	Individual	Eunice H. Sims owns a parcel in the area but maintains an extremely low profile. A search of public sources yields mainly unrelated obituaries of similarly named individuals, and no evidence of her involvement in local issues or commentary on development was found (40).	unknown	Low	Given Ms. Sims's private nature, a respectful face-to-face visit is recommended to establish trust. Engage through a familiar local intermediary if possible, and gently inquire about any concerns she might have, assuring that her peace and privacy will be respected throughout the project.	M
225-06-04-016		Mark and Lydia Sanders	Individual	Mark and Lydia Sanders are listed as co-owners of an Anderson County parcel (PIN 225-06-04-016) as per county property records (41). No news articles or public meeting minutes were found in which either Mark or Lydia Sanders commented on local development or energy projects (42). The only Sanders serving in Anderson County's government is Brett Sanders (a council member), indicating Mark and Lydia hold no official positions (43).	unknown	Low	Begin with a personal, informational approach to learn their views, as they have no known public stance.	M
225-06-03-005		Mark Jerome and Angelia Sloan	Individual	Mark Jerome Sloan and his spouse Angelia are the identified owners of Anderson County parcel 225-06-03-005 (44). There is no record of either Mark or Angelia Sloan making public statements about development or energy in local media or hearings (their names do not appear in relevant Anderson County records) (45). They have not been identified in any civic roles or offices in Anderson County (46).	unknown	Low	Approach via direct, friendly outreach to gauge their perspectives privately since they have no public position.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-11-01-005		Kevin and Aida Annette Gray	Individual	Kevin Gray and Aida Annette Gray jointly own the property corresponding to PIN 225-11-01-005 in Anderson County (47). No evidence was found of this couple speaking out on land development or renewable energy issues in Anderson County (most media references to "Kevin Gray" in South Carolina refer to a well-known Columbia activist, not this landowner) (48). They are not listed among local officials or board members, suggesting they have no formal influence in local governance (49).	unknown	Low	Use a neighborly one-on-one conversation to share project information, as they haven't signaled any stance publicly.	M
225-06-03-009		Charles L. and Olene W. Burton (Life Estate)	Estate	Charles L. Burton and Olene W. Burton hold a life estate interest in their Anderson County property (PIN 225-06-03-009) (50). No public comments or letters from the Burtons about local development or solar projects were found in official records or news archives (51). They do not appear in any elected or appointed capacity locally, indicating they remain private retirees with no formal community leadership role (52).	unknown	Low	Show respect for their long-term ownership and family legacy, listening to any concerns quietly in person due to their private profile.	M
225-06-02-008		Brandy and Evin McIntyre	Individual	Brandy and Evin McIntyre own the parcel identified by PIN 225-06-02-008 in Anderson County (53). There are no indications of either Brandy or Evin McIntyre participating in public meetings or local media discussions regarding development plans (their names do not surface in available local records) (54). They have not been noted to hold any community positions or to have a public presence around civic issues (55).	unknown	Low	Reach out in an informal manner (e.g., via mutual acquaintances or a community gathering) to introduce the project and hear their thoughts, given their currently low-profile stance.	M
225-06-03-006		Benjamin Hayes Smith and Jada Katherine Bu	Individual	Benjamin Hayes Smith and Jada Katherine Bu are listed as owners of an Anderson County parcel but have no readily available public biographical or civic information (56). No references to either individual were found in local meeting minutes or news reports regarding development or energy projects (57) (58).	unknown	Low	With no known stance or public profile, approach them informally via direct outreach, sharing project facts and inviting any questions or concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-04-008		Russell R. Roberts	Individual	Russell R. Roberts owns property in Anderson County with no indication of active civic or leadership roles (59). Public record searches yielded no evidence of Roberts speaking out on local development or renewable energy issues (60) (61).	unknown	Low	Engage one-on-one by providing information about the project and asking for feedback, as he has not voiced opinions publicly.	M
225-16-01-001		Carmen Jose Rojas Noyola and Celsa Rojas	Individual	Carmen Jose Rojas Noyola and Celsa Rojas jointly own a parcel in Anderson County, but little else is documented about them in accessible public sources (62). They have made no known public comments or appearances regarding local development proposals (63) (64).	unknown	Low	Outreach should be done in a personal, community-oriented manner (possibly with Spanish-language materials if needed), focusing on listening to any concerns since their views are not publicly known.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
2250006004		Six O Ranch LLC	llc	Six O Ranch LLC is a limited liability company owning parcel 225-00-06-004 in Anderson County, South Carolina (65) (66). The company's name and parcel usage suggest it is a private ranch or agricultural land-holding with no other public-facing business operations (67) (68). No record of Six O Ranch LLC appears in South Carolina's corporate filings or local news archives beyond property ownership, indicating no significant corporate affiliations or political contributions on record (69) (70). The LLC has not been cited in any county development controversies or opposition groups, implying a low-profile landowner concerned mainly with its own property and land use (71).	Low	agriculture	Engage the LLC's owner (likely a local ranch family) to address any concerns about project impact on their land; emphasize measures to protect livestock and land value, and consider offering mutually beneficial arrangements (e.g., buffer zones or purchase of easements) to alleviate their worries	M
2250006012, 2251101705	✓	Oscar BP Properties LLC	llc	Oscar BP Properties LLC is a limited liability company identified as the owner of at least two parcels (TMS 225-00-06-012 and 225-11-01-705) in Anderson County (72). The entity's name indicates a property investment or holding company with no discernible operating business, suggesting its primary purpose is land ownership or real estate speculation (73) (74). There are no listings of Oscar BP Properties LLC in South Carolina's business news, political contributions, or UCC financing statements, reflecting an absence of public-facing activity or disclosed beneficial owners (75) (76). The company has not been mentioned in local development disputes or media, implying it has not taken any visible stance for or against nearby projects and likely remains focused on the financial aspects of its property assets (77).	Low	land_investment	Identify and reach out to the LLC's manager or agent (beneficial owner unknown) to discuss the project's benefits; highlight potential value uplift or partnership opportunities for their parcels, and address any concerns about zoning or access to ensure they feel included rather than threatened	M