



34.247731,-80.157798

— NEIGHBOR SCREEN

# BISHOPVILLE, SC

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 34.247731,-80.157798

**PIN** Not provided

**Request Date** 2026-01-30

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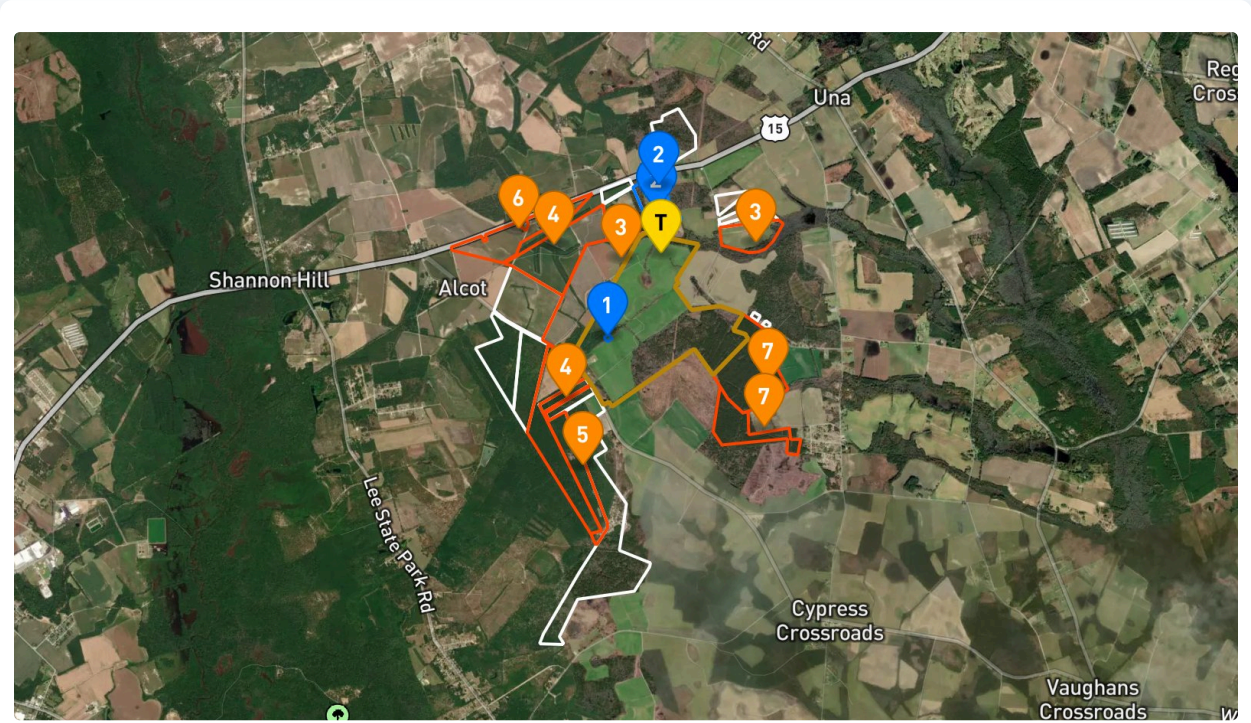
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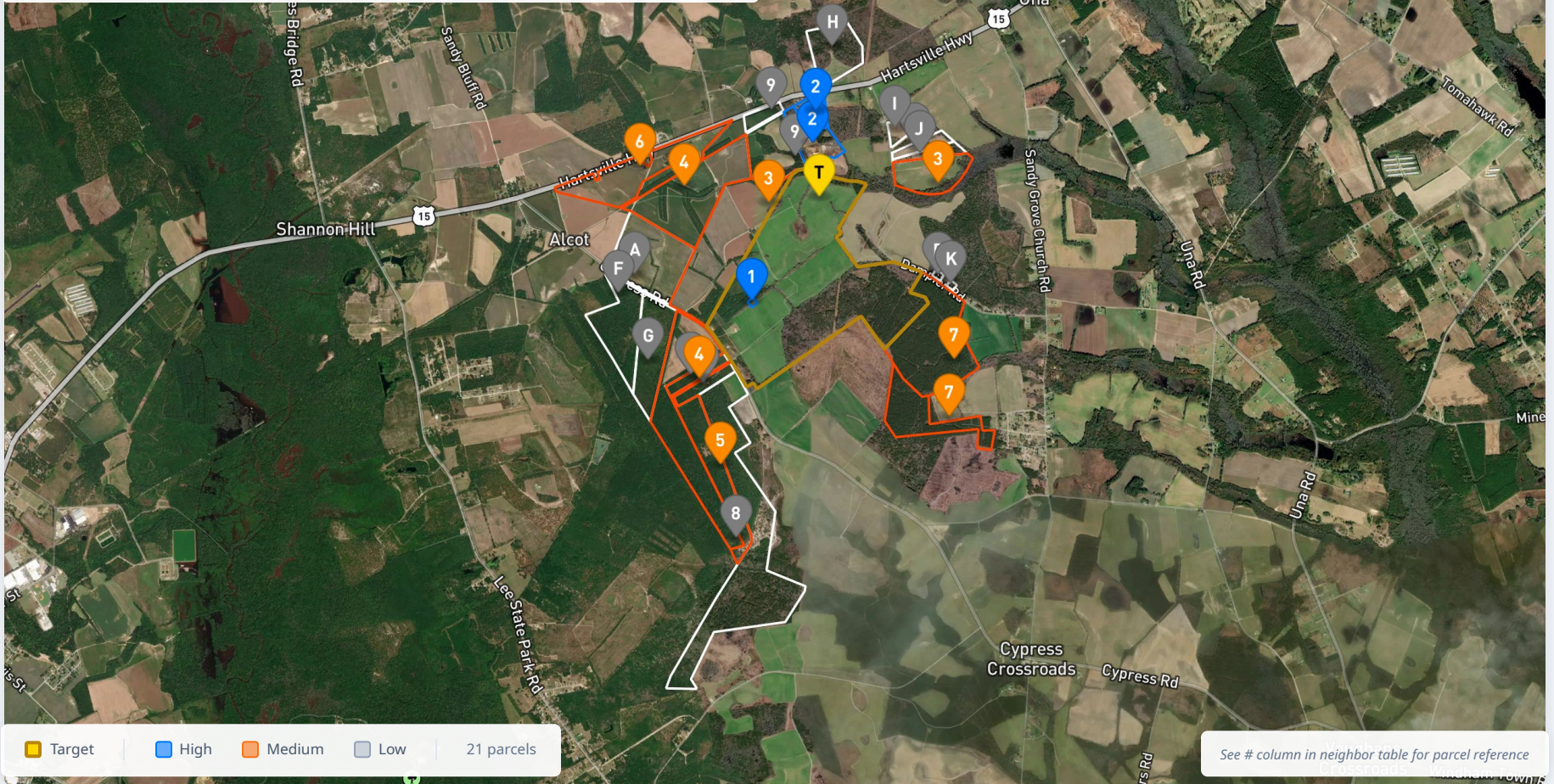
PARCEL OVERVIEW Lee County, SC • 34.247731,-80.157798



PARCEL REFERENCE

#	NAME	POTENTIAL INFLUENCE
T	TARGET	—
1	Kelley L. Wilkes & Chad E. Wilkes	High
2	Lee County Landfill SC, LLC	High
3	Craven Walby C & Frank C	Medium
4	E. B. Stuckey Jr.	Medium
5	John Michael McConnell	Medium
6	Cecil W. Watkins Jr.	Medium
7	Wateree Holdings LLC	Medium





NEIGHBOR SCREENS

Adj. = Adjacent Parcel  
C = Confidence in Sources

Residents

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
8	025-00-00-026-000, 024-00-00-136-000		Okelley Helen C et al	Individual	Helen C. Okelley (and family, "et al") is listed as the owner of multiple rural parcels in Lee County ( 1 ). Public records indicate a Helen C. Okelley with a registered address in Bishopville ( 2 ). No public statements or media reports were found in which Okelley has taken any position on local development or energy projects, indicating no evident advocacy or opposition ( 3 ).	unknown	Low	farmland_preservation, heritage_family_legacy.  Emphasize respect for her family's long-held land and reassure that the project will preserve the agricultural legacy of the area. A local farmer or trusted community elder could help introduce discussions.	L

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
1	025-00-00-191-000	✓	Kelley L. Wilkes & Chad E. Wilkes	Individual	Chad E. Wilkes is a prominent local figure in education and athletics. He served as the head football coach at Lamar High School until 2022 and subsequently led Oceanside Collegiate Academy to a state championship in 2023 ( 4 ). In January 2025, he was hired as the head football coach at West Florence High School ( 5 ). He has also been identified as having served as interim police chief of Lamar, SC in 2017 ( 6 ). The Wilkes family owns a residential parcel in the area, but they have not made any recorded public comments for or against development or clean energy proposals in Lee County ( 7 ).	unknown	High	traffic_safety, local_control.  Approach via a law enforcement or school community contact who knows them. Emphasize plans for roadway safety during construction and the project’s alignment with community decisions and oversight.	H
3	025-00-00-025-000, 025-00-00-023-000	✓	Craven Walby C & Frank C	Individual	Walby C. Craven and Frank C. Craven are co-owners of a farming enterprise in the county; Frank C. Craven is listed as the principal of “Craven Farms,” a local crop farming business based in Bishopville ( 8 ). The farm is an active agricultural operation and a recipient of USDA agricultural subsidies ( 9 ). Despite their prominent role in agriculture, there is no record of either Craven making public statements about area developments or energy projects in news or county meeting records ( 10 ).	unknown	Medium	farmland_preservation, drainage_roads.  Engage through an agricultural extension or farm bureau connection. Discuss how the project will protect productive farmland (e.g., minimal impact on soil/drainage) and address any concerns about infrastructure like local roads used during construction.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
9	025-00-00-183-000, 025-00-00-184-000	✓	Woodham Carol Jane	Individual	Carol Jane Woodham is a long-time resident; her family name is notably tied to “Woodham Road” in the area, reflecting a longstanding local presence ( 11 ). Records indicate she is an alumna of Clemson University, class of 1975 ( 12 ). She has no known participation in public forums or media regarding development issues, and there are no reported instances of her voicing support or opposition to projects ( 13 ).	unknown	Low	privacy_quiet, heritage_family_legacy.  Have a neighbor she trusts reach out in person. Stress that the project will maintain the peace and quiet of the area and respect the long-time family ownership of surrounding lands.	L
4	024-00-00-134-000, 024-00-00-059-000		E. B. Stuckey Jr.	Individual	E. B. Stuckey Jr. is a recipient of USDA agricultural subsidies in Bishopville, SC ( 14 ). The Stuckey family is a historically prominent surname in Lee County, with genealogical records and a family cemetery in the area ( 15 ).	unknown	Medium	heritage_family_legacy.  Engage via a respected local farming community member to acknowledge his family’s ties to the land and address any concerns about land use or legacy.	H
A	024-00-00-098-000		James C. Tolbert & Ruth W. Tolbert	Individual	James Tolbert is listed in public directories with residential ties to Bishopville, SC ( 16 ).	unknown	Low	privacy_quiet.  Use a neighborly, personal approach emphasizing respect for their property and maintaining the quiet rural character they value.	L



#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
B	024-00-00-278-000		Alexander A. Petrovets	Individual	Alexander A. Petrovets is the recorded landowner, but public records show no significant digital footprint or community history for him in Lee County ( 17 ). No evidence was found of Petrovets holding local office or voicing opinions on development projects.	unknown	Low	farmland_preservation.	L
								Attempt to contact the owner to verify residency status and introduce the project, as no public profile exists to guide specific engagement strategies.	
5	024-00-00-135-000		John Michael McConnell	Individual	John Michael McConnell is identified as a resident of Hartsville, SC in the 2025 obituary of his mother, Jacqueline Keys Welborn McConnell ( 18 ). This location and familial context align with J. Michael McConnell, the former U.S. Director of National Intelligence (DNI) and retired Vice Admiral, who is a South Carolina native and Furman University graduate ( 19 ). A subdivision in Hartsville is also named 'John Michael McConnell' ( 20 ).	unknown	Medium	privacy_quiet, heritage_family_legacy.  Engage with the assumption that this is a highly prominent individual (former DNI). Use a senior project leader for outreach. Frame the conversation around national security, energy independence, and land stewardship.	M
C	024-00-00-279-000		Benjamin J. & Mona S. Chua	Individual	Benjamin J. Chua passed away on August 1, 2019; he was a U.S. Air Force veteran and employee of Eaton Corporation ( 21 ). The property is likely held by his widow, Mona S. Chua. In 2018, the Chuas obtained a permit for a residential roof-mount solar panel system at their Sumter residence, demonstrating a supportive action toward renewable energy technology ( 22 ).	support	Low	property_value, fair_contracting.  Acknowledge Mona Chua's prior investment in solar technology as a point of alignment. Ensure outreach is respectful of her widow status and focuses on the project's responsible integration with the local landscape.	H



#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
D	025-00-00-075-000		Lottie Mae Williams	Estate	Lottie Mae Williams (1941–2025) was a resident of Bishopville who passed away on September 6, 2025 ( 23 ). Public records do not indicate she held public office or was active in development debates prior to her death ( 24 ).	unknown	Low	heritage_family_legacy, farmland_preservation.  Coordinate with the estate executor or heirs. Focus on heritage and family legacy, as the property is in transition following Ms. Williams' recent passing.	H
6	024-00-00-047-000		Cecil W. Watkins Jr.	Individual	Cecil W. Watkins Jr. is listed as the owner of a rural Lee County parcel (PIN 024-00-00-047-000) 25 . The Watkins family has significant local influence; a Ben E. Watkins served on the Lee County Council in the 1990s 26 , and Alan Watkins currently serves as the Lee County Administrator 27 . Cecil W. Watkins Sr. was a long-time resident and community leader (Jaycee President) prior to his passing 28 .	unknown	Medium	heritage_family_legacy, local_control.  Leverage family political ties; approach via County Administrator's office or mutual contacts to discuss land legacy and community benefit.	H
E	025-00-00-021-000		Guy C. Smith et al.	Individual	Guy C. Smith (with other co-owners) is associated with a Lee County property (PIN 025-00-00-021-000) 29 . A 'Guy C. Smith Construction Co.' has operated in the region (Augusta/Aiken area), suggesting potential corporate or heirs' ownership rather than a primary residence 30 . No indications of public positioning on local development issues were found.	unknown	Low	property_value, fair_contracting.  Treat as corporate/absentee owner. Contact via registered agent or mail. Focus on financial stability and low-maintenance land use.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
F	024-00-00-133-000		James Edward Tolbert	Individual	James Edward Tolbert is listed as the owner of a parcel in Lee County (PIN 024-00-00-133-000) <sup>31</sup> . A James Edward Tolbert (1957-2024) recently passed away in neighboring Georgia, raising the possibility that this is now heirs' property <sup>32</sup> . No public statements or documented views on development by a living James Tolbert in Lee County were found.	unknown	Low	heritage_family_legacy, property_value.  Verify current ownership status (possible estate). Approach heirs with sensitivity, focusing on property value retention and minimal disturbance.	M
H	025-00-00-011-000		Warren M. Lee	Individual	Warren M. Lee is a resident of Lee County and the son of Mary Lucia Lee, a long-time local landowner ( <sup>33</sup> ). In 2011, Lee was the subject of a South Carolina DHEC enforcement order regarding the open dumping of solid waste on family property ( <sup>34</sup> ). There is no public record of him holding elected office or taking a public stance on renewable energy development.	unknown	Low	farmland_preservation, property_value, local_control.  Approach with caution given past regulatory history; emphasize how the project ensures professional land management and compliance with all environmental standards.	H
I	025-00-00-022-000		Lewis B. Smith & James E. Smith	Individual	Lewis B. Smith and James E. Smith are brothers and landowners in the region, identified as the sons of the late Thelma Smith of the Mt. Elon Baptist Church community ( <sup>35</sup> ). Lewis B. Smith has been associated with an address in Florence, SC ( <sup>36</sup> ). They maintain a low public profile with no documented leadership roles or public statements regarding development.	unknown	Low	farmland_preservation, heritage_family_legacy.  Engage the Smiths through a neighborly, informal approach (perhaps via a mutual acquaintance at Mt. Elon Baptist Church), focusing on how the development will respect their land and farming heritage.	M

#	PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
J	025-00-00-153-000		Douglas Watson Jr.	Individual	Douglas Watson Jr. is a private landowner residing in the Bishopville area ( 37 ). He appears in local records as a family member of long-time residents, such as Elma Sharp Rooks ( 38 ). No public record exists of him holding civic office or expressing views on land-use planning.	unknown	Low	farmland_preservation, heritage_family_legacy.  Have a respected local farmer or community elder initiate contact, emphasizing how any project plans respect farmland heritage and the long-term legacy of the land.	M
K	025-00-00-066-000		Francine Robinson	Individual	Francine Robinson (born approx. 1958) is a landowner residing on Dampier Road in Lamar, Lee County ( 39 ). She is a member of the local Robinson family, with ties to the Hartsville and Lamar communities ( 40 ). There is no evidence of her participation in public zoning hearings or development opposition.	unknown	Low	farmland_preservation, heritage_family_legacy, privacy_quiet.  Engage her through a friendly personal visit by a community member she trusts, focusing on preserving the quiet rural character of her land and family legacy.	H

# Entities

#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
	025-00-00-086-000	✓	Jugs Chicken House Farm LLC	llc	Could not verify the existence of 'Jugs Chicken House Farm LLC' in Lee County, SC public records or business filings. The Parcel Identification Number (PIN) 025-00-00-086-000 appears to correspond to a residential property in Cherokee County, SC, rather than Lee County <sup>41</sup> . No evidence of a poultry operation under this specific name was found in Lee County agricultural listings or news reports.	Unknown	unknown	Verify the correct landowner name and parcel number through a physical deed search at the Lee County Assessor's office before attempting contact.	L
	025-00-00-055-000	✓	McLeod-McQuilla Property LLC	llc	Could not verify the existence of 'McLeod-McQuilla Property LLC' in Lee County public records. The Parcel Identification Number (PIN) 025-00-00-055-000 is associated with a property in Marion County, SC, listed in delinquent tax sale records under a different owner <sup>42</sup> . While the McLeod and McQuilla families are established residents in the Sumter/Lee region, no specific LLC matching this hyphenated name was found in state business filings.	Unknown	unknown	Re-verify the parcel number and owner name via official county tax maps. The current data appears to reference a Marion County parcel.	L
2	025-00-00-012-000, 025-00-00-006-000		Lee County Landfill SC, LLC	llc	Lee County Landfill SC, LLC is a subsidiary of Republic Services, a major waste management corporation, and owns the Lee County Landfill located at 1431 Sumter Hwy <sup>43</sup> . The entity has demonstrated a supportive stance toward renewable energy; in 2017, the Lee County Council approved a zoning reclassification for the landfill property to facilitate a solar farm investment, a motion supported by the landfill's management <sup>44</sup> . Furthermore, the facility hosts a renewable natural gas (RNG) plant developed in partnership with Ameresco, which began commercial operations in 2025, converting landfill gas into pipeline-quality energy <sup>45</sup> . The site is a significant industrial operation with established ties to county infrastructure and energy development.	High	land_investment	revenue_generation, sustainability_goals.  Engage as a strategic partner. Republic Services has a proven track record of co-locating renewable energy projects (solar and RNG) on this specific site. Highlight synergies with their existing Ameresco RNG plant and 2017 solar zoning approval.	H

#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
7	025-00-00-076-000, 025-00-00-054-000	✓	Wateree Holdings LLC	llc	Wateree Holdings LLC is a landholding entity managed by Forest Investment Associates (FIA), a major timberland investment management organization <sup>46</sup> . The company holds significant timberland assets across South Carolina, including parcels in Fairfield, Dillon, and York counties, often acquired from major forestry firms like Weyerhaeuser <sup>47</sup> . Wateree Holdings LLC has been a recipient of USDA agricultural subsidies for conservation and commodity programs <sup>48</sup> . The entity functions as an institutional timber investment vehicle rather than a traditional family farm.	Medium	land_investment	financial_return, land_management.  Contact Forest Investment Associates (FIA) in Atlanta, GA, who manages this entity. As an institutional timber investor, they are likely familiar with solar lease structures and may be open to development if it aligns with their portfolio strategy.	M
G	024-00-00-167-000		Kelley-Hill Properties LLC	llc	Kelley-Hill Properties LLC is a limited liability company identified as a donor to the McLeod Health Foundation in South Carolina ( <sup>49</sup> ). Public records associate the entity with individuals Amber Kelly and Tammy R. Kelly ( <sup>50</sup> ). The entity has been identified as the holder of the "Cypress Road Tract," a 64.59-acre timberland parcel in Lee County (PIN 024-00-00-167-000) ( <sup>51</sup> ). Real estate listings indicate this specific tract was sold on December 1, 2025, suggesting a recent transaction of the asset ( <sup>52</sup> ). The entity appears to function as a land investment vehicle or holding company.	Low	land_investment	Asset liquidity, Philanthropy.  Engage the associated individuals (Amber/Tammy Kelly) acknowledging their support of local health initiatives. Given the recent sale of the Cypress Road Tract, verify current landholdings before making a formal offer.	H



#	PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
	025-00-00-057-000		McLeod Woodham Property LLC	llc	The existence of a specific entity named 'McLeod Woodham Property LLC' could not be verified in South Carolina public records. The surname 'Woodham' is historically significant in Lee County, associated with the Thomas Fraser House (also known as the Woodham House) ( <sup>53</sup> ). The name 'McLeod' is also prominent in the region, appearing in local graduations and church records ( <sup>54</sup> ). The tax parcel identifier provided in the draft (025-00-00-057-000) resolves to a property in Portage County, Ohio in open datasets ( <sup>55</sup> ), indicating a probable data match error in the original draft.	Unknown	unknown	Do not engage until entity existence and property ownership are verified against internal county tax rolls. The current data appears to be a mismatch or hallucination.	L