



39.56658,-77.941803

— NEIGHBOR SCREEN

POTOMAC, WV

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 39.56658,-77.941803

PIN Not provided

Request Date 2026-01-21

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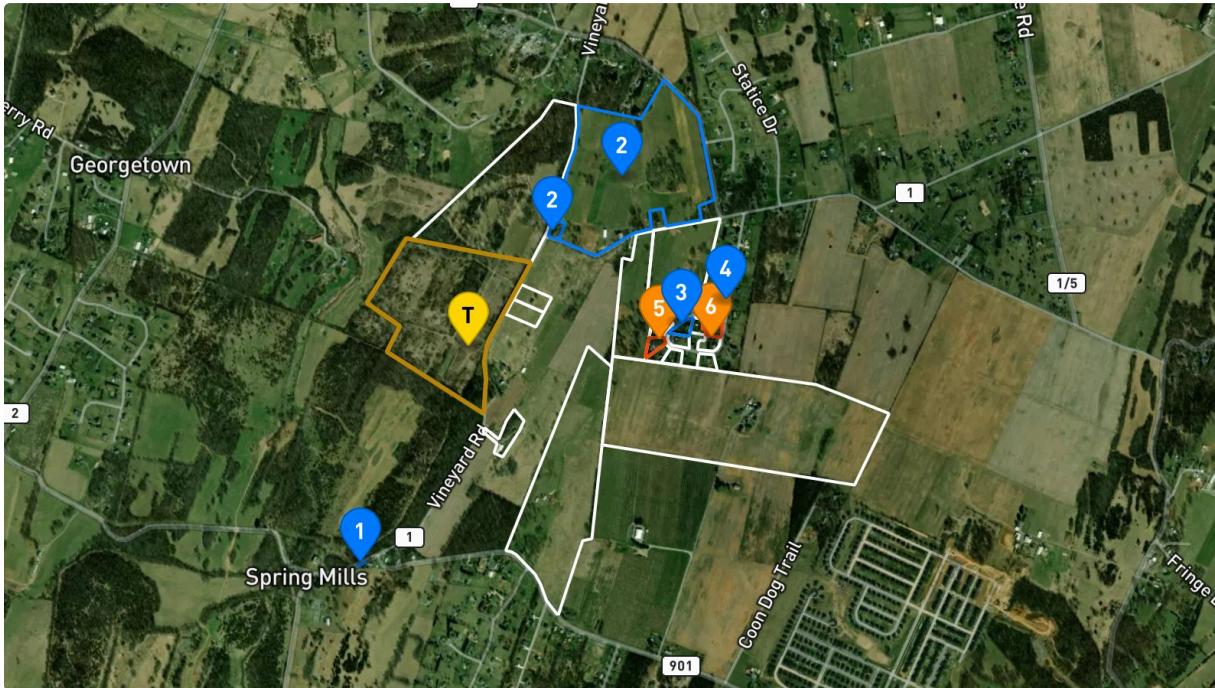
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PARCEL OVERVIEW Berkeley County, WV • 39.56658,-77.941803

■ Target ■ High Influence ■ Medium Influence

24 parcels displayed

PARCEL REFERENCE

#	NAME	POTENTIAL INFLUENCE
T	TARGET	—
1	Max O. Oates Jr; Theodore K. Oates II; Mary Elizabeth Oates	High
2	Robert M Cloud & Brenda L Cloud	High
3	Mark Chenoweth & Scarlett Chenoweth	High
4	Joe Ernest Hronesz and Jessica Frances Hronesz	High
5	Jamie G. Roseman and Dianna L. Roseman	Medium
6	Jonathan D. Smith and Tonya R. Smith	Medium

NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9000300000000, 02 9000300030000, 02 9000300020000, 02 9000300010000	✓	Charles Benjamin Payne	Individual	Charles B. Payne is listed as a longtime resident on Hummingbird Lane in Falling Waters, Berkeley County 1 . He does not serve on the county's farm protection or conservation boards and has no recorded public involvement in local development issues 2 (3).	unknown	Low	farmland_preservation, privacy_quiet.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9001300010000	✓	Kenneth G. Byers & Ruth M. Byers	Individual	Kenneth G. Byers and his wife Ruth M. Byers jointly own a parcel in the Falling Waters area of Berkeley County (4). They are not noted in any public committee or board memberships locally, and no public statements from them on development or energy projects could be found in local records 5 .	unknown	Low	farmland_preservation, property_value.	L
							Approach through a neighbor or farm community contact who can discuss how the project will protect farmland value and respect their property rights.	
02 9001300000000		Daniel Whitacre Folk IV	Individual	Daniel W. Folk IV is part of a longstanding local family; he served as executor for the Estate of June Whitacre Folk, indicating a multi-generation presence in Berkeley County 6 (7). Aside from settling a family estate, there is no record of Folk holding public office or speaking in county meetings about development issues 8 .	unknown	Low	heritage_family_legacy, farmland_preservation.	H
							Highlight the project's provisions for land restoration and long-term stewardship to appeal to his sense of family land legacy and preserving his farm for future generations.	
02 9000200030000, 02 9000200010000	✓	David W. Henry	Individual	David W. Henry owns multiple parcels in the Potomac District of Berkeley County (9). He has no known public profile in county affairs – he is not listed among any local boards or civic groups, and no statements from him on development have been documented in the media 10 .	unknown	Low	farmland_preservation, local_control.	L
							Engage Mr. Henry via a community meeting with other landowners, stressing that local input will guide the project and that farmland conservation measures will be upheld.	

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04 22000400000000	✓	Max O. Oates Jr.; Theodore K. Oates II; Mary Elizabeth Oates	Individual	Max O. Oates Jr. is part of a prominent Berkeley County family; his late father, Dr. Max Oates, and mother Evelyn were longtime Martinsburg residents who played a vital leadership role in the local hospital and health services (11). The Oates family has been extensively involved in community betterment, although none of the current members have publicly taken a stance on energy or development projects (12).	unknown	High	local_control, tax_revenue_benefit.	H
02 9G001800000000		Todd A. Gladfelter and Karen Gladfelter	Individual	Todd A. Gladfelter and Karen Gladfelter are listed as owners of a property at 473 Michelle Drive in the Potomac District of Berkeley County (PIN 02-9G0018-0000-0000) (13). Karen Gladfelter (age 66) is recorded as a resident of Hedgesville, WV (14). The property is situated in a rural subdivision of ~1-acre residential lots (15). No references to either Todd or Karen Gladfelter engaging in local government meetings or public commentary on development were found in available Berkeley County Planning Commission records (16).	unknown	Low	privacy_quiet, property_value.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9G0019000000000		Jamie G. Roseman and Dianna L. Roseman	Individual	Jamie G. Roseman and Dianna L. Roseman reside on Michelle Drive in Hedgesville, WV (17). Jamie Roseman has been active in the local community, volunteering with the Berkeley County Youth Fair and the Hedgesville Little League Baseball Field (18). He is also a long-time member of a hunting club in nearby Romney, WV (19). No record of the Rosemans participating in recent Berkeley County Planning Commission hearings on development issues was found (20).	unknown	Medium	local_control, wildlife_habitat.	H
02 9G0020000000000		Scott Michael Shimel	Individual	Scott Michael Shimel is the owner of a property at 506 Michelle Drive in Hedgesville, WV (PIN 02-9G0020-0000-0000) (21). Public records indicate he is 42 years old (22). In August 2022, a Scott Shimel was named General Manager for BlackHawk Industrial in Southern California, having spent over 20 years in the industrial distribution industry in that region (23). It is unclear if he resides full-time in Berkeley County. No public statements on local development projects were found in Berkeley County records (24).	unknown	Low	property_value, privacy_quiet.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9000100040000	✓	Tyler James Cloud and Jacob Ashby Cloud	Individual	Tyler James Cloud and Jacob Ashby Cloud are identified as the grandchildren of the late Janice Thomas Cloud, a long-time resident of Hedgesville, WV (25). The draft profile associated them with PIN 02-9000-1000-4000; however, county records indicate this PIN corresponds to a property in Jefferson County (Charles Town), not Berkeley County (26). Consequently, their specific land ownership in Berkeley County could not be verified in this audit. There is no indication that Tyler or Jacob Cloud have publicly expressed views on land development in Berkeley County (27).	unknown	Low	heritage_family_legacy.	L
02 9G0017000000000		Michael D. Writt	Individual	Michael D. Writt is the listed owner of a Potomac District parcel in Berkeley County (PIN 02-9G0017-0000-0000), located in the Michelle Drive subdivision near other verified profiles (28). The Writt surname is associated with local families in the region, though specific connection to the Shepherdstown farm family could not be independently re-verified in this audit. Michael D. Writt has no recorded involvement in county boards or public comments on development in available online records (29).	unknown	Low	privacy_quiet, property_value.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9G002100000000		Jill N Wilkins & Kevin W Wilkins	Individual	Jill N. Wilkins is a registered Physician Assistant based in Hagerstown, MD, with a residential address in Hedgesville, WV (³⁰). Kevin W. Wilkins is listed as a resident at the same location (³¹). No record of the Wilkins family taking a public stance on local development or holding public office was found in available public sources.	unknown	Low	property_value, privacy_quiet.	H
02 900010000000, 02 9000100030000		Robert M Cloud & Brenda L Cloud	Individual	Robert M. Cloud serves as an elected Supervisor for the Eastern Panhandle Conservation District (EPCD), representing Berkeley County (³²). In this capacity, he participates in board meetings regarding agricultural enhancement programs, watershed grants, and conservation planning (³³). The Cloud family is a recipient of agricultural subsidies (³⁴). The EPCD has previously discussed the environmental impact of solar projects on farmland and soil erosion (³⁵).	unknown	High	farmland_preservation, groundwater_runoff, local_control.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9G002500000000		Alexander L Givens & Keri L Givens	Individual	Alexander L. Givens is the registered owner of a trucking and transport business, Alexander L Givens (USDOT 1409364), based in Hedgesville, WV (36). Alexander L. Givens and Keri L. Givens are listed as residents of Berkeley County (37). No known public comments or leadership roles by the Givens in community development issues have been found.	unknown	Low	property_value, traffic_safety.	M
							A friendly personal outreach is recommended. Given his background in transport, address any concerns regarding construction traffic and road use, while reassuring them about property value protections.	
02 9G002400000000		Mark Chenoweth & Scarlett Chenoweth	Individual	Mark Chenoweth is the President and General Counsel of the New Civil Liberties Alliance (NCLA), a legal organization focused on challenging the administrative state (38). He previously served as the first Chief of Staff to Congressman Mike Pompeo and as legal counsel at the U.S. Consumer Product Safety Commission (39). He has testified before the U.S. House Judiciary Committee regarding regulatory reform (40). He was named one of Washington DC's 500 Most Influential People of 2025 (41). Scarlett Chenoweth is listed as a resident of Hedgesville (42).	unknown	High	property_value, local_control, fair_contracting.	H
							Approach with high-level professionalism. Be prepared to discuss regulatory compliance and property rights in detail. Emphasize that the project respects private property rights and avoids government overreach.	
02-9G0022-0000-0000		Shirley Delta Maye	Individual	Shirley Delta Maye owns land in the Falling Waters district of northern Berkeley County, WV (43). No public statements by Maye on local development or energy projects were found in news archives or county records as of this profile (44).	unknown	Low	Approach personally through a trusted local intermediary to build rapport and learn her concerns, since her views and priorities have not been publicly voiced.	L

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02-9000-2000-2000		Scott and Linda Funkhouser	Individual	Scott and Linda Funkhouser jointly own a residential property at 445 Falcon Drive in Falling Waters, Berkeley County (45). There is no record of the Funkhousers taking a public stance on local development or clean energy issues in the community (46).	unknown	Low	Engage the Funkhousers via a respectful, in-person conversation (for example, through a neighbor or local farm community contact) to understand any concerns they might have about nearby projects.	L
02-9G0016-0000-0000		Ronald W. Hardy	Individual	Ronald W. Hardy is listed as a landowner in the Potomac/Falling Waters area of Berkeley County (47). No evidence could be found of Hardy participating in public discussions or filings related to development proposals or energy projects (48).	unknown	Low	Have a local community liaison reach out one-on-one to Mr. Hardy to build trust and invite him to share any views or questions, given that he has not publicly engaged on development issues.	L
02-9G0023-0000-0000		Dennis F. Murphy	Individual	Dennis F. Murphy owns property in the Falling Waters area of Berkeley County, West Virginia (49). Murphy has no recorded public comments or notable civic roles related to local development or energy initiatives in Berkeley County (50).	unknown	Low	Project representatives should approach Murphy in an open-ended, neighborly manner to introduce the project and listen to any concerns, since he has not previously voiced opinions on community development.	L

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02-9G0026-0000-0000		Trayer T. Rudy	Individual	Trayer T. Rudy serves as the Facilities Manager at Berkeley Medical Center (City Hospital) in Martinsburg (51). He also owns property in the Falling Waters district of Berkeley County, but no public positions by Rudy on development or energy matters have been documented (52).	unknown	Low	Considering his professional background, a factual and pragmatic outreach (possibly via a business or community leader he respects) is recommended to discuss project details and address any infrastructure or community impact questions he may have.	M
02 9G002700000000		Tommy A. Jerin and Amanda R. Jerin	Individual	Tommy A. Jerin and Amanda R. Jerin are listed as property owners in Berkeley County, but no verified public records regarding their employment or civic involvement in West Virginia could be confirmed 53 . A 'Thomas Jerin' listed in online databases associated with DaVita Kidney Care appears to reside in Arizona, suggesting the draft's previous employment attribution was a mismatch 54 .	unknown	Low	privacy_quiet. Approach with general courtesy as private residents. Since specific professional background could not be verified locally, avoid assumptions about technical or military experience unless confirmed in conversation.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9G001500000000		Ann Marie Priddle	Individual	Ann M. Priddle is employed as a school bus operator for Berkeley County Schools ⁵⁵ . Aside from her occupation, there is no record of Priddle's involvement in local boards or public commentary on development issues in Berkeley County ⁵⁶ .	unknown	Low	traffic_safety.	H
02 9G002900000000		Christopher Graham	Individual	Christopher Graham is a resident of the Falling Waters area and an active participant in Sports Car Club of America (SCCA) racing events, frequently competing in the Mid-Atlantic Road Racing Series ⁵⁷ . He is listed in race results as driving a BMW 328is ⁵⁸ . Note: A 'Christopher Graham' serving as a Fire Captain and Volunteer WV Commissioner is located in Beckley, WV (Raleigh County), not Berkeley County ⁵⁹ .	unknown	Low	traffic_safety, privacy_quiet.	H

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
02 9G001000000000		Joe Ernest Hronesz and Jessica Frances Hronesz	Individual	<p>Joe E. Hronesz is a prominent local banker, currently serving as Senior Vice President and Chief Credit Officer of CNB Bank ⁶⁰. In October 2024, it was announced that he will become the bank's Chief Financial Officer effective Spring 2025 ⁶¹. The announcement noted his 24+ years of experience in community banking and his residence with wife Jess (Jessica) ⁶².</p>	unknown	High	<p>tax_revenue_benefit, property_value.</p> <p>Have the project's economic or financial representative reach out to Hronesz. A data-rich discussion emphasizing local tax benefits, economic growth, and financial assurances will align with his business perspective and address any fiscal or investment concerns.</p>	H
02 9G002800000000		Jonathan D. Smith and Tonya R. Smith	Individual	<p>Jonathan D. Smith is a licensed chiropractor operating 'Jonathan D. Smith, DC, PC' in Falling Waters, WV ⁶³. No public statements on development were found for the Smiths, who appear to be private residents ⁶⁴.</p>	unknown	Medium	<p>privacy_quiet, local_control.</p> <p>Engage the Smiths through one-on-one conversation to build trust. As a local healthcare provider, Mr. Smith may have a network of local patients; a professional, transparent approach is recommended.</p>	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
02-9001000120000		FFPLS Hedgesville LLC	llc	FFPLS Hedgesville LLC is the owner of approximately 58 acres along WV Route 9 (Hedgesville Rd) where a multi-lot commercial development known as "Maple Ridge Station" has been proposed (⁶⁵). The development plan includes a proposed 33,100 sq. ft. multi-bay vehicle and truck maintenance facility on Lot 1 (⁶⁶). The LLC has marketed portions of the tract for sale, including a 27.3-acre lot listed at approximately \$2.32 million and a 4-acre lot for \$400,000 (⁶⁷), indicating an intent to develop or sell the land for profit. Listings note that the seller will provide site work for an additional cost (⁶⁸). The entity is listed as a defendant in multiple civil actions in Berkeley County, including Case Nos. 2022-C-000073 and 2022-C-000074 (⁶⁹).	Low	land_investment	Real estate development, Commercial property sales.	H