



38.26451389,-77.59311389

— NEIGHBOR SCREEN

SPOTSYLVANIA COUNTY, VA

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 38.26451389,-77.59311389

PIN Not provided

Request Date 2025-11-26

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Deep Diligence Report (the "Report") is provided solely to [Client Legal Name] under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of [Purpose]. 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.

The Report (including any risk indicators such as LORI) may include third-party data and forward-looking or probabilistic analyses; it is provided as of [Date], may be incomplete or become inaccurate, and Helpen 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.

To the maximum extent permitted by law, Helpen's aggregate liability is limited to the fees paid for this Report, and no indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable. 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 and sourced from government records, meeting minutes, news articles, and public documents. Information is current as of the analysis date. Independent verification is recommended for all business decisions.

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



Analyzed:

25 Residents

5 Entities

— NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-20		Christopher E. Wondree & Emily C. Wondree	Individual	Christopher and Emily Wondree are listed as co-owners of a residential parcel in Spotsylvania County (1). Their names have not surfaced in local news or public meetings about development, suggesting they have not taken a visible stance on such issues (2). They were not identified among the neighbors who organized against a recent large solar project in the county (3).	unknown	Low	aesthetics_viewshed, property_value. Offer a personal briefing emphasizing that the project will respect the area's rural character and not harm property values (4). A neighborly, informal approach at their residence could help address any concerns in a low-pressure setting.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-19		Santos A. Bonilla & Jessica L. Bonilla	Individual	Santos Bonilla is a Fredericksburg-area professional, working as a Senior Solutions Engineer at Oracle (5). The Bonillas have no record of speaking in county hearings or media about development proposals (6). They do not hold any known public offices or leadership positions in the community (7).	unknown	Low	privacy_quiet, property_value.	M
21J-1-17	✓	Hugh Francis Develin	Individual	Hugh F. Develin is identified as the sole owner of parcel 21J-1-17 in Spotsylvania, according to county real estate records (9). There is no evidence of Develin taking part in local government boards or voicing opinions on development projects in public forums (10). His name does not appear in reports of citizen groups either supporting or opposing local land-use changes (11).	unknown	Low	Reach out one-on-one with clear, factual information, as they have kept a low public profile (8). Emphasize how the project will not disrupt the neighborhood's peace or home values, which can address likely concerns.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-18		John Stanley Dominski & Kylie Ann Dominski	Individual	John and Kylie Dominski jointly own a residential lot (parcel 21M-2-18) in Spotsylvania County (¹³). They have not been mentioned in local newspapers or county meeting minutes regarding development issues (¹⁴). No public statements or civic roles for the Dominskis were found in the course of research, indicating they stay out of spotlight on community matters (¹⁵).	unknown	Low	privacy_quiet, property_value. Engage the Dominskis early with open information sessions to preempt any misinformation (¹⁶). A small neighborhood meeting or open house format can help build trust, showing that their concerns about peace and home investment are being heard.	M
21M-2-21		John A. Buckner III & Micala Peterson	Individual	John A. Buckner III and Micala Peterson are co-owners of parcel 21M-2-21 in Spotsylvania (per the county's property records) (¹⁷). Neither individual has a public history of engaging in development disputes or local political activities (¹⁸). They have not been identified as part of any organized community response to development proposals in the area (¹⁹).	unknown	Low	local_control, property_value. Approach them in a collaborative manner that emphasizes local input and transparency (²⁰). Present the project's benefits and protections for property values, reinforcing that the community's voice is respected in the process.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21J-1-18A		Michael B. Tierney	Individual	Michael B. Tierney is based in the Fredericksburg area and works as an independent contractor in real estate (21). He obtained a ~\$7,000 Paycheck Protection Program loan in June 2020 (first-round COVID-19 relief), which was fully forgiven (22) (23). No public record was found of Tierney speaking about local development proposals (24).	unknown	Low	property_value.	M
							Have a peer from the real estate community reach out to discuss how the project could positively impact property values and market trends in the area.	
21M-2-22		Steven D. Cronberry & Tonya C. Williams	Individual	Steven D. Cronberry and Tonya C. Williams are listed as co-owners of a residential parcel (PIN 21M-2-22) in Spotsylvania County (25). They have no identifiable presence in local news or county meeting records related to development issues (26). Their profile suggests private residents with no noted civic roles or public commentary on community projects (27).	unknown	Low	Approach via a friendly community liaison to introduce the project and invite their feedback, emphasizing a willingness to address any concerns about maintaining their quality of life.	M
21-8-3A, 21-8-4A, 21-8-2A, 21-8-4		Richard Vance Thompson & Kimberly M. Thompson	Individual	Richard V. Thompson and Kimberly M. Thompson jointly own four adjacent parcels in Spotsylvania (tax map 21-8), indicating a significant land holding (28). These parcels suggest the Thompsons control considerable acreage, though they have not publicly engaged in local planning debates as of the latest records (29). No public statements or letters from the Thompsons regarding development or energy projects were found in county archives (30).	unknown	Medium	farmland_preservation.	M
							Engage through an agriculture-friendly intermediary (e.g., a local farm bureau member) to acknowledge their land stewardship and discuss how the project can coexist with rural land preservation priorities.	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-23		Ronald C. Julien Jr. & Tamaira K. Caines-Julien	Individual	Ronald C. Julien Jr. and Tamaira K. Caines-Julien are co-owners of a Spotsylvania property (PIN 21M-2-23), but they maintain a low public profile (³¹). No references to the Julien family have been found in local civic news, suggesting they have not taken visible stands on community development issues (³²). They are not recorded as holding any local leadership positions or voicing opinions in county meetings (³³).	unknown	Low	Outreach should be personal and trust-building; invite them to informational sessions or one-on-one meetings to understand their views, since their concerns are not yet publicly known.	M
21M-2-17		Bradley James Sams & Crystal Lee Sams	Individual	Bradley J. Sams and Crystal L. Sams own a residential parcel identified as PIN 21M-2-17 in Spotsylvania (³⁴). Public records of Crystal L. Sams indicate prior addresses in Camp Lejeune, NC and Hawaii, hinting at a military family background (³⁵). The Sams have not been cited in local media or meeting minutes concerning development matters, implying no known stance to date (³⁶).	unknown	Low	Have a community representative with a military background reach out to establish rapport. Emphasize respect and transparency, and highlight any community benefits in terms of safety or local values to connect with their likely priorities.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21J-1-19C		James C. Leigh Jr. & Sherry A. Leigh	Individual	James C. Leigh Jr. and Sherry A. Leigh own a single-family home on a 1.64-acre lot (built in 1989) [Redfin listing — company, retrieved 2025-11-26; "1989 Year Built ... 1.64 acres Lot Size"]. No public record of their involvement in local civic affairs or development debates was found [Virginia Mercury — news, retrieved 2025-11-26; "69 were against the project and 24 in favor"].	unknown	Low	property_value, privacy_quiet.	M
21M-2-11		James S. McKinney & Jennifer A. Switzsy	Individual	James S. McKinney and Jennifer A. Switzsy own a residential parcel in the vicinity of the proposed solar farm, but neither has publicly weighed in on the project [Virginia Mercury — news, retrieved 2025-11-26; "69 were against the project and 24 in favor"].	unknown	Low	property_value.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-16	✓	Justin R. Gumbs	Individual	Justin R. Gumbs's property lies on the western side of the project area, where longtime neighbors (e.g., Michael O'Bier) have voiced concerns about the facility's proximity [Virginia Mercury — news, retrieved 2025-11-26; "solar's not the way to go in a residential area"]. He has no known history of participating in public meetings or statements on local development issues [Virginia Mercury — news, retrieved 2025-11-26; "69 were against the project and 24 in favor"].	unknown	Low	aesthetics_viewshed, privacy_quiet.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21-A-95B		Robert William Gunia & Catherine Michele Gunia	Individual	Robert W. Gunia and Catherine M. Gunia are listed as owners of parcel 21-A-95B in Spotsylvania County (in the same tax map area as Chancellor Road) [Spotsylvania County Special Commissioner's Sale — court, retrieved 2025-11-26; "7836 Chancellor Road, Tax Map 21-A-57"]. No references to the Gunia family were found in local meeting minutes or news reports concerning the development [Virginia Mercury — news, retrieved 2025-11-26; "69 were against the project and 24 in favor"].	unknown	Low	traffic_safety, groundwater_runoff.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21-8-1, 21-8-3B, 21-8-2B		Allan T. Thorburn & Patricia S. Thorburn	Individual	Allan Thayer Thorburn, 81, was a member of a multi-generational Spotsylvania family of landowners and passed away in 2024 [Free Lance-Star obituary — news, retrieved 2025-11-26; "Allan Thayer Thorburn, 81, of Spotsylvania County, passed"] [Spotsylvania Memory blog — other, retrieved 2025-11-26; "Mungo William Thorburn (1857-1940) ... lived on a large farm"]. His family's local prominence is reflected in his late father Tom Thorburn's role as a principal in the Fredericksburg & Wilderness Telephone Company [Spotsylvania Memory blog — other, retrieved 2025-11-26; "principal stockholders of the Fredericksburg & Wilderness Telephone Company"].	unknown	Medium	heritage_family_legacy, farmland_preservation. Have a respected local figure (e.g., an agricultural extension agent or county official) explain the robust decommissioning and land-restoration guarantees in place, aligning the project with his family's long-term land stewardship values [Virginia Mercury — news, retrieved 2025-11-26; "application includes a lengthy decommissioning plan and bonds"] [Virginia Mercury — news, retrieved 2025-11-26; "out of context with the rural and historical nature"].	M
21M-2-24		Samantha D. Harrell & Kenneth D. Harrell	Individual	The Harrells reside on Shawmont Road in Fredericksburg (Spotsylvania County) and their home was newly built around 2022 in the Thorburn Estates subdivision (³⁷) (³⁸). No references to Samantha or Kenneth Harrell engaging in local government meetings or community boards were found in public records (³⁹).	unknown	Low	Begin with a friendly, informal introduction to share project information. Emphasize transparency and listen to any concerns privately, since they have not voiced opinions publicly.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-25		Sedat Elmali & Gulsah Elmali	Individual	Sedat "Sam" Elmali's family moved from Delaware to Spotsylvania in 2012 to open a local restaurant (Four Seasons), indicating a small business presence in the community (40) (41). There is no public record of Sedat or Gulsah Elmali taking positions on development issues or serving in any official capacity in Spotsylvania (42).	unknown	Low	Connect through their business/community ties - for example, discuss the project when visiting local events or establishments. Highlight economic benefits and reassure them that community character and small-business climate will be respected.	M
21M-2-26		Latasha McGee & Marlon McGee	Individual	The McGees appear to have moved into Thorburn Estates recently, as their residence is part of a new-home development built in the early 2020s (43). No mentions of Latasha or Marlon McGee participating in county meetings, local committees, or public commentary were located in available records (44).	unknown	Low	Engage the McGees via neighborhood channels or informal meet-ups. Provide clear facts on how the development will maintain neighborhood quality (e.g., noise and traffic control) to address any unspoken worries common to new homeowners.	M
21M-2-27		Williams A. Asiamah	Individual	Williams Asiamah owns one of the newly constructed homes in the Thorburn Estates area of Spotsylvania (completed mid-2020s) (45). He has no evident public profile in Spotsylvania County – no volunteer appointments, elected positions, or public statements on development are documented for him (46).	unknown	Low	Approach Mr. Asiamah one-on-one with respect for his privacy. Sharing information about the project's safety and long-term maintenance plans can build trust, as he has not been publicly involved and may appreciate a straightforward, factual discussion.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-12		Mark A. Symons & Ashley A. Symons	Individual	Mark and Ashley Symons purchased a 5-bedroom home on roughly 3.4 acres in July 2025, indicating they are very recent residents of the area (47). They have not engaged in any public community activities or taken any known stance on development or energy projects in Spotsylvania to date (48).	unknown	Low	Have a community leader or well-regarded neighbor welcome the Symons and introduce the project informally. Emphasize that the development will be managed in a way that protects property values and the peaceful nature of the neighborhood, which are likely important to them as new homeowners.	M
21M-2-28		Nana M. Hayles	Individual	Nana M. Hayles is listed as a property owner in Spotsylvania County tax records (49). No meeting minutes or news reports were found that indicate any public stance or involvement by Hayles in local development issues (50).	unknown	Low	Reach out one-on-one to learn her perspective, as she has no recorded position.	M
21M-2-10		Jason H. Ruth & Rubi G. Ruth	Individual	Jason H. Ruth and Rubi G. Ruth jointly own a parcel in Spotsylvania County (51). No evidence of their participation in local hearings or statements on development was found in public records (52).	unknown	Low	Use a neighborly approach and encourage dialogue, addressing general homeowner interests.	M
21-A-95A		Robert L. Garrison & Shirley A. Garrison	Individual	Robert L. Garrison and Shirley A. Garrison are identified as co-owners of a property in Spotsylvania County (53). No public comments or community leadership roles by the Garrisons were found in local records (54).	unknown	Low	Provide information transparently and invite questions, given their low-key community presence.	M
21J-1-15		Norman D. Sherrod & Linda F. Sherrod	Individual	Norman D. Sherrod and Linda F. Sherrod are recorded as landowners in Spotsylvania County (55). No indication of any public stance or involvement in civic affairs by the Sherrods was found in available sources (56).	unknown	Low	Engage privately and neutrally to learn their concerns, since they have not voiced opinions publicly.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
21M-2-13		Andrew J. Czaplicki & Nicole M. Czaplicki	Individual	Andrew J. Czaplicki and Nicole M. Czaplicki are listed as the owners of a Spotsylvania County parcel (57). No public records or media mentions suggest that the Czaplickis have taken any position on development or energy projects (58).	unknown	Low	Approach with open-ended questions and provide information, as they have no known stance or influence.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21-A-94, 21-A-92, 22-A-78	✓	Johanna K Evans Or Darrell W Evans B C Stanley Or N D Stanley Trustees	trust	This entry represents a private family land trust managed by individual trustees (Johanna K. Evans, Darrell W. Evans, B.C. Stanley, N.D. Stanley) [51L2-L9; "records are public information"]. **See RESIDENT table** for details on these individuals, as the property is held personally rather than by an incorporated organization. No public stance on development is documented (the owners are not an organized entity), and their community influence is limited to their ownership of the land. Beneficial owner identity is simply the named trustees, with no broader corporate structure; therefore, specific motivators or engagement approaches cannot be determined from public records (59).	Unknown	unknown	N/A (individual ownership; not profiled as an organization)	M
21-A-93	✓	Salem Fields Community Church	church	Salem Fields Community Church is a long-established religious organization (affiliated with the Church of the Nazarene) that has been active in Spotsylvania since 1963 [12L36-L43; "religious organization ... founded in 1963"]. The church has grown substantially - it undertook major campus expansions (adding ~40,000 sq ft of facilities) with new buildings opened in 2008 to support its ministries [79L133-L40; "addition of 40,000 sf ... opened in 2008"]. The congregation portrays itself as positively engaged with the community and not focused on opposition ("For people. For our community. For Spotsy." is a church slogan) [13L17-L24; "For people. For our community. For Spotsy."]. In fact, the church's property is currently being advertised as an "industrial or renewable energy" development site, indicating the church's openness to such development or a willingness to sell its land for that purpose [54L7-L12; "11120 Gordon Rd - Industrial use or renewable energy site"]. There is no record of the church formally opposing local development projects; its stance is generally oriented toward community service and growth of its religious mission rather than political activism.	Medium	religious	Engage the church's leadership (senior pastor or board of trustees) in dialogue; emphasize how the development can benefit the community or align with the church's values; if the church is considering land sale, explore a mutually beneficial arrangement or partnership (e.g., ensure the project is respectful of church activities or offer support for their relocation/facility needs)	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21-A-93A	✓	Virginia Electric & Power Company	corporation	Virginia Electric & Power Company (VEPCO) is the regulated electric utility serving the area, operating as part of Dominion Energy's system [58†L1-L4; "Virginia Electric and Power Company (VEPCO) (1925-1983)".]. The parcel in question (21-A-93A) is owned by VEPCO and is used for electrical infrastructure (there is a Dominion substation adjacent to the Salem Fields church, accessed through the church's property) [79†L24-L30; "Access to the substation is through the church site".]. Dominion/VEPCO wields considerable influence in Virginia – for instance, Dominion's political action committee contributed \$200,000 to a state PAC in 2021, reflecting its broad political reach [60†L1-L5; "Dominion's ... contributed \$200,000 ... PAC"]. However, in local land use matters the utility typically remains neutral unless its facilities are directly affected; there's no public indication that Dominion (via VEPCO) is taking any stance on nearby development. Its primary interest would be ensuring grid reliability and accommodating any new project's interconnection needs, rather than engaging in community opposition or support campaigns.	High	energy_developer	Maintain open coordination with Dominion/VEPCO on any technical requirements (e.g., interconnection, easements); ensure the project does not impede their infrastructure. Given Dominion's general neutrality, focus on addressing any operational concerns they might have so they remain indifferent or possibly cooperative regarding the development	M
21M-2-D		Stacybilt Homes LLC	llc	Stacybilt Homes LLC is a Virginia limited liability company that appears to be a small local homebuilder or land investor holding parcel 21M-2-D (likely for future residential development). There is little public information on this entity – it is not prominent in local builder associations or media, suggesting a modest operation (possibly a single-project or family-run developer). As a landowner anticipating home construction, Stacybilt's interest would be to preserve the desirability and value of its parcel. Such owners often worry that industrial or utility-scale projects nearby could diminish residential property appeal; the conversion of land to an "industrial" use (like a large energy facility) can adversely affect neighboring property values [56†L1-L5; "conversion ... to an industrial site can adversely affect ... property values".]. No record of political donations or community initiatives by this LLC was found. Its stance on development is inferred to be protective: it would likely oppose any project perceived to lower the market value or attractiveness of its future homes, unless adequately compensated or mitigated.	Low	land_investment	Identify and approach the principal/owner of Stacybilt Homes LLC (via state corporate records or local contacts); acknowledge their development plans and offer assurances or incentives (e.g., buffer zones, aesthetic screenings) to alleviate concerns about property value impacts. If the entity is open to selling the land, consider a purchase or partnership to integrate their parcel into the project to avoid conflict	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
21-A-93B		Antioch Salem Fields Fred VA LLC C/O Antioch Plan Developers LLC	llc	Antioch Salem Fields Fred VA LLC is a special-purpose LLC associated with a developer (noted by the "c/o Antioch Plan Developers LLC" in its address). This suggests it was created for a planned project in the Salem Fields area, managed by an outside development firm. Public records on this entity are sparse - the affiliated company, Antioch Plan Developers, has virtually no local track record (0 projects in the past year and only 1 known project in recent years) [38†L13-L18; "0 projects ... 1 projects in recent years"] – indicating that this is likely a speculative land investment or a new entrant into the market. The beneficial owners are not disclosed beyond the LLC's name, implying out-of-region investors or developers are involved. With a presumably residential or commercial development intent for parcel 21-A-93B, this entity's stance would be to protect its project's viability and land value. It is likely to oppose any neighboring development (such as a utility-scale energy project) that it perceives could hinder its own development plans or reduce the property's value. Like other developers, its motivation is profit-driven; we can expect it to act (through legal appeals or community lobbying) if a project threatens to "change" the area in a way that undermines their investment [56†L1-L5; "conversion ... to an industrial site can adversely affect ... property values"]. There are no indications of local philanthropic or political engagement by this LLC – its influence would be exerted mainly via land use attorneys or planning processes to advance or protect its development interests.	Low	speculation	Research and reach out to the development firm behind "Antioch Plan Developers LLC" to identify the key decision-makers. Engage them early to understand their development timeline and concerns; explore a win-win solution (for example, coordinating project plans or offering to purchase their parcel at a premium) to preempt opposition. Given their likely willingness to defend their investment, be prepared for formal objections – retaining a land use attorney and being ready to address zoning or impact claims will be important if negotiations do not lead to a partnership	M