



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

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and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated.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	Rodrick B. Sauls has no evident public roles or media presence in Anderson County (1). No meeting minutes or local news source reviewed mentions a person by this name in community affairs (2).	unknown	Low	Engage one-on-one through a respectful personal visit. Emphasize listening to any concerns and demonstrate respect for his property rights and privacy.	M
2250604001, 2250602001, 2250602002		Michael S. Gossett & Kelli S. Whitman	Individual	Kelli S. Whitman uses a mailing address in Starr, South Carolina (3). Public records indicate Whitman previously had an address in Orlando, Florida before relocating to Anderson County (4). No records of civic positions or local advocacy by Michael Gossett or Kelli Whitman were found in Anderson County sources (5).	unknown	Low	Welcome this couple as relatively new community members. A neighborly introduction highlighting respect for the rural character they sought by moving here may build trust.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250604002		Donald B. Wilson & Sue G. Wilson	Individual	Donald B. Wilson and Sue G. Wilson are listed as co-owners of a parcel in Anderson County (PIN 225-06-04-002) (6). There is no mention of either Donald or Sue Wilson in available Anderson County civic records or news archives, suggesting they are private residents without public-facing roles (7).	unknown	Low	Approach via a mutual acquaintance or community leader who knows them. Emphasize respect for their property and address any local concerns (traffic, noise) they might have quietly and directly.	M
2250604003		Lynn B. Hill	Individual	Lynn B. Hill appears to have no public profile in Anderson County's records (8). A search of county minutes and local news yielded no references to Lynn Hill, indicating no known civic positions or outspoken community activities (9).	unknown	Low	Connect through a friendly, informal visit. Given the lack of public involvement, listen for any personal concerns and offer to follow up on issues like property maintenance or safety that might matter to this neighbor.	M
2250601012		Eric Schaefer & Christine Demetriou	Individual	Christine Demetriou works as the Office Manager at E.W. Schaefer Contracting, Inc. (since 2009) and is also a real estate agent (10). Her professional base is in Woodruff, SC (11), though she co-owns property in Anderson County with Eric Schaefer. No public statements from this couple about local development or energy projects were found in local records (12).	unknown	Medium	Engage through a professional lens - for example, have a local business or trade ally introduce the project. Emphasize economic benefits and any local contracting opportunities or property value protections to align with their business interests.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
2250006005		Edward L. Heath & Lois C. Heath	Individual	Edward and Lois Heath own a rural parcel in Anderson County (13). No public records indicate they have taken any stance or held civic roles related to development (14).	unknown	Low	farmland_preservation, property_value.	M
							Highlight respect for farmland and maintaining property values when approaching the Heaths.	
2250603001		Carolina Jenkins	Individual	Carolina Jenkins is a local property owner with no evident public profile (15). Her name does not appear in any reported community meetings or news on development issues (16).	unknown	Low	property_value.	M
							Emphasize that the project won't hurt home values or neighborhood character.	
2250602003		Meghan E. Mumpower & Erick A. Sanchez Mart	Individual	Meghan Mumpower has been listed as affiliated with a diet center business in Greenville (17). Neither she nor co-owner Erick A. Sanchez-Martinez has been noted participating in local land-use debates (18).	unknown	Low	property_value.	M
							Address the project's impact on property investment and reassure them of value retention.	
2250604004		Mark Anthony Starrett	Individual	Mark Starrett is a private landowner in the area with no known civic positions (19). He has not publicly expressed opinions on development or energy projects in Anderson County (20).	unknown	Low	property_value.	M
							Approach as a neighbor concerned with maintaining property values and quality of life.	
2250602005, 2250602006		Robert Dustin Antici	Individual	Robert Dustin Antici, 40, lives on Skyland Drive in Belton (21) (22). He owns adjacent parcels at 229 and 231 Skyland Drive (23) and has no documented involvement in local development discussions (24).	unknown	Low	property_value.	M
							Reassure him how the project will not negatively affect local property values or daily life.	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-03-012		Daniel Corey Richey	Individual	A fence on the Richey property line has stood since 1936, indicating long-term family ownership of the land (25). In 2000, county officials attempted to extend a road (Catrina Lane) through the Richeys' land; the Richey family sued to block it, defending their property rights against public access (26).	unknown	Low	local_control, heritage_family_legacy.	M
							Have a trusted community figure meet one-on-one, acknowledging the Richey family's long tenure on the land and assuring the project will respect his property boundaries and rights.	
225-06-04-005		Juanita G. Creamer	Individual	Juanita Creamer (born 1944) is an Anderson County resident in Belton, SC, with a listed address on Skyland Drive (27) (28). No evidence was found of her participating in local government or speaking on development issues; her public profile appears limited to being a long-time private resident.	unknown	Low	Approach through a neighbor or community acquaintance she trusts, keeping the conversation respectful and low-key. Emphasize minimal disruption to her daily life and listen to any personal concerns she may share.	M
225-06-03-003		Kimberly Denise Milam & Anthony Tyler Milam	Individual	Kimberly and Anthony Milam are a married couple identified as owners of a parcel in Anderson County (PIN 225-06-03-003) (29). They have no notable public profile in the community; their names do not appear in local news archives or meeting records related to development (30).	unknown	Low	Engage the Milams together with transparency and factual information. Address any questions about how the project might affect their property or daily routine, and clarify that community aspects like traffic and property values will be managed responsibly.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-03-011		Charles Dean Gillespie	Individual	Charles D. Gillespie is listed as a landowner of parcel 225-06-03-011 in Anderson County records (³¹). He does not hold any known public office or committee membership; the Gillespie name appears in local context only in private capacities (e.g., a retired resident making a small political donation) (³²), suggesting a low public profile.	unknown	Low	Reach out in an informal setting (for example, via a mutual acquaintance or neighborly visit) to gauge his perspective. Be prepared to discuss practical issues like road maintenance or scenery, and emphasize that community input is valued.	M
225-00-06-006		Richard L. Wilson & Marilyn Y. Wilson	Individual	Richard and Marilyn Wilson (husband and wife) own parcel 225-00-06-006 in Anderson County (³³). They are not reported to be active in local civic affairs; the Wilson surname's local mentions are limited to unrelated public figures (e.g., references to Congressman Joe Wilson) (³⁴), indicating this couple stays out of the spotlight.	unknown	Low	Have a community liaison or familiar neighbor speak with the Wilsons personally. Emphasize aspects like maintaining property values and local control, to reassure them that their interests as homeowners will be protected.	M
225-06-04-006		Carol Ann G. Stone	Individual	Carol Ann G. Stone holds a life estate interest in an Anderson County parcel (PIN 225-06-04-006) [Anderson County — gov, retrieved 2025-12-16; "Property search function by address, owner name, or parcel identification number"]. No record of Stone speaking in county meetings or local news on development issues was found [Anderson County — gov, retrieved 2025-12-16; "All citizens in District 7 are invited to attend a combination meeting"].	unknown	Low	Use a respectful, personal approach (e.g., an informal visit) to understand any concerns she may have.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-03-004		Barbara J. Richards	Individual	Barbara J. Richards is listed as the owner of Anderson County parcel 225-06-03-004 [Anderson County — gov, retrieved 2025-12-16; "Property search function by address, owner name, or parcel identification number"]. No evidence was found of Richards taking public positions; media references to development in the area only mention generic "residents" raising concerns, without naming her [The Journal — news, retrieved 2025-12-16; "opposed by a half dozen or so residents who raised a variety of concerns"].	unknown	Low	Reach out in a low-key, one-on-one conversation through a mutual acquaintance to build trust and learn her perspective.	M
225-06-03-010		Doris Bratcher	Individual	The parcel is held via a life estate under Melba "Doris" Bratcher, who predeceased her husband (Cecil Bratcher was noted as widower of Doris in 2017) [Independent-Mail — news, retrieved 2025-12-16; "widower of Melba Doris Bannister Bratcher"]. The Bratchers farmed in the Broadmouth Church Road area and were active in local church circles [Independent-Mail — news, retrieved 2025-12-16; "member of Donalds Baptist Church and attended Honea Path Church of God"]. Their son Franklin W. Bratcher still lives in Honea Path [Independent-Mail — news, retrieved 2025-12-16; "his son, Franklin Welton (Mary) Bratcher of Honea Path"].	unknown	Low	wildlife_habitat.	M
225-06-02-007		Allen Wayne Fields	Individual	Allen Wayne Fields is the recorded owner of parcel 225-06-02-007 in Anderson County [Anderson County — gov, retrieved 2025-12-16; "Property search function by address, owner name, or parcel identification number"]. No public records or reports were found indicating Fields's involvement in community meetings or development debates [Anderson County — gov, retrieved 2025-12-16; "All citizens in District 7 are invited to attend a combination meeting"].	unknown	Low	Provide clear information about the project directly to him and invite questions to establish an open dialogue.	M
225-07-03-006		Eunice H. Sims	Individual	Eunice H. Sims is listed as the owner of Anderson County parcel 225-07-03-006 [Anderson County — gov, retrieved 2025-12-16; "Property search function by address, owner name, or parcel identification number"]. There are no indications that Sims has taken any public stance on development; discussions in local forums mention residents' concerns only in general terms [The Journal — news, retrieved 2025-12-16; "opposed by a half dozen or so residents who raised a variety of concerns"].	unknown	Low	Engage through a personal introduction (possibly via a community or church contact) and listen to her priorities in a relaxed setting.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-04-016		Mark Sanders & Lydia Sanders	Individual	Mark and Lydia Sanders own a parcel of land in rural Anderson County, according to county property records (35). No meeting minutes or news reports show them voicing any opinion on local development or energy projects as of 2025 (36).	unknown	Low	farmland_preservation, property_value.	M
						Have an agricultural extension agent or trusted farm neighbor discuss how the project will safeguard their farmland and property value, addressing common fears of losing farm viability and land value (37).		
225-06-03-005		Mark Jerome Sloan & Angelia Sloan	Individual	Mark Jerome Sloan and his wife Angelia appear in Anderson County's land records as property owners in the area (38). They have no recorded public comments or participation in local zoning or clean energy debates to date (39).	unknown	Low	farmland_preservation, property_value.	M
						Engage the Sloans through a one-on-one meeting emphasizing that their agricultural use and land value will be protected. A local farm community leader can help convey how the development respects existing farms and property interests (40).		

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-11-01-005		Kevin Gray & Aida Annette Gray	Individual	Kevin Gray and his wife Aida Annette Gray own land in Anderson County, but they have not been prominent in public forums or civic roles (41). No evidence was found of them taking any public stance on development or renewable energy issues (42).	unknown	Low	farmland_preservation, property_value.	M
							Reach out via a respected community member to reassure the Grays that the project will not harm local farms or diminish property values. Highlight commitments to preserving the rural character and land value in their community (43).	
225-06-03-009		Charles L. Burton & Olene W. Burton	Estate	Charles L. Burton and Olene W. Burton have held their Anderson County property for many years, evidenced by a life estate designation on the land title (44). They have not made any public statements in county meetings or media regarding development plans or energy facilities (45).	unknown	Low	farmland_preservation, heritage_family_legacy.	M
							Invite a longstanding local farmer or family friend to approach the Burtons, focusing on how the project honors their family's land legacy and protects the farmland for future generations (46).	

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-06-02-008		Brandy McIntyre & Evin McIntyre	Individual	Brandy and Evin McIntyre are listed as property owners in the vicinity, but they do not hold any public positions or notable influence locally (47). There are no documented remarks from the McIntyres concerning development or clean energy proposals in Anderson County (48).	unknown	Low	property_value, drainage_roads. Address the McIntyres' practical concerns directly by explaining traffic and road safety measures and assuring property values won't be hurt. A local official familiar with infrastructure can help alleviate fears about strain on roads from the project (49).	M
225-06-03-006		Benjamin Hayes Smith & Jada Katherine Bu	Individual	Benjamin Hayes Smith and Jada Katherine Bu are listed as co-owners of an Anderson County parcel (ID 225-06-03-006) according to the county's property records (50). No record of Smith or Bu taking part in local civic meetings or voicing opinions on development issues was found in public sources (51).	unknown	Low	Reach out to the couple in person or by a personalized letter to introduce the project and invite them to discuss any questions or concerns.	M
225-06-04-008		Russell R. Roberts	Individual	Russell R. Roberts is documented as the owner of Anderson County parcel 225-06-04-008 in county property records (52). No evidence could be found of Roberts participating in local government meetings or making any public statements about development or energy projects (53).	unknown	Low	Approach Mr. Roberts directly with a friendly, informative briefing about the planned development, and be prepared to listen to any personal concerns he might raise.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
225-16-01-001		Carmen Jose Rojas Noyola & Celsa Rojas	Individual	Carmen Jose Rojas Noyola and Celsa Rojas are joint owners of a parcel in Anderson County (tax map 225-16-01-001) per county land records (⁴⁴). No public records or local news reports were identified that show Rojas Noyola or Celsa Rojas involved in community boards or speaking out on development matters (⁵⁵).	unknown	Low	Meet with the Rojas family personally to explain the project and ask for their feedback, as they have no clear community affiliations through which to engage.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
2250006004		Six O Ranch LLC	llc	<p>Six O Ranch LLC is listed as the owner of Anderson County parcel 225-00-06-004, indicating it holds rural land in the county (56) (57). The company's formation details (state of origin, members, or managers) are not readily available in public filings or databases (58) (59). No records of UCC filings, liens, or court cases were found under the Six O Ranch LLC name in online public searches, suggesting no notable financial encumbrances or litigation (60) (61). There is no mention of Six O Ranch LLC or its representatives in local news archives regarding land development controversies, indicating it has kept a low public profile (62) (63).</p>	Low	agriculture	Engage the likely family owners discretely via local agricultural networks; emphasize project benefits for farmland preservation or improved land value; address any concerns about operations affecting livestock or crops	M
2250006012, 2251101705	✓	Oscar BP Properties LLC	llc	<p>Oscar BP Properties LLC holds at least two parcels in Anderson County (PINs 225-00-06-012 and 225-11-017-05) according to county property records (64) (65). The LLC does not appear in South Carolina's business entity registry under that exact name, implying it may be organized out-of-state or under a different name, with no publicly listed local officers (66) (67). No liens, UCC financing statements, or litigation records were found connected to Oscar BP Properties LLC in available public databases, suggesting minimal public financial activity (68) (69). There is no media coverage or community meeting records referencing this company, indicating its principals have not openly taken positions on development proposals in the area (70) (71).</p>	Low	land_investment	Contact the LLC's managing party through official mailing address; highlight financial incentives or buyout offers given their investment focus; be prepared that they may remain neutral or driven purely by price considerations	M