

# Project List

7/3/2025

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NAME	LOCATION	DEVELOPMENT TYPE	NOTES	DEVELOPER	ENGINEER	CONTRACTOR	STATUS
Aiken Rd Subdivision	Aiken Road/Kilgore Bridge Road	Subdivision	800 lots	Not sure	Bolton & Menk, Inc	Not Assigned	Planning
Autumn Glen	Int. of Snowmill Rd and SJ Workman Hwy	Subdivision	61 lots	MMV Whitehorse, LLC	Darrohn Engineering	Not Assigned	Under Construction
Ballfield Towns	Mill Street and Gray Street	Duplex Apartments	44 lots	MMV Whitehorse, LLC	ADC Engineering	Not Assigned	PTC
Barnett Station	Joe Barnett Road	Subdivision	465 lots	R. Brown Land & Development	Seamon & Whiteside	Not Assigned	Planning
Beechwood Pond	Chestnut Drive & Hwy. 221	Subdivision	217 lots	Veranda Homes, USA	Bluewater	Not Assigned	Planning
Buckstone Grove	Canaan Road	Subdivision	17 lots	Mark III	Seamon & Whiteside	Not Assigned	WRWD DRP Approved
Burnett Estates	Burnett Road	Subdivision	18 lots	Not sure	K.B. Sellars Engineering LLC	Not Assigned	Planning
Cavins Farm / Waverly Springs	Cavins Road	Subdivision	274 lots	Mark III	Bluewater	Harrison & Sons	Completed
Chestnut Hill	Hwy. 221 & N. Kelly Rd	Subdivision	157 lots	Veranda Homes, USA	Bluewater	Not Assigned	Planning
Circlevue Farms	Trammel Road	Subdivision	247 lots	Mark III	Freeland & Associates	Not Assigned	Planning
Clearwater	Allendale and SJ Workman	Subdivision	668	Cross Anchor Holdings	Bluewater	Not Assigned	Planning
Clear Lake	Aiken Rd	Subdivision	200	Cross Anchor Holdings	Bluewater	Not Assigned	Planning
Colonial Ranch	Stillhouse Road	Subdivision	83 lots	Enchanted Construction, LLC	Arbor Land Design, LLC	Not Assigned	Planning
Craigstone	Poole Street Extension	Subdivision	97 lots	South Tyger Development	Bluewater	Not Assigned	PTC
Deerfield	Hwy 221 - Three Pines	Subdivision	67 lots	Mill Rock	Arbour Land	Not Assigned	Planning
Emory Park	Hwy. 146	Subdivision	46 lots				Completed
Enoree Place Townhomes	Hwy. 146 / Hwy. 417	Subdivision	171 lots	Palmetto Alliance Property Group	Bluewater	Not Assigned	Planning
Enoree Village	Hwy. 146 / Hwy. 417	Subdivision	73 lots	Palmetto Alliance Property Group	Bluewater	Not Assigned	Planning
Estates at Peanut Ridge	Hwy. 221 near Peanut Road	Subdivision	46 lots	Respro Land, LLC	Seamon Whiteside	Not Assigned	Planning
Fortenberry Trails	Fortenberry Rd & Park St	Subdivision	169 lots	Mark III	Bluewater	Not Assigned	Planning
Greenpond Acres	Greenpond Road	Subdivision	9 lots	Hope Road Properties	Gray Engineering	Not Assigned	Planning

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Harper's Hill	Brice Road	Subdivision	54 lots	Property Bros LLC.	Site Design	Not Assigned	Pressure Test Completed
Harper's Ridge	McAbee Road and Wingo Road	Subdivision	66 lots	Duffers Management, LLC	Freeland & Associates	Holmes Underground	Completed
Harrier Point	Cross Anchor Road and Snowmill Road	Subdivision	423 lots	Forestar	WK Dickson	A Grade Above	Under Construction
Hart Townes	Highway 101 and Hart Road	Subdivision	231 lots	Mark III	Freeland	Long Utility / Palmetto	Under Construction
Haven Hills	Waddell Road	Subdivision	125 lots	Mark III	Gray	Not Assigned	Planning
Henson Creek Farms Ph. 1	Old Georgia Road & Cemetery	Subdivision	287 lots	LGI Homes - SC, LLC	McCutchen Engineering	Holmes Underground	Ph. 1 Partial PTO/Under Const.
Henson Creek Farms Ph. 2	Old Georgia Road & Cemetery	Subdivision	130 lots	LGI Homes - SC, LLC	McCutchen Engineering	Holmes Underground	PTC
Hobbysville	Hobbysville Road	Subdivision	500 lots	Remax	Not Assigned	Not Assigned	Planning
Hunters Ridge	Highway 101 and Arnold Road	Subdivision	455 lots	Mark III	Bluewater	Long Utility	Ph. 1 Partial PTO/Under Const.
Ivy Grove	Cavins Road	Subdivision	170 lots	Mark III	Bluewater	Harrison & Sons	Ph. 1 Partial PTO/Under Const.
Jade Properties	Bill Pearson Road	Subdivision	6 lots	Jade Properties	Matrix	Not Assigned	Planning
Joyful Place	Miller Road	Subdivision	19 lots	Amiliya G, LLC	Not Sure	Not Assigned	Completed
Lakestone	Highway 101 and McElrath Road	Subdivision	401 lots	Blackstream	Bluewater	Long Utility	Partial PTO/Under Construction
Landum Grove	3830 Hwy. 221, Roebuck	Subdivision	50 lots	Hwy. 221 Development, LLC	Site Design	Unassigned	Planning
Magnolia Park	Varner Road	Subdivision	16 lots	ROI Properties, LLC	Sellars Engineering	Not Assigned	Completed
McElrath Road Tract	McElrath Road	Subdivision	104 lots	Unknown	Bluewater	Not Assigned	Planning
Miller Road	300 Miller Road	Subdivision	221 lots	Not sure	Freeland & Associates	Not Assigned	Planning
Moye Farms	Snowmill Road	Subdivision	166 lots	Forestar	Davis & Floyd	McMurria Grading	Pressure Test Completed
Neely Park	Hwy. 418	Subdivision	211 lots	Woodruff Land Partners	Bluewater	Not Assigned	Under Construction
Neely Ridge	Hwy. 101 & Old Orchard	Subdivision	714 lots	Woodruff Land Partners	Bluewater	Not Assigned	PTC
Oakhurst	651 Miller Road	Subdivision	228 lots	PC Land Development Co., LLC	Freeland & Associates	Not Assigned	PTC

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Paddock Pointe	Brice Road & Chapel Dr.	Subdivision	242 lots	Mark III	Bluewater	Harrison & Sons/Long Utility	Completed
Parkstone Place	Highway 221 - Roebuck	Subdivision	165 lots	Win Win	Site Design	Scott Childers Contracting	Under Construction
Peanut Ridge	Peanut Rd & Fortenberry Rd	Subdivision	176 lots	RP&L, LLC.	Seamon Whiteside	Not Assigned	Planning
Pearson Town Village	Pearson Town Road	Subdivision	134 lots	Contender	Bluewater	Not Assigned	Planning
Pinebrook (fka Edgewood)	Waddell Road	Subdivision	69 lots	Mark III	Gray	Harrison and Sons	Completed
R.V. Theo	East Georgia Road	Subdivision	20 lots	R.V. Theo	Gray	Not Assigned	Planning
Ravencrest	Wingo Road	Subdivision	17 lots	Mark III	Bluewater	Not Assigned	DRP Not Required
Rutledge Estates	Greenpond Road	Subdivision	157 lots	Mark III	Gray	Harrison & Sons	Ph. 1 Partial PTO/Under Const.
Springwater Estates	Highway 101 and Blue Gill Way	Subdivision	150 lots	Mark III	Thomas & Hutton	Not Assigned	Planning
Sycamore Cove	Highway 101 and Highway 146	Subdivision	117 lots	Benson	Gray	Long Utility	Pressure Test Completed Ph. 1/Under Construction
The Reserve/Woodruff	Highway 221 & Racetrack Road	Subdivision	509 lots	Blackstream	Bluewater	Not Assigned	PTC
Theo Farms	E. Georgia Rd & Oakview Farms Rd	Subdivision	267 lots	The Divine Group	Gray	Not Assigned	Planning
The Ridge @ Pearson	Pearson Town Road	Subdivision	775 lots	Contender	Bluewater	Not Assigned	Planning
Timberwood	Varner Road and Timberwood	Subdivision	89 lots				Completed
Trenton Place	Old Georgia Road & East Blackstock Road	Subdivision	170 lots	Pettit Land	Gray Engineering Waverly Wilkes PE	Osteen Construction	Under Construction
Varner Station	Varner Road and Timberwood Road	Subdivision	110 lots	FRF	Arbour Land	SEC	Completed
Varner Street Townes	Varner Street	Subdivision	72 lots	ROI Properties, LLC	Blue Line Consulting, LLC	Not Assigned	Planning
Vickery Station	Highway 221 - Woodruff	Subdivision	162 lots	Lyndsey	Arbour Land	SEC	Completed
Village Three	Snowmill Road	Subdivision	70 lots	MMV Whitehorse, LLC	Darrohn Engineering	Twins Grading	Partial PTO/Under Construction
Waters Farm - Ph. 1	W. Georgia Road	Subdivision	106 lots	LGI Homes - SC, LLC	McCutchen	Not Assigned	Under Construction
Waters Farm - Ph. 2	New Bethel Road	Subdivision	90 lots	LGI Homes - SC, LLC	McCutchen	Not Assigned	PTC

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West River Grove	West River Grove Circle & Amy Marie Lane	Subdivision	8 lots	Not sure	WRWD	Not Sure	Completed
Whitetail Acres	Fortenberry Road	Subdivision	133 lots	RP&L, LLC.	Seamon Whiteside	Not Assigned	Planning
Woodruff Mill	Mill, Gray, Church & Branch Street	Subdivision	61 lots	Woodruff Mill Development	Gray Engineering	Not Assigned	Planning
Lakewood Drive	Lakewood	Line Extensions	New Wateline	WRWD	Curt Dillard	WRWD	Permitted No PTC
Spartanburg Co. Burn Facility	Gowan Road	Line Extensions	New Wateline	WRWD	Garver	Harrison and Sons	Completed
Dorman Crossing	Highway 221 & 141 Felt Drive	Commercial	Contractor	Insite Realty	McCutchen Engineering	Not Assigned	Completed
Coopers Landing	W. Georgia Rd & Allen Bridge Rd	Commercial	50 lots	Jeriah P. Cooper	Kim Civil Engineering	Not Assigned	Planning
Fireside RV Park	Highway 101	Commercial	96 lots	Ronnie Strange	Matrix	Not Assigned	Planning
Knockout Butchery	Walnut Grove Road	Commercial	1 Shop	Unknown	McCutchen Engineering	Harrison & Sons	Completed
Medical Office Develepment	Varner and Cross Anchor Rd	Commercial	4 Buildings	Unknown	Site Design	Not Assigned	Planning
Oasis MHP	Wingo Road	Commercial	Waterline Upgrade	John McMahon	Gray	Not Assigned	PTC
Roebuck Nursery	Stone Station Road	Commercial	Fire Line	Roebuck Nursery	K.B. Sellars Engineering LLC	Not Assigned	Completed
Shibby 2 RV Park	Highway 221/ Plantation Drive	Commercial	141 lots	Dakota GC	Cane Break	Upland Builders	Under Construction
Shine on Woodruff Car Wash	N. Main Street (Beside Starbucks)	Commercial	Contractor	Express	Bluewater	Not Assigned	Completed
Strickland Drive Apartments	Strickland Drive and Canaan Road	Commercial	16 Units	Jace Enterprises	Matrix	Not Assigned	Planning
Taco Bell	Felt Drive and Hwy. 221	Commercial	Waterline Upgrade	Valentina Allen	Not Assigned	Not Assigned	Planning
Woodruff Retail Shops	N. Main Street (Beside Walgreens Pharmacy)	Commercial	3 Retail Shops	Not sure	E and H Architects	Not Assigned	Planning
AirSys	6185 Highway 101	Industrial	Manufacturing Facility	AirSys	Thomas & Hutton	Not Assigned	Planning
BMW	Highway 101	Industrial	Contractor	BMW	Clayco Development	Evans Contracting & Brent Scarborough	Under Construction
Hwy. 101 Industrial Park	Highway 101	Industrial	2 Buildings	Colliers	Not Sure	Not Assigned	Planning
Milo Tea	Highway 221 and Highway 290	Industrial	Contractor	Milo Tea	Foresight	Brasfield Gorrie	Completed

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Project 290 Phase II	Hobbysville Road and Highway 221	Industrial	Contractor	Milliken & Co	Alliance	Not Assigned	Completed
Project Magneto	Moore Duncan Hwy. (Near Toray)	Industrial	Contractor	Pacolet Milliken	Alliance	Not Assigned	Planning
Project Golden	Gas Plt Before Toray Highway 290 @ Transco	Industrial	Contractor	Pacolet Milliken	Alliance	Not Assigned	Planning
Project Blackbird	Highway 290 (Old Anderson Farm)	Industrial	Contractor	Global	Flint	Potillo C. Hood	Completed
Woodruff 221 Industrial Park	Hwy. 221, Kilgore Bridge Rd & Mary Hanna Rd	Industrial	Contractor	Colliers	Seamon & Whiteside	Unassigned	Planning
Brookstone Senior Center	East Georgia Road	Instutional	Nursing Home	Brookstone	Alliance	Not Assigned	Planning
Gable Middle School	198 Otts Shoals Road	Instutional	Watermain Relocation	School Dist 6	Stantec	JM Cope	Completed
Libertas Academy - Charter School	Fountain Inn Rd & Godfrey Town Rd	Instutional	Contractor	Not Sure	Bluewater	Not Assigned	Planning
Project Alta	Cross Anchor Rd (Old Winn Dixie)	Instutional	Meter Installation	Church at the Mill	Not Sure	Roebuck Buildings	Planning
Woodruff High School	Cross Anchor & Allendale Road	Instutional	Contractor	School Dist 4	Blackwood & Associates	Not Assigned	Completed
Black Road	Black Road	Special Projects	Waterline Upgrade	WRWD	Summit	Harrison & Son	Permitted
Chestnut Drive	Chestnut Drive	Special Projects	Waterline Upgrade	WRWD	Summit	Harrison & Son	On Hold
Davis & 417	Davis Road	Special Projects	Road Widening	SCDOT	SCDOT/CMD	Not Assigned	On Hold
Enoree V	Enoree Mill Village	Special Projects	Sewer Upgrade	WRWD	Summit	Harrison & Son	Completed
Enoree VI	Enoree Mill Village	Special Projects	Water Upgrade	WRWD	Summit	Corbett & Son	Under Construction
Fairview Ave & Wheeler	Wheeler Street	Special Projects	4 lots	Casey Whitline	WRWD	WRWD	Planning
Inman Mills	Enoree Tank	Special Projects	System Upgrade	WRWD	Summit	Lowry Utilities	Under Construction
Parsons Road	Parsons Road	Special Projects	Waterline Extension	WRWD	WRWD	WRWD	Completed
Racetrack Road	Racetrack Road	Special Projects	Bridge Replacement	SCDOT	Summit	Harrison & Son	Completed
Raw Water Reservoir	Kitchens Rd	Special Projects	Storage	WRWD	Black and Veatch	Morgan Corp.	Under Construction
Patricia Drive WL Replacement	Patricia Drive	Special Projects	Waterline Replacement	WRWD	NA	Lowry Utilities	Completed

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SJWD Master Meter Connection	Hwy. 101 & Workman Dr.	Special Projects	Master Meter	WRWD	Garver	Not Assigned	Planning
Switzer Pump Station	Switzer Tank	Special Projects	Pump Station Replacement	WRWD	Summit	Greenstone Construction	NTP
SC 418 Bridge Replacement (Arnold Creek)	SC 418 (Fountain Inn Rd)	SCDOT Project	Bridge Replacement	SCDOT	Unassigned	Unassigned	Planning
Old Spartanburg Hwy @ South Tyger River	Old Spartanburg Hwy.	SCDOT Project	Bridge Replacement	SCDOT	Unassigned	Unassigned	Planning