

Project List

8/14/2025

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NAME	LOCATION	DEVELOPMENT TYPE	NOTES		DEVELOPER	ENGINEER	CONTRACTOR	STATUS
Aiken Rd Subdivision	Aiken Road/Kilgore Bridge Road	Subdivision	800 lots	800	Not sure	Bolton & Menk, Inc	Not Assigned	Planning
Autumn Glen	Int. of Snowmill Rd and SJ Workman Hwy	Subdivision	61 lots	61	MMV Whitehorse, LLC	Darrohn Engineering	Not Assigned	Under Construction/Partial PTO
Ballfield Towns	Mill Street and Gray Street	Duplex Apartments	44 lots	44	MMV Whitehorse, LLC	ADC Engineering	Not Assigned	PTC
Barnett Station	Joe Barnett Road	Subdivision	465 lots	465	R. Brown Land & Development	Seamon & Whiteside	Not Assigned	Planning
Beechwood Pond	Chestnut Drive & Hwy. 221	Subdivision	217 lots	217	Veranda Homes, USA	Bluewater	Not Assigned	Planning
Buckstone Grove	Canaan Road	Subdivision	17 lots	17	Mark III	Seamon & Whiteside	Not Assigned	WRWD DRP Approved
Burnett Estates	Burnett Road	Subdivision	18 lots	18	Not sure	K.B. Sellars Engineering LLC	Not Assigned	Planning
Cavins Farm / Waverly Springs	Cavins Road	Subdivision	274 lots	274	Mark III	Bluewater	Harrison & Sons	Completed
Chestnut Hill	Hwy. 221 & N. Kelly Rd	Subdivision	157 lots	157	Veranda Homes, USA	Bluewater	Not Assigned	Planning
Circleview Farms	Trammel Road	Subdivision	247 lots	247	Mark III	Freeland & Associates	Not Assigned	Planning
Clearwater	Allendale and SJ Workman	Subdivision	668	668	Cross Anchor Holdings	Bluewater	Not Assigned	Planning
Clear Lake	Aiken Rd	Subdivision	200	200	Cross Anchor Holdings	Bluewater	Not Assigned	Planning
Colonial Ranch	Stillhouse Road	Subdivision	83 lots	83	Enchanted Construction, LLC	Arbor Land Design, LLC	Not Assigned	Planning
Craigstone	Poole Street Extension	Subdivision	97 lots	97	South Tyger Development	Bluewater	Not Assigned	Under Construction
Deerfield	Hwy 221 - Three Pines	Subdivision	67 lots	67	Mill Rock	Arbour Land	Not Assigned	Planning
Easton Park	Walnut Grove Road and Bennett Farm Road	Subdivision	136 lots	136	Deep River South Development, LLC	Bluewater Civil Design, LLC	Not Assigned	Planning
Emory Park	Hwy. 146	Subdivision	46 lots	46				Completed
Enoree Place Townhomes	Hwy. 146 / Hwy. 417	Subdivision	171 lots	171	Palmetto Alliance Property Group	Bluewater	Not Assigned	PTC
Enoree Village	Hwy. 146 / Hwy. 417	Subdivision	73 lots	73	Palmetto Alliance Property Group	Bluewater	Not Assigned	PTC
Estates at Peanut Ridge	Hwy. 221 near Peanut Road	Subdivision	46 lots	46	Respro Land, LLC	Seamon Whiteside	Not Assigned	Planning
Fortenberry Trails	Fortenberry Rd & Park St	Subdivision	169 lots	169	Mark III	Bluewater	Not Assigned	Planning
Greenpond Acres	Greenpond Road	Subdivision	9 lots	9	Hope Road Properties	Gray Engineering	Not Assigned	Planning

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Harper's Hill	Brice Road	Subdivision	54 lots	54	Property Bros LLC.	Site Design	Not Assigned	Pressure Test Completed
Harper's Ridge	McAbee Road and Wingo Road	Subdivision	66 lots	66	Duffers Management, LLC	Freeland & Associates	Holmes Underground	Completed
Harrier Point	Cross Anchor Road and Snowmill Road	Subdivision	423 lots	423	Forestar	WK Dickson	A Grade Above	Under Construction
Hart Townes	Highway 101 and Hart Road	Subdivision	231 lots	231	Mark III	Freeland	Long Utility / Palmetto	Under Construction
Haven Hills	Waddell Road	Subdivision	125 lots	125	Mark III	Gray	Not Assigned	Planning
Henson Creek Farms Ph. 1	Old Georgia Road & Cemetery	Subdivision	287 lots	287	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	130	LGI Homes - SC, LLC	McCutchen Engineering	Holmes Underground	PTC
Hobbysville	Hobbysville Road	Subdivision	500 lots	500	Remax	Not Assigned	Not Assigned	Planning
Hunters Ridge	Highway 101 and Arnold Road	Subdivision	455 lots	455	Mark III	Bluewater	Long Utility	Ph. 1 Partial PTO/Under Const.
Ivy Grove	Cavins Road	Subdivision	170 lots	170	Mark III	Bluewater	Harrison & Sons	Ph. 1 Partial PTO/Under Const.
Jade Properties	Bill Pearson Road	Subdivision	6 lots	6	Jade Properties	Matrix	Not Assigned	Planning
Joyful Place	Miller Road	Subdivision	19 lots	19	Amiliya G, LLC	Not Sure	Not Assigned	Completed
Lakestone	Highway 101 and McElrath Road	Subdivision	401 lots	401	Blackstream	Bluewater	Long Utility	Partial PTO/Under Construction
Landum Grove	3830 Hwy. 221, Roebuck	Subdivision	50 lots	50	Hwy. 221 Development, LLC	Site Design	Unassigned	Planning
Magnolia Park	Varnier Road	Subdivision	16 lots	16	ROI Properties, LLC	Sellers Engineering	Not Assigned	Completed
McElrath Road Tract	McElrath Road	Subdivision	104 lots	104	Unknown	Bluewater	Not Assigned	Planning
Miller Road	300 Miller Road	Subdivision	221 lots	221	Not sure	Freeland & Associates	Not Assigned	Planning
Moye Farms	Snowmill Road	Subdivision	166 lots	166	Forestar	Davis & Floyd	McMurria Grading	Pressure Test Completed
Neely Park	Hwy. 418	Subdivision	211 lots	211	Woodruff Land Partners	Bluewater	Not Assigned	Under Construction
Neely Ridge	Hwy. 101 & Old Orchard	Subdivision	714 lots	714	Woodruff Land Partners	Bluewater	Not Assigned	PTC
Oakhurst	651 Miller Road	Subdivision	228 lots	228	PC Land Development Co., LLC	Freeland & Associates	Not Assigned	PTC
Old Georgia Farms	Old Georgia Road	Subdivision	81 lots	81	Not sure	Loudermilk Engineering	Not Assigned	Planning

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Paddock Pointe	Brice Road & Chapel Dr.	Subdivision	242 lots	242	Mark III	Bluewater	Harrison & Sons/Long Utility	Completed
Parkstone Place	Highway 221 - Roebuck	Subdivision	165 lots	165	Win Win	Site Design	Scott Childers Contracting	Completed
Peanut Ridge	Peanut Rd & Fortenberry Rd	Subdivision	176 lots	176	RP&L, LLC.	Seamon Whiteside	Not Assigned	Planning
Pearson Town Village	Pearson Town Road	Subdivision	134 lots	134	Contender	Bluewater	Not Assigned	Planning
Pinebrook (fka Edgewood)	Waddell Road	Subdivision	69 lots	69	Mark III	Gray	Harrison and Sons	Completed
R.V. Theo	East Georgia Road	Subdivision	20 lots	20	R.V. Theo	Gray	Not Assigned	Planning
Ravencrest	Wingo Road	Subdivision	17 lots	17	Mark III	Bluewater	Not Assigned	DRP Not Required
Rutledge Estates	Greenpond Road	Subdivision	157 lots	157	Mark III	Gray	Harrison & Sons	Ph. 1 Partial PTO/Under Const.
Springwater Estates	Highway 101 and Blue Gill Way	Subdivision	150 lots	150	Mark III	Thomas & Hutton	Not Assigned	Planning
Sycamore Cove	Highway 101 and Highway 146	Subdivision	117 lots	117	Benson	Gray	Long Utility	Pressure Test Completed Ph. 1/Under Construction
The Reserve/Woodruff	Highway 221 & Racetrack Road	Subdivision	509 lots	509	Blackstream	Bluewater	Not Assigned	PTC
Theo Farms	E. Georgia Rd & Oakview Farms Rd	Subdivision	267 lots	267	The Divine Group	Gray	Not Assigned	Planning
The Ridge @ Pearson	Pearson Town Road	Subdivision	775 lots	775	Contender	Bluewater	Not Assigned	Planning
Timberwood	Varner Road and Timberwood	Subdivision	89 lots	89				Completed
Trenton Place	Old Georgia Road & East Blackstock Road	Subdivision	170 lots	170	Pettit Land	Gray Engineering Waverly Wilkes PE	Osteen Construction	Completed
Varner Station	Varner Road and Timberwood Road	Subdivision	110 lots	110	FRF	Arbour Land	SEC	Completed
Varner Street Townes	Varner Street	Subdivision	72 lots	72	ROI Properties, LLC	Blue Line Consulting, LLC	Not Assigned	Planning
Vickery Station	Highway 221 - Woodruff	Subdivision	162 lots	162	Lyndsey	Arbour Land	SEC	Completed
Village Three	Snowmill Road	Subdivision	70 lots	70	MMV Whitehorse, LLC	Darrohn Engineering	Twins Grading	Partial PTO/Under Construction
Waters Farm - Ph. 1	W. Georgia Road	Subdivision	106 lots	106	LGI Homes - SC, LLC	McCutchen	Not Assigned	Under Construction
Waters Farm - Ph. 2	New Bethel Road	Subdivision	90 lots	90	LGI Homes - SC, LLC	McCutchen	Not Assigned	PTC
West River Grove	West River Grove Circle & Amy Marie Lane	Subdivision	8 lots	8	Not sure	WRWD	Not Sure	Completed

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Whitetail Acres	Fortenberry Road	Subdivision	133 lots	133	RP&L, LLC.	Seamon Whiteside	Not Assigned	Planning
Woodruff Mill	Mill, Gray, Church & Branch Street	Subdivision	61 lots	61	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	Under Construction
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
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

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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	Insttutional	Nursing Home		Brookstone	Alliance	Not Assigned	Planning
Gable Middle School	198 Otts Shoals Road	Insttutional	Watermain Relocation		School Dist 6	Stantec	JM Cope	Completed
Libertas Academy - Charter School	Fountain Inn Rd & Godfrey Town Rd	Insttutional	Contractor		Not Sure	Bluewater	Not Assigned	Planning
Project Alta	Cross Anchor Rd (Old Winn Dixie)	Insttutional	Meter Installation		Church at the Mill	Not Sure	Roebuck Buildings	Planning
Woodruff High School	Cross Anchor & Allendale Road	Insttutional	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
SJWD Master Meter Connection	Hwy. 101 & Workman Dr.	Special Projects	Master Meter		WRWD	Garver	Not Assigned	Design
Switzer Pump Station	Switzer Tank	Special Projects	Pump Station Replacement		WRWD	Summit	Greenstone Construction	Under Construction
SC 418 Bridge Replacement (Arnold Creek)	SC 418 (Fountain Inn Rd)	SCDOT Project	Bridge Replacement		SCDOT	Unassigned	Unassigned	Planning

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Old Spartanburg Hwy @ South Tyger River	Old Spartanburg Hwy.	SCDOT Project	Bridge Replacement		SCDOT	Unassigned	Unassigned	Planning