



Proposed Mobile Home Park Service Ineligibility

Public review document | September 2026

Purpose. Cherokee County is reviewing the properties listed below as mobile home parks for purposes of residential solid waste collection eligibility. Properties confirmed to operate as mobile home parks would be ineligible for individual County curbside collection under the County's service policy. This working list is published so property owners and residents can understand the proposed classification and report corrections before final implementation.

What the County is considering a mobile home park

- A parcel or group of commonly operated parcels containing multiple mobile or manufactured homes arranged and managed as a residential community;
- A property on which individual home sites or spaces are rented, leased or otherwise occupied under common ownership or management;
- A development served through shared internal drives, private roads, common entrances, coordinated addressing or other common site features; and
- A parcel whose overall configuration and predominant use function as a mobile home park, even when one or more homes within the larger parcel might otherwise resemble an individually eligible residence.

What is not automatically considered a mobile home park

The presence of a mobile or manufactured home does not, by itself, make a property a mobile home park. An individually owned or occupied mobile home on a separate parcel, or a small number of residences that are not operated as a unified park, must be evaluated under the general residential eligibility rules rather than automatically classified as a park.

How service ineligibility would apply

If a parcel is confirmed as a mobile home park, the park parcel is treated as one multi-unit development for collection eligibility. The individual homes or spaces within that park would not receive separate County curbside collection. A residence claimed to be physically and operationally distinct from the park must be reviewed individually; its presence does not automatically make the remainder of the park eligible.

Important: This is a working identification list based on available property and address records. Inclusion does not replace individual verification, required notice or any review process provided by County policy. Locations may be added, removed or corrected as records are confirmed.

Properties Under Review

The County's working records presently identify 45 parcel records for review: 43 in unincorporated Cherokee County and 2 identified through Town of Blacksburg records. Owner mailing addresses are intentionally omitted from this public notice.

Unincorporated Cherokee County (43 parcel records)

Map Number	Site or Property Reference	Service Location or Address
002-00-00-042.000	COUNTRY CLUB PARK LLP	146 Country Club Trail, Gaffney, SC
006-00-00-071.000	CASH BETTY S TRUSTEE OF BETTY CASH REVOCABLE TRUST	520 Woods Farm Road, 522 Woods Farm Road, 524 Woods Farm Road, 1249 Piedmont Road, 1247 Piedmont Road, 1155 Piedmont Road, 1159 Piedmont Road, 1161 Piedmont Road, 1165 Piedmont Road, 1167 Piedmont Road, Gaffney, SC
006-00-00-081.001	Eagle Brook LLC	248 Cliffside Highway, 247 Cliffside Hwy, 249 Cliffside Hwy, Chesnee, SC 29323
009-00-00-009.004	Define Communities, LLC	2635 Battleground Road
009-00-00-009.005	EASLER JERRY W	2659 Battleground Road, 106 Easler Webb Lane, 110 Easler Webb Lane, 116 Easler Webb Lane, 120 Easler Webb Lane, 128 Easler Webb Lane, 132 Easler Webb Lane, 136 Easler Webb Lane, 140 Easler Webb Lane
014-00-00-018.003	McDowell Andy & Sharon Trustees, Andy & Sharon McDowell L/Trust	209 New Pleasant Road, 211 New Pleasant Road, 213 New Pleasant Road, Gaffney, SC
014-00-00-024.000	KOONCE EARLENE	All residences on Chance Drive 103-126 Chance Drive, Gaffney, SC
014-00-00-057.001	Omega Homes USA LLC	3242 Chesnee Highway, Gaffney, SC
033-00-00-028.000	Massey Richard L	102 Massey Drive, 108 Massey Drive, 112 Massey Drive, 118 Massey Drive
042-00-00-063.000	Property record under verification	Service location under verification
047-00-00-016.000	Addis Carolyn Margaret	105 A & T Drive, 113 A & T Drive, 117 A & T Drive, 123 A & T Drive, Gaffney, SC
051-00-00-005.000	Motts Anthony & Jean	564 Goucher Green Bethel Rd, 554 Goucher Green Bethel Road, 544 Goucher Green Bethel Road, 534 Goucher Green Bethel Road, 524 Goucher Green Bethel Road, 514 Goucher Green Bethel Road, 504 Goucher Green Bethel Road, 494 Goucher Green Bethel Road, 113 Marc Anthony Drive, 117 Marc Anthony Drive, 112 Marc Anthony Drive, 122 Marc Anthony Drive, 123 Marc Anthony Drive, 119 Marc Anthony Drive, 125 Marc Anthony Drive, 112 Randys Drive, 113 Randys Drive, 113 Christi Jean Road, 112 Old Plantation Road, 113 Old Plantation Road, Gaffney, SC
063-00-00-029.002	(Overbrook Mobile Home Park) Overbrook Mhp LLC	1151 Overbrook Drive, Gaffney, SC
064-00-00-005.000	Allegiance Ventures LLC	102 George Way, 104 George Way, 110 George Way, 107 Linda's Drive, 109 Linda's Drive, 108 Smiley Drive, 109 Smiley Drive, 111 Smiley Drive, Gaffney, SC
080-00-00-027.000	Avendesora LLC	124 Beltline Road, Gaffney, SC
082-00-00-038.000	JRM Management (Green Acres Mobile Home Park)	131 Greenfield Road
079-00-00-003.024	Coggins Wendy A (El Paso Dr)	237 Boiling Springs Hwy, 103 El Paso Drive, 105 El Paso Drive, 107 El Paso Drive
079-00-00-003.025	Coggins Wendy A (El Paso Dr)	247 Boiling Springs Hwy, 102 El Paso Drive, 104 El Paso Drive, 106 El Paso Drive
097-00-00-020.000	(Coggins Mobile Home Park) Coggins 2476 LLC	James Street, Windburg Dr, Twin Oaks Dr, Albert Drive, Lillie Drive
098-00-00-001.000	(Coggins Mobile Home Park) Coggins 2476 LLC	Lillie Drive

Map Number	Site or Property Reference	Service Location or Address
098-00-00-004.001	Wilcox Ave Mobile Home Park (AWG Property Management LLC)	120 Pauline Drive (All Lots), 139 Pauline Drive, 727 Wilcox Ave (All Lots) Note: Potential separately served residence at 141 Pauline Drive requires individual review.
098-00-00-014.008	Peachridge (Greenville Spartanburg Mhp LLC)	106 Providence Creek Road, Gaffney, SC
098-00-00-081.000	Jimmy's Mobile Home Park/ N Limestone St	101-155 Durango Drive, Gaffney, SC
098-00-00-090.001	Pine Mobile Home Park/Shelby Henderson Owner	237 Carolyn Drive, Gaffney, SC
098-00-00-094.000	Bolin Dustin	1716 N Limestone St, 219 Carolyn Dr, 217 Carolyn Dr, 215 Carolyn Dr, Gaffney, SC
098-00-00-096.000	Short Edward Don II	240 Carolyn Dr, 236 Carolyn Dr, 232 Carolyn Dr, 228 Carolyn Dr, 224 Carolyn Dr, 103 Fieldstone Dr, 106 Fieldstone Dr, 108 Fieldstone Dr, 110 Fieldstone Dr, 112 Fieldstone Dr, 116 Fieldstone Dr, 129 Fieldstone Dr, 102 Lamplighter Cove, 101 Lamplighter Cove, 104 Lamplighter Cove, 108 Lightlighter Cove, 112 Lamplighter Cove, 118 Lamplighter Cove, 121 Lamplighter Cove, 117 Lamplighter Cove, 113 Lamplighter Cove, 109 Lamplighter Cove, 105 Lamplighter Cove, Gaffney, SC
099-12-00-004.000	BEECH STREET MH PARK/SHELBY Henderson Owner	1610 Beech Street, Gaffney, SC
101-00-00-037.000	MAYFIELD FRANK	2217 Union Hwy, 200 Eden Dr, 210 Eden Dr, 214 Eden Dr, 218 Eden Dr, 222 Eden Dr, 234 Eden Drive, 244 Eden Dr, Gaffney, SC
101-00-00-037.001	Roach Donald K	719 Stephenson St (All Lots,) 709 Stephenson St, 112 Eden Dr, 118 Eden Dr, Gaffney, SC
102-00-00-002.000	Alverson Properties LLC	2724 Union Hwy, Gaffney, SC
118-01-00-092.000	Roberts Danny & Leeah	308 River Drive, 144 Tammy Dr, 140 Tammy Dr, 134 Tammy Dr, 145 Tammy Dr, 148 Tammy Dr, 149 Tammy Dr, 150 Tammy Dr, 116 Tammy Dr, 128 Tammy Dr, Gaffney, SC
118-07-00-012.000	WCR LLC	Service location under verification
118-07-00-015.001	WCR LLC	Service location under verification
118-07-00-010.000	WCR LLC	Service location under verification
133-00-00-011.000	(Rolling Hills) FG Communities 7 NC & SC Delaware LLC	Pistol St, Laurin Dr, Ray Cir, Coleman Rd, Bolin Rd, Milo Dr,
133-00-00-044.000	(Rolling Hills) FG Communities 7 NC & SC Delaware LLC	Bolin Rd, Mint Ln, Jamie Rd, Dome Rd
152-00-00-050.000	Nell's Mobile Home Park (Green Nellie C/O Humphries Ronnie D)	1480 Blacksburg Hwy All Lots, Blacksburg, SC Note: Parcel is identified as commercial in the working records.
173-00-00-024.000	NORMAN EDWARD W ETAL	Kyle Ln, Angelina Ln, Tiffany Ln, Sadie Ln, Blacksburg, SC
173-04-00-029.002	(Ballfield Park) Roark David Y	306 N Rutherford St (All Lots), Blacksburg, SC
173-07-00-042.000	WHISTLESTOP MH PARK (G & G Properties of Blacksburg)	115 Box Car Aly, Blacksburg, SC
174-01-00-034.000	LIME ST MH PARK Dutch Boy Barns of Inman LLC	402 W Lime Street (All Lots), Blacksburg, SC
193-00-00-014.005	Falls Patricia A	525 Jumping Branch Rd, 521 Jumping Branch Road, all of Donna Jean Drive
100-00-00-035.000	McCluney's Mobile Home Park / McCluney Deborah J	409 Wilkinsville Hwy (All Lots), Gaffney, SC

Town of Blacksburg Records (2 parcel records)

Map Number	Site or Property Reference	Service Location or Address
173-08-00-001.000	Brugg Street One Parcel Mobile Homes - Roark David Y	249 Brugg St, 241 Brugg St, 251 Brugg St, 253 Brugg St, 255 Brugg St, 257 Brugg St, 243 Brugg St., Blacksburg, SC
153-00-00-041.001	Emdina LLC 594 W Carolina Street	594 W Carolina St (All Lots), Blacksburg, SC

Corrections and Individual Review

Property owners who believe a parcel has been incorrectly identified, is no longer operated as a mobile home park, contains separately eligible property, or has incomplete address information should contact **Cherokee County Public Works**. Please provide the map number, property address and documentation explaining the requested correction. Final eligibility determinations will be made under the adopted County policy and verified property conditions.

Cherokee County Administration | 110 Railroad Avenue Gaffney, SC 29340 | 864-487-2560