
AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

The Department of Administration requests approval of the following easements in accordance with SC Code of Laws:

- (a) County Location: Charleston
- From: Department of Administration (#1237)
- To: City of Folly Beach and Charleston Water System
- Consideration: \$641.08
- Administrative Fee: \$761.79
- Description/Purpose: To grant a 0.432± acre non-exclusive easement for the installation, operation and maintenance of a redundant water main across Folly Creek on Folly Island. The easement is needed to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system to customers within the area. Upon completion of the installation by the City of Folly Beach, Charleston Water System will assume responsibility for the operation and maintenance of the water main. The term of the easement will be fifty (50) years. Consideration is \$641.08, which is the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County, plus the \$761.79 administrative fee. There are no exceptions requested with regard to the 2022 easement policy.
- (b) County Location: Charleston
- From: Department of Administration (#1238)
- To: City of Folly Beach
- Consideration: \$703.41
- Administrative Fee: \$761.79
- Description/Purpose: To grant a 0.474± acre non-exclusive easement for the installation, operation and maintenance of a redundant water main across the Folly River on Folly Island. The easement is needed to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system to customers within the area. The term of the easement will be fifty (50) years. Consideration is \$703.41,

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

which is the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County, plus the \$761.79 administrative fee. There are no exceptions requested with regard to the 2022 easement policy.

(c) County Location: Charleston

From: Department of Administration (#1239)

To: City of Folly Beach

Consideration: \$160.27

Administrative Fee: \$761.79

Description/Purpose: To grant a 0.108± acre non-exclusive easement for the installation, operation and maintenance of redundant water main across Oak Island Creek on Folly Island. The easement is needed to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system to customers with the area. The term of the easement will be fifty (50) years. Consideration is \$160.27, which is the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County, plus the \$761.79 administrative fee. There are no exceptions requested with regard to the 2022 easement policy.

(d) County Location: Richland

From: University of South Carolina (#1242)

To: Dominion Energy South Carolina, Inc.

Consideration: \$13,500.00

Administrative Fee: \$761.79

Description/Purpose: To grant a 0.03± acre non-exclusive easement to install, construct, maintain, operate, replace and alter transmission lines, poles and associated facilities on property of the University of South Carolina (USC) along the west side of tax map parcel R11208-01-01. Dominion Energy desires to install a power pole to support transmission lines on a small corner of University property to accommodate the realignment of electric transmission services on

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

Assembly Street. The term of the easement will be fifty (50) years. Consideration is the appraised value of \$13,500 plus the \$761.79 administrative fee. USC has determined that, in accordance with the requirement of the statute, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.

- (e) County Location: Florence
- From: Francis Marion University (#1236)
- To: Duke Energy Progress, LLC
- Consideration: \$1.00
- Administrative Fee: \$761.79
- Description/Purpose: To grant a 0.60± acre non-exclusive, perpetual easement for the construction, reconstruction, operation, patrolling, maintenance, inspection, repairing, replacement, modification and removal of electric lines and associated facilities on property at Francis Marion University. The easement is necessary to provide electric service to FMU's new Environmental Sciences & Forestry Building. As the easement is being sought by FMU to establish power to its new facility, it does not materially impair the utility of the property or damage it, and FMU has requested that the easement be granted for nominal consideration. Duke Energy Progress, LLC has requested one exception to the 2022 easement policy, and FMU has agreed, which is that the easement be perpetual due to the building's intended long lifespan and continuous operational needs for lighting, heating/cooling systems, and equipment functionality requiring an ongoing electricity supply.
-
- (f) County Location: Berkeley
- From: Department of Administration on behalf of the South Carolina Department of Commerce (#1241)
- To: Berkeley County c/o Berkeley County Water and Sanitation (BCWS)
- Consideration: \$1.00
- Administrative Fee: \$761.79
- Description/Purpose: To grant a 0.030± acre non-exclusive, perpetual easement for the construction, operation, and maintenance of water

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

distribution and sewage collection, treatment and disposal facilities on property of the State of South Carolina, by and through the Department of Commerce. The easement is necessary to extend and provide utility services to Redwood Materials East, LLC located in the Camp Hall Commerce Park. The Department of Commerce has determined that, in accordance with the requirement of the statute, the easement does not materially impair the utility of the property or damage it, and Commerce has requested that the easement be granted for nominal consideration because it benefits Commerce's economic development mission. BCWS has requested one exception to the 2022 easement policy, and Commerce has agreed, which is that the easement be perpetual due to the continuous operational needs for utilities serving the Camp Hall Commerce Park.

AUTHORITY ACTION REQUESTED:

Approve the referenced easements, as recommended by the Department of Administration, Facilities Management and Property Services.

ATTACHMENTS:

Agenda item worksheet and attachment

**STATE FISCAL ACCOUNTABILITY AUTHORITY
AGENDA ITEM WORKSHEET**

Meeting Scheduled for: 10/14/2025

Regular Agenda

1. Submitted by:

- (a) Agency: Department of Administration
(b) Authorized Official Signature:

Ashlie Lancaster

Ashlie Lancaster, Director

2. Subject: Easements

3. Summary and Background Information:

- | | | |
|-----|----------------------|--|
| (a) | County Location: | Charleston |
| | From: | Department of Administration (#1237) |
| | To: | City of Folly Beach and Charleston Water System |
| | Consideration: | \$641.08 |
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| | Description/Purpose: | To grant a 0.432± acre non-exclusive easement for the installation, operation and maintenance of a redundant water main across Folly Creek on Folly Island. The easement is needed to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system to customers within the area. Upon completion of the installation by the City of Folly Beach, Charleston Water System will assume responsibility for the operation and maintenance of the water main. The term of the easement will be fifty (50) years. Consideration is \$641.08, which is the average sales price per acre of unimproved agricultural land for easements across navigable waterways and submerged lands in Charleston County, plus the \$761.79 administrative fee. There are no exceptions requested with regard to the 2022 easement policy. |
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 Description/Purpose: To grant a 0.03± acre non-exclusive easement to install, construct, maintain, operate, replace and alter transmission lines, poles and associated facilities on property of the University of South Carolina (USC) along the west side of tax map parcel R11208-01-01. Dominion Energy desires to install a power pole to support transmission lines on a small corner of University property to accommodate the realignment of electric transmission services on Assembly Street. The term of the easement will be fifty (50) years. Consideration is the appraised value of \$13,500 plus the \$761.79 administrative fee. USC has determined that, in accordance with the requirement of the statute, the easement does not materially impair the utility of the property or damage it. There are no exceptions requested with regard to the 2022 easement policy.
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of the property or damage it, and FMU has requested that the easement be granted for nominal consideration. Duke Energy Progress, LLC has requested one exception to the 2022 easement policy, and FMU has agreed, which is that the easement be perpetual due to the building's intended long lifespan and continuous operational needs for lighting, heating/cooling systems, and equipment functionality requiring an ongoing electricity supply.

(f)	County Location:	Berkeley
	From:	Department of Administration on behalf of the South Carolina Department of Commerce (#1241)
	To:	Berkeley County c/o Berkeley County Water and Sanitation (BCWS)
	Consideration:	\$1.00
	Administrative Fee:	\$761.79
	Description/Purpose:	To grant a 0.030± acre non-exclusive, perpetual easement for the construction, operation, and maintenance of water distribution and sewage collection, treatment and disposal facilities on property of the State of South Carolina, by and through the Department of Commerce. The easement is necessary to extend and provide utility services to Redwood Materials East, LLC located in the Camp Hall Commerce Park. The Department of Commerce has determined that, in accordance with the requirement of the statute, the easement does not materially impair the utility of the property or damage it, and Commerce has requested that the easement be granted for nominal consideration because it benefits Commerce's economic development mission. BCWS has requested one exception to the 2022 easement policy, and Commerce has agreed, which is that the easement be perpetual due to the continuous operational needs for utilities serving the Camp Hall Commerce Park.

4. What is the Authority asked to do? Approve the referenced easements.

5. What is recommendation of the submitting agency involved? Approve the referenced easements.

6. Private Participant Disclosure – Check only one:

- ☒ No private participants will be known at the time the Authority considers this agenda item.
- ☐ A Private Participant Disclosure form has been attached for each private participant. As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

7. Recommendation of other office (as required)?

- (a) Authorized Signature: _____
(b) Office Name: _____
-

8. List of Supporting Documents:

- (a) SC Code of Laws Sections 1-11-70, 1-11-80, 1-11-100 and 10-1-130
 - (b) Exhibits (letters, plats, maps, etc.)
 - a. City of Folly Beach/Charleston Water System (Folly Creek
 - b. City of Folly Beach (Folly River)
 - c. City of Folly Beach (Oak Island Creek)
 - d. University of South Carolina – Dominion Energy South Carolina, Inc.
 - e. Francis Marion University/Duke Energy Progress, LLC
 - f. Berkeley County Water and Sanitation
-

9. Upload Agenda Item Worksheet and supporting documentation in PDF and native format to the SFAA Authority File Drop. Supporting documentation should include all related agreements or approval requests (e.g., leases, contracts, permanent improvements, indebtedness, agenda items), either current or anticipated; or provide affirmation from the submitting agency that there are no related transactions.

SOUTH CAROLINA CODE OF LAWS

SECTION 1-11-70. Lands subject to Department's control.

All vacant lands and lands purchased by the former land commissioners of the State are subject to the directions of the Department of Administration.

SECTION 1-11-80. Department authorized to grant easements for public utilities on vacant State lands.

The Department of Administration, upon approval of the State Fiscal Accountability Authority, is authorized to grant easements and rights of way to any person for construction and maintenance of power lines, pipe lines, water and sewer lines and railroad facilities over, on or under such vacant lands or marshland as are owned by the State, upon payment of the reasonable value thereof.

SECTION 1-11-100. Execution of instruments conveying rights of way or easements over marshlands or vacant lands.

Deeds or other instruments conveying such rights of way or easements over such marshlands or vacant lands as are owned by the State shall be executed by the Governor in the name of the State, when authorized by the Department of Administration, upon approval of the State Fiscal Accountability Authority, and when duly approved by the office of the Attorney General; deeds or other instruments conveying such easements over property in the name of or under the control of State agencies, institutions, commissions or other bodies shall be executed by the majority of the governing body thereof, shall name both the State of South Carolina and the institution, agency, commission or governing body as grantors, and shall show the written approval of the Director of the Department of Administration and the State Fiscal Accountability Authority.

SECTION 10-1-130. Grant of easements and rights of way.

The trustees or governing bodies of state institutions and agencies may grant easements and rights of way over any property under their control, upon the recommendation of the Department of Administration and approval of the State Fiscal Accountability Authority, whenever it appears that such easements do not materially impair the utility of the property or damage it and, when a consideration is paid therefor, any amounts must be placed in the State Treasury to the credit of the institution or agency having control of the property involved.

June 23, 2025

SCDOA – Real Property Services
1200 Senate Street. Sixth Floor
Columbia, SC 29201

Attn: Linda Gordon
Division of Facilities Management and Property Services

**Re: City of Folly Beach – Written Justification Explaining Alternatives to a State Easement
Considered for the Folly Beach Redundant Water Main**

Dear Ms. Gordon,

The City of Folly Beach is seeking a 50-year duration for the South Carolina Department of Administration Easement sought for the project titled “Folly Beach Redundant Water Main”, which involves the horizontal directional drilling through sections crossing creeks and salt marsh between James Island and Folly Beach in Charleston, SC.

The intent of the project is to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system for customers within this area. Horizontal directional drilling (HDD) is required to limit impacts to wetlands and critical area and to cross under Waters of the US and State.

This redundant water main will be a part of the critical infrastructure for the area and will supply a second water supply to the City of Folly Beach. The proposed water main is designed to last at least 50 years and will be installed at least 45’ deep throughout the creeks, salt marsh and critical area cross section of the critical area between James Island and Folly Beach. We are requesting a 50-year duration for this easement because the water main will be installed well below grade, is intended to last at least 50 years, and because the main represents a critical piece of infrastructure in the area as a redundant water source to local residents.

Thank you for your time, and please do not hesitate to contact me with any questions.

Sincerely,



Kipling Gearhart, PE
GearhartK@wseinc.com

June 23, 2025

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Dear Ms. Gordon,

The City of Folly Beach is seeking a 50-year duration for the South Carolina Department of Administration Easement sought for the project titled “Folly Beach Redundant Water Main”, which involves the installation of 11,400 linear feet of 12” ductile iron pipe and a 16” high density polyethylene pipe (HDPE). The pipeline will start near the intersection of Sol Legare Rd. and Folly Road on James Island and will end on the island of Folly Beach at the intersection of E. Indian Street and Center Street (Folly River Park) in Charleston, SC. This project will be constructed through the implementation of horizontal directional drilling through sections crossing creeks and salt marsh, and will also utilize open cut construction methods. The easement is required because the proposed gas main crosses Folly Creek (and its associated critical area) enroute to its end destination. Two recently installed drills, including a 6” pipe, a 12” pipe, and electrical conduits, took the majority of the space in the right-of-way, which required the new water main to go outside of the right-of-way, causing a need for this easement.

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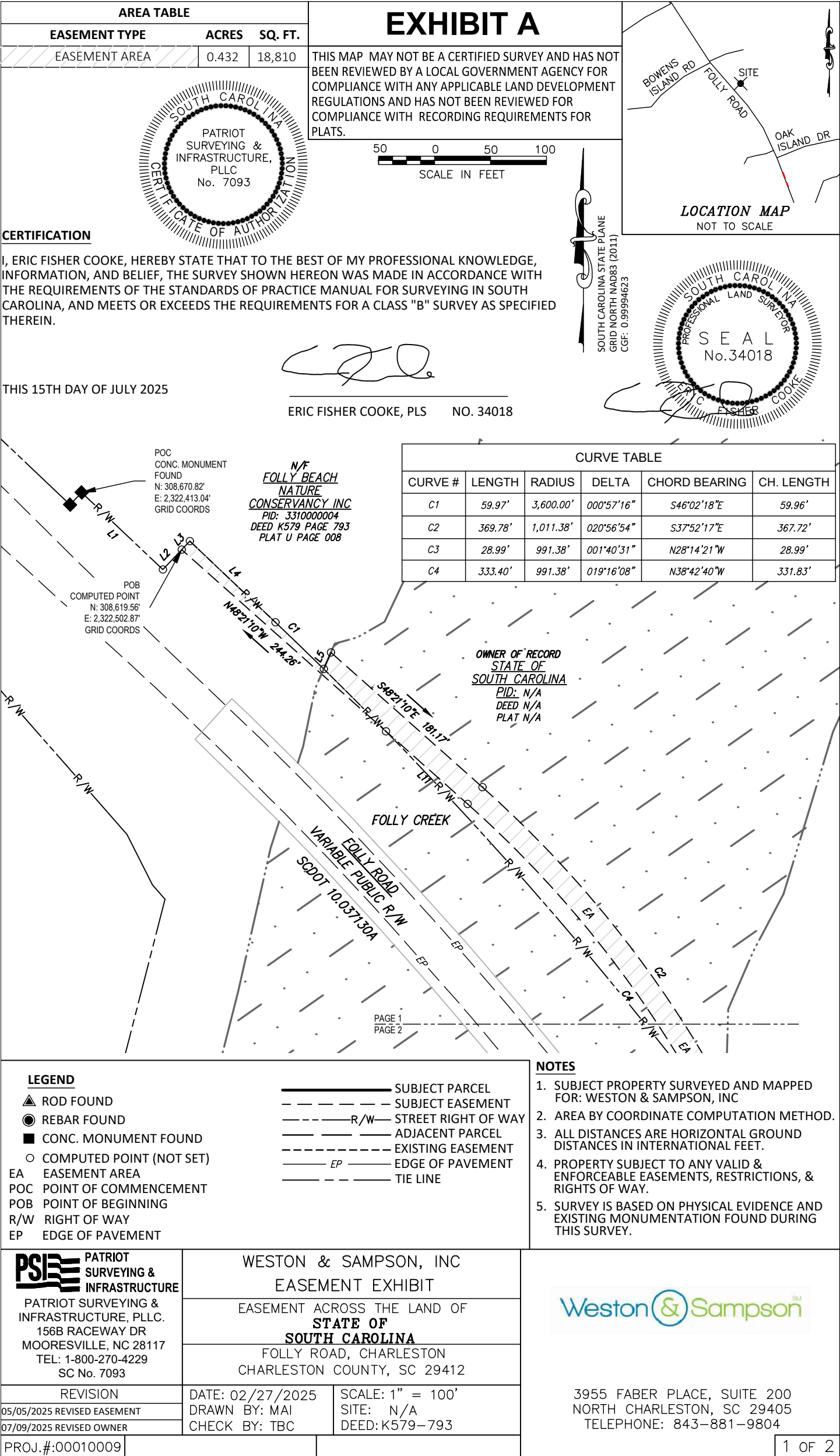
The proposed project path is the most direct way to place the new water main. There is no way for the water main to get to Folly Beach without crossing Folly Creek since Folly Beach is an island. This is the most logical and least impactful route for the main; the use of HDD limits impacts to wetlands and critical area and is necessary to cross under Waters of the US and State. As a result, the proposed gas distribution main will need to cross Folly Creek, requiring a state easement.

Thank you for your time, and please do not hesitate to contact me with any questions.

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GearhartK@wseinc.com

AREA TABLE			EXHIBIT A																																																								
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EASEMENT AREA	0.474	20,634	THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.																																																								
CERTIFICATION																																																											
I, ERIC FISHER COOKE, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.																																																											
THIS 15TH DAY OF JULY 2025			ERIC FISHER COOKE, PLS NO. 34018																																																								
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○

EA

POC

POB

R/W

EP

SUBJECT PARCEL

SUBJECT EASEMENT

R/W

STREET RIGHT OF WAY

ADJACENT PARCEL

EXISTING EASEMENT

EP

EDGE OF PAVEMENT

TIE LINE

GUARDRAIL

NOTES

1.

SUBJECT PROPERTY SURVEYED AND MAPPED FOR: WESTON & SAMPSON, INC

2.

3.

4.

5.

PSI

PATRIOT SURVEYING & INFRASTRUCTURE

PATRIOT SURVEYING & INFRASTRUCTURE, PLLC.

156B RACEWAY DR

MOORESVILLE, NC 28117

TEL: 1-800-270-4229

SC No. 7093

WESTON & SAMPSON, INC

EASEMENT EXHIBIT

EASEMENT ACROSS THE LAND OF

STATE OF SOUTH CAROLINA

FOLLY ROAD, CHARLESTON

CHARLESTON COUNTY, SC 29412

REVISION

07/09/2025 REVISED OWNER

DATE: 05/05/2025

DRAWN BY: MAI

CHECK BY: TBC

SCALE: 1" = 100'

SITE: N/A

DEED: N/A

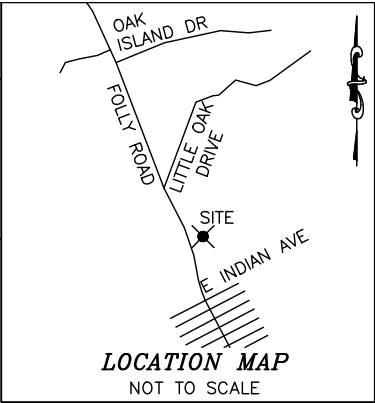
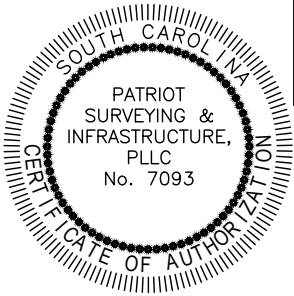
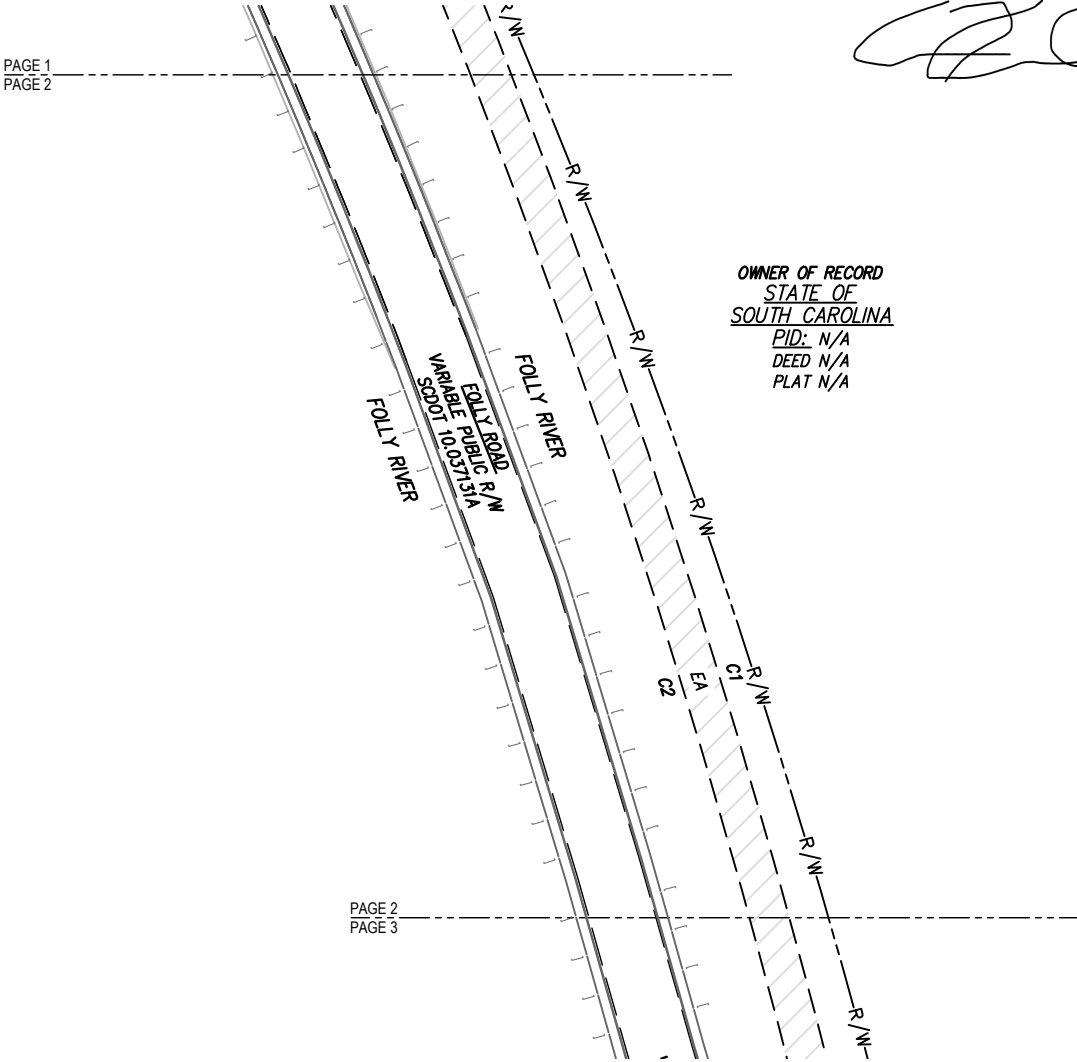
3955 FABER PLACE, SUITE 200

NORTH CHARLESTON, SC 29405

TELEPHONE: 843-881-9804

PROJ.#:00010009

1 OF 3

AREA TABLE			EXHIBIT A	
EASEMENT TYPE	ACRES	SQ. FT.		
EASEMENT AREA	0.474	20,634	THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.	
				
CERTIFICATION				
I, ERIC FISHER COOKE, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.			SOUTH CAROLINA STATE PLANE GRID NORTH NAD83 (2011) CGF: 0.99994623	
THIS 15TH DAY OF JULY 2025				
ERIC FISHER COOKE, PLS			NO. 34018	
			OWNER OF RECORD STATE OF SOUTH CAROLINA PID: N/A DEED N/A PLAT N/A	
LEGEND			NOTES	
▲ ROD FOUND ● REBAR FOUND ■ CONC. MONUMENT FOUND ○ COMPUTED POINT (NOT SET) EA EASEMENT AREA POC POINT OF COMMENCEMENT POB POINT OF BEGINNING R/W RIGHT OF WAY EP EDGE OF PAVEMENT			SUBJECT PARCEL SUBJECT EASEMENT R/W STREET RIGHT OF WAY ADJACENT PARCEL EXISTING EASEMENT EP EDGE OF PAVEMENT TIE LINE GUARDRAIL	
PSI PATRIOT SURVEYING & INFRASTRUCTURE Patriot Surveying & Infrastructure, PLLC. 156B RACEWAY DR MOORESVILLE, NC 28117 TEL: 1-800-270-4229 SC No. 7093			WESTON & SAMPSON, INC EASEMENT EXHIBIT EASEMENT ACROSS THE LAND OF STATE OF SOUTH CAROLINA FOLLY ROAD, CHARLESTON CHARLESTON COUNTY, SC 29412	
REVISION			DATE: 05/05/2025	
07/09/2025 REVISED OWNER			DRAWN BY: MAI	
			CHECK BY: TBC	
SCALE: 1" = 100'			SITE: N/A	
DEED: N/A			3955 FABER PLACE, SUITE 200 NORTH CHARLESTON, SC 29405 TELEPHONE: 843-881-9804	
PROJ.#:00010009			2 OF 3	

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THIS 15TH DAY OF JULY 2025				
			ERIC FISHER COOKE, PLS NO. 34018	

June 23, 2025

SCDOA – Real Property Services
1200 Senate Street. Sixth Floor
Columbia, SC 29201

Attn: Linda Gordon
Division of Facilities Management and Property Services

**Re: City of Folly Beach – Written Justification Explaining Alternatives to a State Easement
Considered for the Folly Beach Redundant Water Main**

Dear Ms. Gordon,

The City of Folly Beach is seeking a 50-year duration for the South Carolina Department of Administration Easement sought for the project titled “Folly Beach Redundant Water Main”, which involves the horizontal directional drilling through sections crossing creeks and salt marsh between James Island and Folly Beach in Charleston, SC.

The intent of the project is to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system for customers within this area. Horizontal directional drilling (HDD) is required to limit impacts to wetlands and critical area and to cross under Waters of the US and State.

This redundant water main will be a part of the critical infrastructure for the area and will supply a second water supply to the City of Folly Beach. The proposed water main is designed to last at least 50 years and will be installed at least 45’ deep throughout the creeks, salt marsh and critical area cross section of the critical area between James Island and Folly Beach. We are requesting a 50-year duration for this easement because the water main will be installed well below grade, is intended to last at least 50 years, and because the main represents a critical piece of infrastructure in the area as a redundant water source to local residents.

Thank you for your time, and please do not hesitate to contact me with any questions.

Sincerely,



Kipling Gearhart, PE
GearhartK@wseinc.com

June 23, 2025

SCDOA – Real Property Services
1200 Senate Street. Sixth Floor
Columbia, SC 29201

Attn: Linda Gordon
Division of Facilities Management and Property Services

**Re: City of Folly Beach – Written Justification Explaining Alternatives to a State Easement
Considered for the Folly Beach Redundant Water Main**

Dear Ms. Gordon,

The City of Folly Beach is seeking a 50-year duration for the South Carolina Department of Administration Easement sought for the project titled “Folly Beach Redundant Water Main”, which involves the installation of 11,400 linear feet of 12” ductile iron pipe and a 16” high density polyethylene pipe (HDPE). The pipeline will start near the intersection of Sol Legare Rd. and Folly Road on James Island and will end on the island of Folly Beach at the intersection of E. Indian Street and Center Street (Folly River Park) in Charleston, SC. This project will be constructed through the implementation of horizontal directional drilling through sections crossing creeks and salt marsh and will also utilize open cut construction methods. The easement is required because the proposed gas main crosses Oak Island Creek (and its associated critical area) enroute to its end destination. Two recently installed drills, including a 6” pipe, a 12” pipe, and electrical conduits, took the majority of the space in the right-of-way, which required the new water main to go outside of the right-of-way, causing a need for this easement.

The intent of the project is to provide an additional water supply to the City of Folly Beach and improve resiliency of the potable water supply transmission system for customers within this area. Horizontal directional drilling (HDD) is required to limit impacts to wetlands and critical area and to cross under Waters of the US and State.

The proposed project path is the most direct way to place the new water main. There is no way for the water main to get to Folly Beach without crossing Oak Island Creek since Folly Beach is an island. This is the most logical and least impactful route for the main; the use of HDD limits impacts to wetlands and critical area and is necessary to cross under Waters of the US and State. As a result, the proposed gas distribution main will need to cross Oak Island Creek, requiring a state easement.

Thank you for your time, and please do not hesitate to contact me with any questions.

Sincerely,



Kipling Gearhart, PE
GearhartK@wseinc.com

AREA TABLE			EXHIBIT A																																		
EASEMENT TYPE	ACRES	SQ. FT.																																			
EASEMENT AREA	0.108	4,709	THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.																																		
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			2 OF 2																																		



Facilities Planning Design and Construction

September 2, 2025

Ashlie Lancaster
Director, Division of Facilities Management and Property Services
1200 Senate Street
Columbia, SC 29201

Reference: Dominion Easement requested for USC Property at 1 E. Broadway St. Columbia SC
Parcel# R11208-01-01

Dear Ms. Lancaster,

Please accept this letter describing the purpose and impact of the proposed easement to be granted to benefit Dominion Energy South Carolina.

Mac Semple, of Dominion Energy, contacted the University of South Carolina requesting an easement that would allow powerlines to be installed in a proposed easement along the west side of university parcel R11208-01-01. This parcel, technically having an address of 1 E Broadway Street, is situated behind the USC Facilities Management Center located at 1206 Flora Street in Columbia, SC. Dominion's initial request was for overhead wires to be placed along a significant portion of the western property line parallel with Assembly Street. The university requested that Dominion consider another option that would minimize the required easement area. Dominion returned to propose a far less impactful solution requiring only a small corner of the property totaling .03 acres. The university considers this an acceptable solution to accommodate Dominion Energy without damaging or impairing the usefulness of the university property.

USC must partner with Dominion Energy to ensure reliable energy is sensitively provided to university buildings and grounds. We appreciate the efforts of your office to process this request to benefit Dominion Energy.

Derek S. Gruner, RA, LEED AP
University of South Carolina
University Architect
Associate Vice-President of Planning, Design and Construction



September 15, 2025

Ms. Linda Gordon
Real Property Services
The South Carolina Department of Administration

Re: Dominion Energy Transmission Line Easement Request / University of South Carolina Property

Ms. Gordon:

This is requested is for a fifty (50) year easement, reverting to a revocable license. We are rebuilding an existing Transmission Line which supports a large area of Columbia, including but not limited to The University of South Carolina, many State of South Carolina and City of Columbia facilities, and hundreds of Columbia businesses and residences. The existing Transmission Line is overburdened and must be upgraded to continue to serve these areas as well as additional future load.

We are unable to construct the line within existing right-of-way due to tight building constraints (e.g. width of existing right-of-way, size of equipment, etc.). We originally requested the easement to extend the length of the property. However, the University felt that encumbered the property to too great a degree. Therefore, after consulting with SCDOT, we were able to increase the angle crossing Assembly Street, minimizing the impact to University property to only one pole on the southeastern property corner.

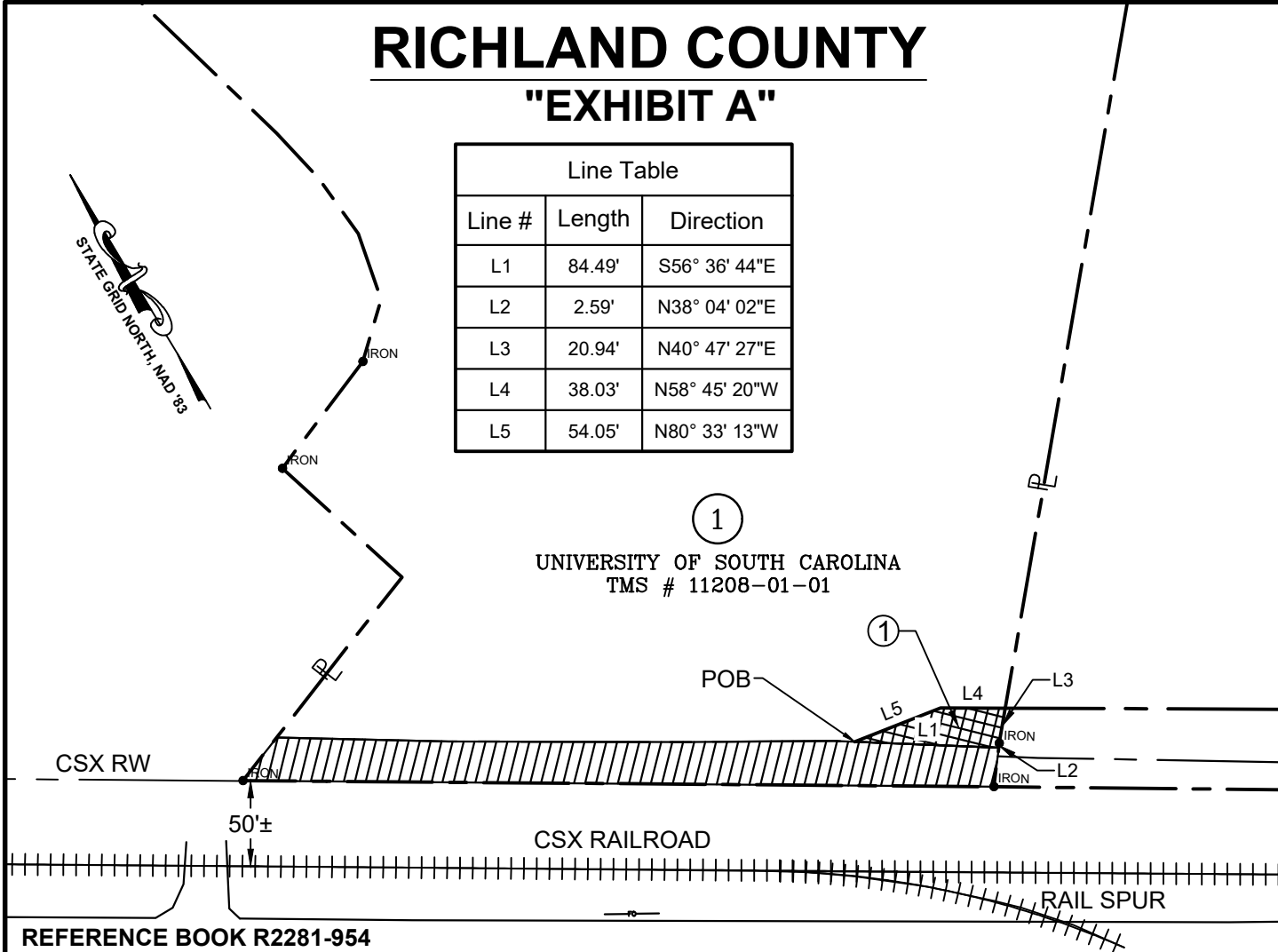
We are requesting this to be a fifty (50) year easement, as the facilities are quite costly to construct and will be increasingly constrained in the future for additional corridors.

Please let me know if you have any additional questions. Thank you for your consideration.

Mac Semple
Sr. Land Agent
220 Operation Way – MC J29
Cayce, SC 29033
(803) 360-6526

CAD DRAWING - DO NOT REVISE MANUALLY

Line Table		
Line #	Length	Direction
L1	84.49'	S56° 36' 44"E
L2	2.59'	N38° 04' 02"E
L3	20.94'	N40° 47' 27"E
L4	38.03'	N58° 45' 20"W
L5	54.05'	N80° 33' 13"W



ASSEMBLY STREET



- Indicates 10675.66 Sq. Ft.
or 0.25 Acres of Existing ROW.



- Indicates 1366.95 Sq. Ft. or 0.03 Acres
Easement Area to be Acquired.

THIS SKETCH (EXHIBIT) IS NOT A BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE EASEMENT AREA. PROPERTY LINES DEPICTED ON THIS EXHIBIT ARE NOT VERIFIED BUT ARE DERIVED FROM TMS INFO AND PLATS OF RECORD WITH TIES TO AVAILABLE PROPERTY CORNERS AND OTHER EVIDENCE OF POSSESSION BY FIELD SURVEY. DATUM: COORDINATES SHOWN ON THIS EXHIBIT ARE NAD 83 SOUTH CAROLINA STATE PLANE INTERNATIONAL FEET.

Point of Beginning whose Northing: Y=782072.408
and whose Easting: 1992494.335;
Then bearing S56° 36' 44"E For a distance of 84.49';
then bearing N38° 04' 02"E For a distance of 2.59';
then bearing N40° 47' 27"E For a distance of 20.94';
then bearing N58° 45' 20"W For a distance of 38.03';
then bearing N80° 33' 13"W For a distance of 54.05';
Back to the Point of beginning.

Dominion Energy South Carolina, Inc.

FOR : COIT - KENDRICK 115kV LINE:
 DETAIL : CROSSING PROPERTY OF
UNIVERSITY OF SOUTH CAROLINA
TMS # 11208-01-01

DRAWN		DATE	
SLH		2-16-2024	
APPROVED		DATE	
CRC		3-14-2024	
DRAWING NUMBER			
PROJECT	LINE NUMBER	SHEET NUMBER	
PA - 09546 - 60301			
REVISION DATE		NUMBER	
4-1-2025		1	



SCALE: 1" = 100'

CONST 100182.1
W.O. #
R/W

M. F. CODE

SURVEY JOB #

6509

CONTAINS CRITICAL ENERGY INFRASTRUCTURE INFORMATION. CONFIDENTIAL AND PROPRIETARY PRODUCT OF DOMINION ENERGY SOUTH CAROLINA, INC. ANY UNAUTHORIZED USE, REPRODUCTION OR TRANSFER OF THIS MATERIAL IS STRICTLY PROHIBITED. ALL RIGHTS RESERVED.

FILE: PA-09546-60301-R1.dwg



FRANCIS MARION UNIVERSITY

Facilities Management

September 9, 2025

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th Floor
Columbia, SC 29201

Re: Duke Energy easement request to provide power/electricity to the FMU Forestry & Env Sci Building in Florence (Francis Marion University Campus)

Dear Ms. Lancaster:

Please accept this letter as confirmation that the Francis Marion University's Board of Trustees approved the proposed Duke Energy easement to provide power/electricity to the FMU Forestry & Environmental Science Building at their meeting on September 4, 2025.

This easement will consist of a right-of-way strip measuring 0.60 acres, more or less, 30' wide for overhead lines and 20' wide for underground lines, as installed, to construct, reconstruct, operate, patrol, maintain, inspect, repair, replace, add, modify and remove electric lines and associated facilities. The initial facilities and locations within the Easement Area.

Copies of the agenda, draft minutes, and signed Resolution 09-25 are attached.

Thank you for your consideration of this matter and please do not hesitate to let me know if you need additional information.

Sincerely,

Ralph Davis
Vice President for Construction and Facilities

Ms. Ashlie Lancaster
South Carolina Department of Administration
Real Property Services
1200 Senate Street, 6th Floor
Columbia, SC 29201

Re: Easement for Duke Energy to serve Francis Marion University's School of Environmental Sciences & Forestry.

Dear Ms. Lancaster:

Please accept this letter as Duke Energy's request to acquire an easement across the land of Francis Marion University. This Parcel of land is located off Francis Marion Road (Hwy 327). This parcel is adjacent to land currently owned by the South Carolina Law Enforcement Agency (SLED).

Duke Energy requests from the State Fiscal Accountability Authority to approve and execute an easement to enable the new FMU School of Environmental Sciences & Forestry to have electricity/power. This easement will consist of approximately 1,300 ft +/- of underground facilities. This path constitutes the least costly and most reliable method to accomplish the connection.

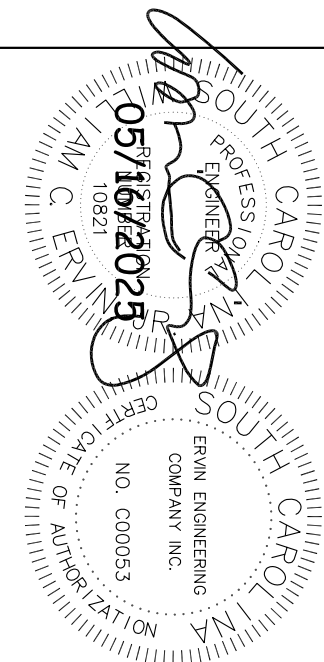
The easement is necessary for the long-term operation and maintenance of the power facilities for Francis Marion University's new forestry research and classroom facility. Accordingly, a permanent easement is deemed more appropriate than a license or lease option due to the life expectancy of power lines and materials used. Francis Marion University will maintain the easement property with Duke Energy responsible for their infrastructure installed in the easement area. The proposed easement does not materially impair the utility of the property or damage it in any way.

Thank you for your consideration of this matter and please do not hesitate to let me know if you need additional information.

Respectfully,



Dale Law
Senior Real Estate Representative



FRANCIS MARION UNIVERSITY
SCHOOL OF ENVIRONMENTAL SCIENCES &
FORESTRY

FLORENCE, SC

SOUTH CAROLINA PROJECT NUMBER: H18-9532-PD

ISSUE DATE:	05/16/2025
PHASE:	CONSTRUCTION DOCUMENTS
SHEET ISSUE:	
NO. DATE DESCRIPTION	

DESIGNER OF RECORD:
VERNON WALTER BRUSH
DRAWN BY:
AAB

SHEET TITLE:
UTILITY
EASEMENTS

SHEET NO.
026119/100

PROJ. NO.
026119/100

C5.00A

ETD A08 # 2024m16022

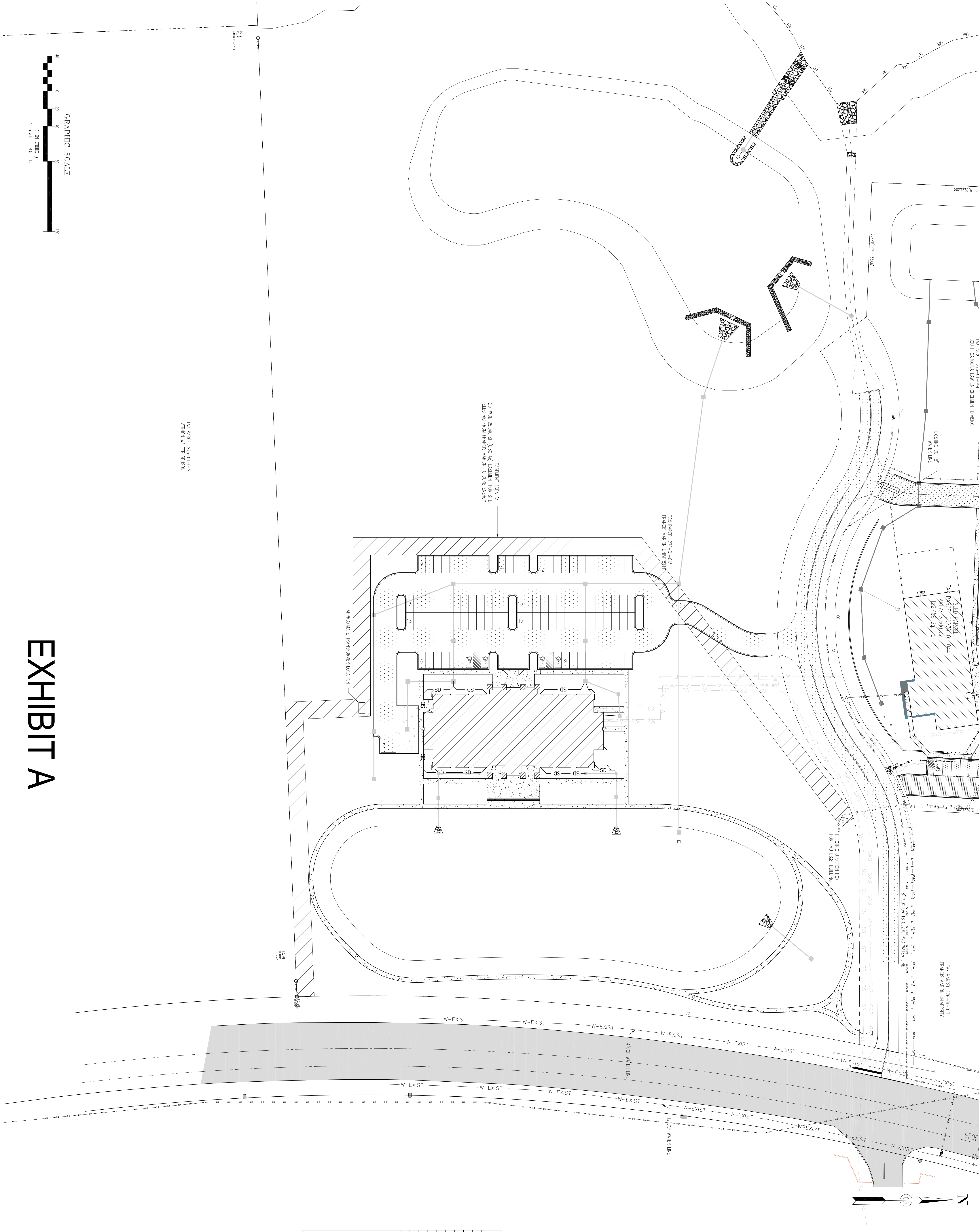
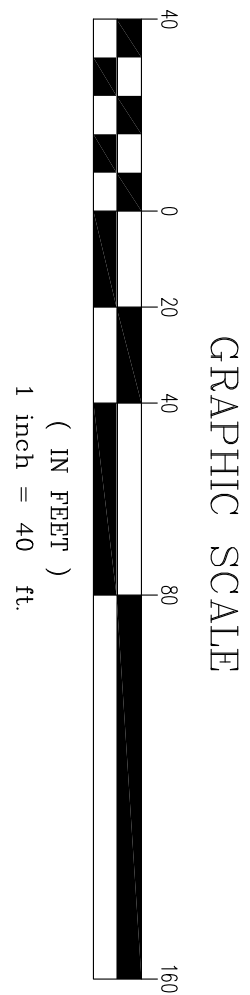


EXHIBIT A



TAX PARCEL 276-01-042
VERNON WALTER BRUSH

TAX PARCEL 276-01-013
FRANCIS MARION UNIVERSITY

TAX PARCEL 276-01-013
FRANCIS MARION UNIVERSITY

TAX PARCEL 00278-01-044
JACLYN J. SMITH
182,580 SQ. FT.

TAX PARCEL 17-01-0144
SOUTH CAROLINA LAW ENFORCEMENT DIVISION

TAX PARCEL 276-01-042
VERNON WALTER BRUSH

TAX PARCEL 276-01-013
FRANCIS MARION UNIVERSITY

TAX PARCEL 276-01-013
FRANCIS MARION UNIVERSITY

TAX PARCEL 00278-01-044
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182,580 SQ. FT.

TAX PARCEL 17-01-0144
SOUTH CAROLINA LAW ENFORCEMENT DIVISION



Henry McMaster
Governor

SOUTH CAROLINA
DEPARTMENT OF COMMERCE

Harry M. Lightsey III
Secretary

September 9, 2025

Ms. Ashlie Lancaster
Department of Facilities Management & Real Estate
Department of Administration
1200 Senate Street
Columbia, SC 29201

Dear Ashlie:

The purpose of this letter is to notify the State Fiscal Accountability Authority (SFAA) through the Department of Administration, Division of Facilities Management and Property Services ("Real Property Services") of the request by the South Carolina Department of Commerce, Division of Public Railways ("Palmetto Railways") to authorize and approve the granting of a utility easement to Berkeley County Water and Sanitation (BCWS) in connection with the proposed recycling/processing and production facility being implemented by Redwood Materials in the Camp Hall Commerce Park on property owned by Palmetto Railways and leased to Redwood Materials.

When Redwood Materials announced its plans in December 2022 to establish operations in Berkeley County, the company's \$3.5 billion investment marked the largest economic development announcement in our state's history. Redwood Materials is now in the final stages of commissioning its first processing building on the company's campus and will require a utility easement to serve the site. Without onsite utilities, the Redwood Materials campus is not fit for its intended use as industrial property, and the State of South Carolina will be unable to fulfill the commitments made when Redwood Materials decided to locate in Berkeley County. The easement being sought in this request will enable the provision of water and sewer service by BCWS to the Redwood Materials facilities.

In the Manufacturing Site Ground Lease with Redwood Materials, Palmetto Railways agreed, subject to requisite approvals, to grant easements necessary to support the project.¹ BCWS is seeking a perpetual easement that will be required to serve Redwood Materials (or any other industrial tenant on the state-owned site) with the condition that the easement will revert to the State should the property no longer be used for industrial purposes that require utility services. A perpetual utility easement will allow BCWS to (1) provide the necessary public utility services to Redwood Materials in accordance with state commitments and (2) operate, maintain, repair and/or replace the necessary water and sewer infrastructure over the long term. Palmetto Railways has confirmed with Redwood Materials that the proposed easement does not materially impair or damage the property owned by Palmetto Railways and leased to the company.

¹ The Manufacturing Site Ground Lease authorizes Redwood Materials to grant licenses to third parties so long as the license terms are consistent with Ground Lease and the licensee agrees to be bound by the same obligations of the company in the Ground Lease. Subject to the acknowledgement and consent by Palmetto Railways and the Department of Commerce that confirms alignment with the terms of the Ground Lease, Redwood Materials and BCWS have entered into a license agreement to enable BCWS to have access to the proposed easement area until such time as a more permanent solution has been authorized.

The easement application by BCWS, the easement plat, and other supporting documents, including the temporary license and the Manufacturing Site Ground Lease have been made available and submitted electronically (and in hard-copy format as required) to Real Property Services staff in connection with this request.²

Accordingly, the Department of Commerce and Palmetto Railways respectfully request that the water and sewer easement be approved pursuant to S.C. Code of Laws §1-11-70, §1-11-80, §1-11-100 and §10-1-130.

Sincerely,



Karen Blair Manning
Chief Legal Counsel

KBM

cc: Patrick McCrory, President & CEO, Palmetto Railways
Morgan Crapps, Redwood Materials
John O. Williams, Berkeley County Attorney
Shawn DeJames, Real Property Services
Linda Gordon, Real Property Services

² The Division of Facilities Management and Property Services has confirmed that an appraisal is not required because the easement is solely for construction and maintenance of water and sewer lines on vacant public lands and will be submitted to SFAA for approval pursuant to S.C. Code of Laws §1-11-80.

