
AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

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

- (a) County Location: Florence
From: Francis Marion University (FMU) (#1228)
To: Duke Energy Progress, LLC
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.212± acre permanent easement for the construction, reconstruction, operation, patrolling, maintenance, inspection, repairing, replacement, modification and removal of overhead and underground electric lines and associated facilities on FMU's property off Francis Marion Road. The easement is necessary to provide electric service to SLED's new Pee Dee District Office and FMU's new construction projects. As the easement is being sought by the State to benefit both SLED and FMU, 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 permanent 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.
- (b) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1224)
To: Dominion Energy South Carolina, Inc.
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a non-exclusive easement with two easement areas of 0.0146± acre and 0.0143± acre for the installation, operation and maintenance of electric lines and poles and other accessory apparatus and equipment on property of the Department of Mental Health's Crafts-Farrow State Hospital Campus in Northeast Columbia. The easement is necessary to provide electric service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

service to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1225)
To: City of Columbia
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.28± acre assignable, non-exclusive easement for the purpose of access, ingress, egress, construction, operation, reconstruction and maintenance of water lines, vault and appurtenances on property of the Department of Mental Health's Crafts-Farrow State Hospital Camps in Northeast Columbia. The easement is necessary to provide water service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish power to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.
- (d) County Location: Charleston
From: The Citadel, The Military College of South Carolina (#1229)
To: Comcast
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.055± acre non-exclusive easement for the purpose of access, ingress, egress, laying, constructing, maintaining, operating, repairing, altering, replacing and removing fiber optic cable and appurtenant facilities on The Citadel's property on Hagood Avenue. The easement is needed to perform fiber optic upgrades to increase telecommunications and internet capabilities in the building. The term of the easement will be fifty (50) years. As the easement is being sought by The Citadel, it does not materially impair the utility of the property or damage it, and The Citadel has requested that the easement

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: Easements

be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

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: April 1, 2025

Regular Agenda

1. Submitted by:

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


Ashlie Lancaster, Director

2. Subject: Easements

3. Summary and Background Information:

- (a) County Location: Florence
From: Francis Marion University (FMU) (#1228)
To: Duke Energy Progress, LLC
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.212± acre permanent easement for the construction, reconstruction, operation, patrolling, maintenance, inspection, repairing, replacement, modification and removal of overhead and underground electric lines and associated facilities on FMU's property off Francis Marion Road. The easement is necessary to provide electric service to SLED's new Pee Dee District Office and FMU's new construction projects. As the easement is being sought by the State to benefit both SLED and FMU, 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 permanent 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.
- (b) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1224)
To: Dominion Energy South Carolina, Inc.
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a non-exclusive easement with two easement areas of 0.0146± acre and 0.0143± acre for the installation, operation and maintenance of electric lines and poles and other accessory apparatus and equipment on property of the Department of Mental Health's Crafts-Farrow State Hospital Campus in Northeast Columbia. The easement is necessary to provide electric service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish service to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the

easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

- (c) County Location: Richland
From: Department of Administration on behalf of South Carolina
Department of Mental Health (DMH) (#1225)
To: City of Columbia
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.28± acre assignable, non-exclusive easement for the purpose of access, ingress, egress, construction, operation, reconstruction and maintenance of water lines, vault and appurtenances on property of the Department of Mental Health's Crafts-Farrow State Hospital Camps in Northeast Columbia. The easement is necessary to provide water service to DMH's new Psychiatric Residential Treatment Facility. The term of the easement will be fifty (50) years. As the easement is being sought by DMH to establish power to its new facility, it does not materially impair the utility of the property or damage it, and DMH has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.
- (d) County Location: Charleston
From: The Citadel, The Military College of South Carolina (#1229)
To: Comcast
Consideration: \$744.79 Administrative fee
\$1.00
Description/Purpose: To grant a 0.055± acre non-exclusive easement for the purpose of access, ingress, egress, laying, constructing, maintaining, operating, repairing, altering, replacing and removing fiber optic cable and appurtenant facilities on The Citadel's property on Hagood Avenue. The easement is needed to perform fiber optic upgrades to increase telecommunications and internet capabilities in the building. The term of the easement will be fifty (50) years. As the easement is being sought by The Citadel, it does not materially impair the utility of the property or damage it, and The Citadel has requested that the easement be granted for nominal consideration. There are no exceptions requested with regard to the 2022 easement policy.

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 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: [Click or tap here to enter text.](#)

8. List of Supporting Documents:

- (a) SC Code of Laws Section 10-1-130
- (b) Exhibits (letters, plats, maps, etc.)
 - a. Letters re: Duke Energy Progress, LLC (FMU)
 - b. FMU-SLED Utility Easements Survey
 - c. Letter re: Dominion Energy South Carolina, Inc. (DMH)
 - d. DMH-Dominion Energy Easement Plat
 - e. Letter re: City of Columbia (DMH)
 - f. Water Line Record Drawing
 - g. Letter re: Comcast (The Citadel)
 - h. Comcast Utility Easement Plat

SOUTH CAROLINA CODE OF LAWS

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.

HISTORY: 1962 Code Section 1-49.3; 1963 (53) 177; 2014 Act No. 121 (S.22), Pt V, Section 7.K, eff July 1, 2015.

Effect of Amendment

2014 Act No. 121, Section 7.K, rewrote the section, substituting the Department of Administration and the State Fiscal Accountability Authority for the State Budget and Control Board.



FRANCIS MARION UNIVERSITY

Department of Facilities Management

March 6, 2025

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

Re: Easement for Duke Energy for SLED Pee Dee Regional Office Construction

Dear Ms. Lancaster:

Please accept this letter as Francis Marion University's acknowledgement and approval of Duke Energy Progress, LLC request to acquire an easement across Francis Marion University's property. The site is located off Francis Marion Road (Hwy 327) in Florence, South Carolina, adjacent to SLED's property.

Francis Marion University requests approval from the State Fiscal Accountability Authority to execute an easement with Duke Energy to provide electric service to SLED new Pee Dee District Office and FMU's new construction projects. The easement will consist of approximately 130 feet of overhead facilities and approximately 225 feet of underground facilities.

A permanent easement is being requested for the long-term operation and maintenance of the electric facilities serving the State's facilities. Location of the easement and the life expectancy of the electric facilities do not make a license or lease of the property acceptable options.

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.

Sincerely,

Ralph Davis
Vice President for Construction and Facilities

Feb. 7, 2025

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

Re: Easement for Duke Energy for SLED Pee Dee Office Construction

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 the land owned by the South Carolina Law Enforcement Agency (SLED) in Florence, South Carolina.

Duke Energy requests from the State Fiscal Accountability Authority to approve and execute an easement to enable the new SLED office to have electricity/power. These facilities will be the source of power for the duke facilities on the property of SLED. This easement will consist of an approximately 130 feet of overhead facilities and approximately 225 feet of underground facilities. This path constitutes the most direct and least costly method to accomplish the connection.

The easement is necessary for the long-term operation and maintenance of the power facilities for SLED's 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. The proposed easement does not materially impair the utility of the property or damage it in any way.

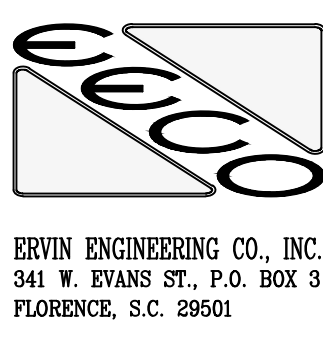
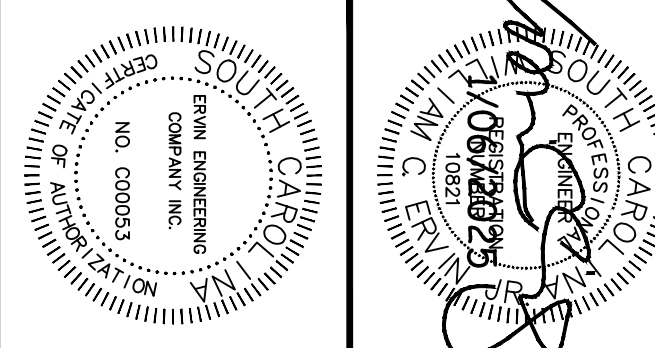
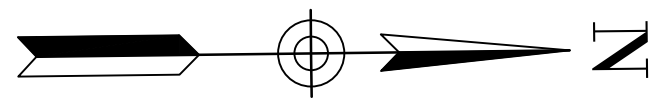
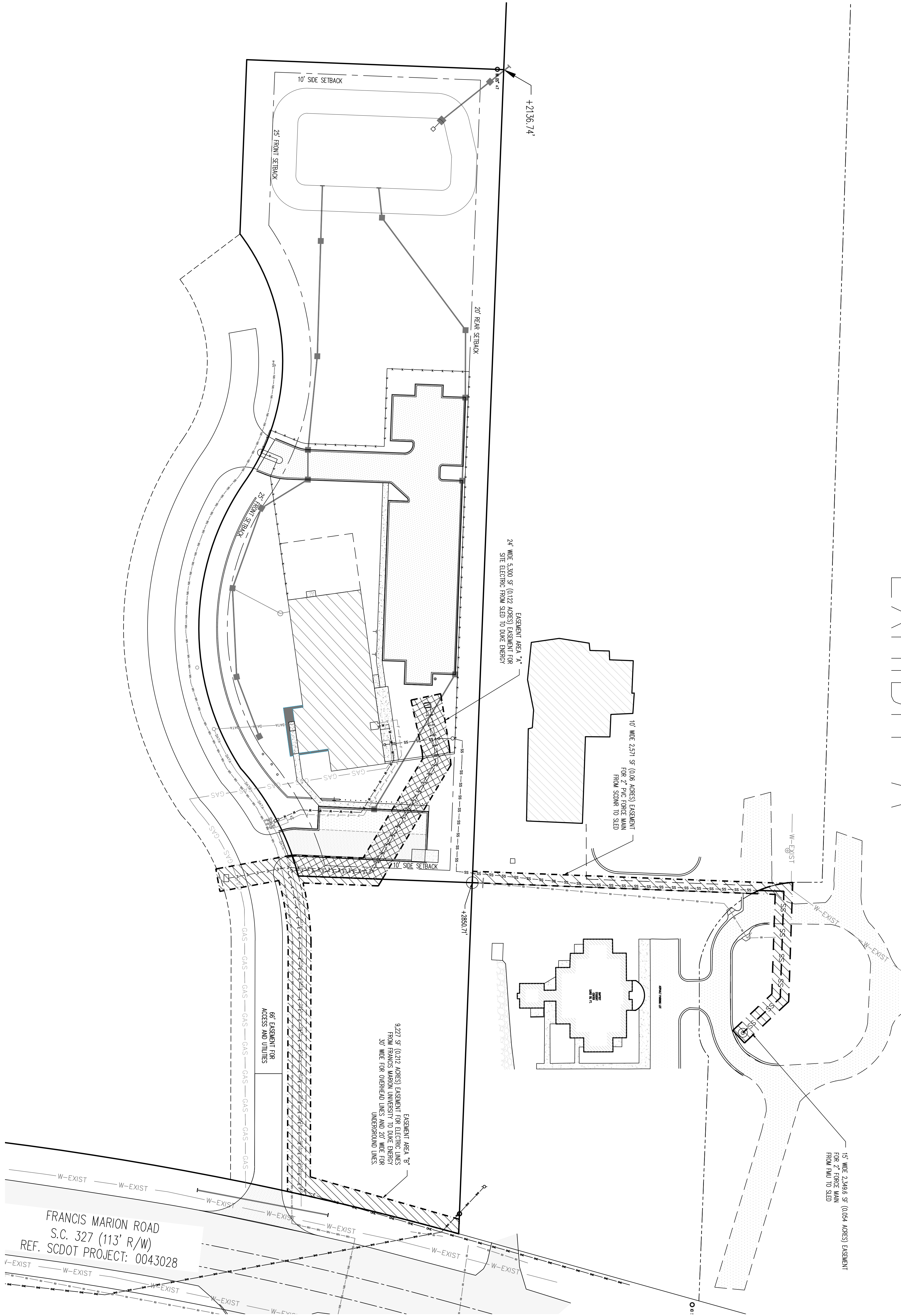
Thank you for your consideration of this matter and please do not hesitate to let me know if you need additional information.

Sincerely,



Dale Law
Senior Real Estate Representative

EXHIBIT A

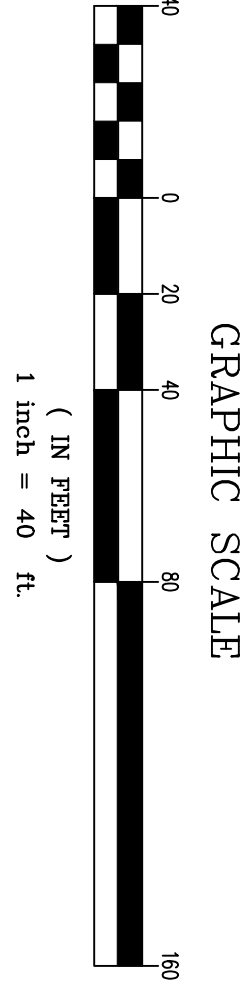


DRAWN BY:	ADB	CHECKED BY:	WCE
DATE:	1-06-25	DATE:	1-06-25
DESIGNED BY:	ADB	CHECKED BY:	WCE
DATE:	1-06-25	DATE:	1-06-25
SCALE:	AS-NOTED		

SLED PEE DEE OFFICE CONSTRUCTION			
PROJECT #D50-6113-CB			
DEPARTMENT OF ADMINISTRATION -DIVISION OF FACILITIES MANAGEMENT AND PROPERTY SERVICES			
FRANCIS MARION ROAD, FLORENCE, S.C.			
UTILITY EASEMENTS			

REV	DATE	REVISION	APPROVED	REV	DATE	REVISION	APPROVED
A	1/06/25	EASEMENT EXHIBITS	WCE				
A	1/28/25	EASEMENT REVISIONS	WCE				

C5.01A	
ECO 008 # JCBNO	



GRAPHIC SCALE



State of South Carolina *Department of Mental Health*

MENTAL HEALTH COMMISSION:

Elliott E. Levy, MD, Chair
Carl E. Jones, Ph.D., Vice Chair
L. Gregory Pearce, Jr.
Bobby H. Mann, Jr.
Crystal A. Smith Maxwell, MD

2414 Bull Street • P.O. Box 485
Columbia, SC 29202
Information: (803) 898-8581

Robert Bank, MD
Acting State Director

February 28, 2025

Linda Gordon
Real Property Services
Division of Facilities Management and Property Services
The South Carolina Department of Administration
1200 Senate Street
Room 612
Columbia, SC 29201

Re: Psychiatric Residential Treatment Facility Utility Easement

Dear Ms. Gordon:

The South Carolina Department of Mental Health (SCDMH) is requesting State Fiscal Accountability Authority approval to grant an easement to Dominion Energy South Carolina, Inc. that will serve to support the construction and maintenance of the primary electrical distribution lines for the new Psychiatric Residential Treatment Facility located on Crafts Farrow State Hospital Campus. Construction of the Facility is currently in progress with a target substantial completion date of October 20, 2025. SCDMH has been actively coordinating the sizing and location of the duct banks and transformers, as well as routing of the service with DESC. The easement will have no adverse impact on the use of the property or operation of the electrical service with Dominion Energy. A fifty-year easement is deemed more appropriate than a license or lease as the typical life expectancy of electrical distribution lines is around 50 years. The proposed easement does not materially impair the utility of the property or damage it in any way.

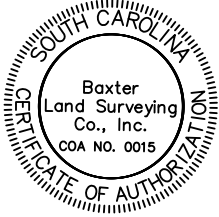
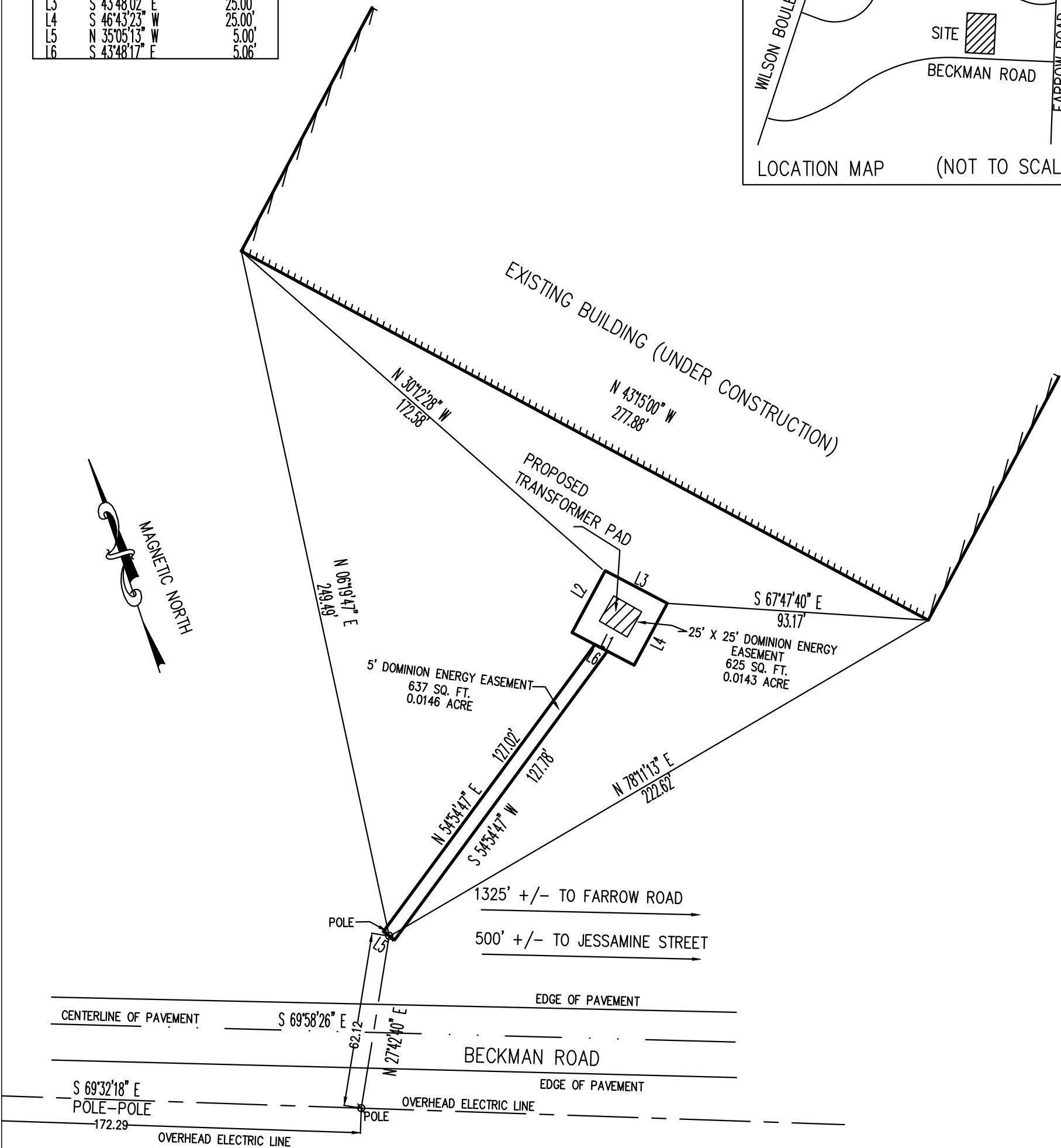
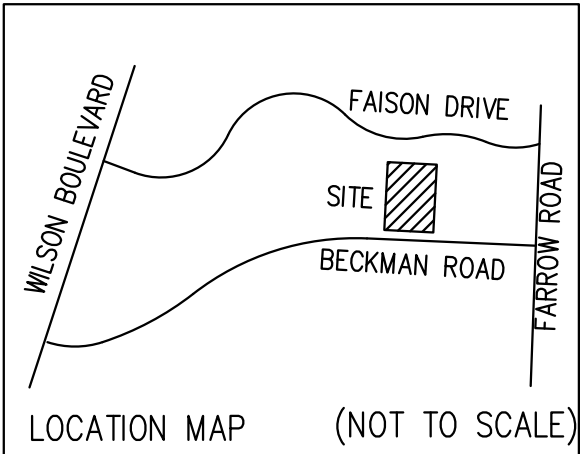
Sincerely,

A handwritten signature in blue ink, appearing to read "Michael R. Montgomery", is written over a horizontal line.

Michael Montgomery, Project Manager
Physical Plant Services

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.

LINE TABLE		
Id	Bearing	Distance
L1	N 43°48'17" W	25.00'
L2	N 46°43'23" E	25.00'
L3	S 43°48'02" E	25.00'
L4	S 46°43'23" W	25.00'
L5	N 35°05'13" W	5.00'
L6	S 43°48'17" E	5.06'



PLAT PREPARED FOR
SOUTH CAROLINA DEPARTMENT OF MENTAL HEALTH

RICHLAND COUNTY, NEAR COLUMBIA, SC

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN 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, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



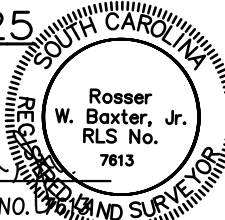
1" = 40'

BAXTER LAND SURVEYING CO., INC.
2204 DEVINE STREET
COLUMBIA, SC 29205
(803)-252-8564

JANUARY 3, 2025

Rosser W. Baxter, Jr.

ROSSER W. BAXTER, JR. SCPLS NO. 7613





State of South Carolina *Department of Mental Health*

MENTAL HEALTH COMMISSION:

Elliott E. Levy, MD, Chair
Carl E. Jones, Ph.D., Vice Chair
L. Gregory Pearce, Jr.
Bobby H. Mann, Jr.
Crystal A. Smith Maxwell, MD

2414 Bull Street • P.O. Box 485
Columbia, SC 29202
Information: (803) 898-8581

Robert Bank, MD
Acting State Director

February 28, 2025

Linda Gordon
Real Property Services
Division of Facilities Management and Property Services
The South Carolina Department of Administration
1200 Senate Street
Room 612
Columbia, SC 29201

Re: Psychiatric Residential Treatment Facility Water Line Easement

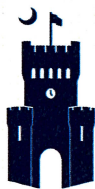
Dear Ms. Gordon:

The South Carolina Department of Mental Health (SCDMH) is requesting State Fiscal Accountability Authority approval grant an easement to the City of Columbia that will serve to support the construction and maintenance of the water lines for the new Psychiatric Residential Treatment Facility (PRTF) located on Crafts Farrow State Hospital Campus. Construction of the facility is currently in progress with a target substantial completion date of October 20, 2025. The site chosen for the PRTF currently has a waterline easement that provides services for adjacent buildings and property. The SCDMH has been actively coordinating the abandonment of exiting waterline and relocation of new waterlines to maintain the City of Columbia's services to adjacent buildings/properties while adding the vaults, meter, and valves, to support the new PRTF. The proposed easement is being requested for a fifty-year term as this is the expected lifetime of the infrastructure installed within the easement. A lease or license would not be suitable for the purpose of installing and maintaining costly and critical water infrastructure. The proposed easement does not materially impair the utility of the property or damage it in any way.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Montgomery".

Michael Montgomery, Project Manager
Physical Plant Services



THE CITADEL

Ms. Linda M. Gordon, Real Property Services
Division of Facilities Management and Property Services
SC Department of Administration
1200 Senate Street, Room 612
Columbia, SC 29201

March 3, 2025

Dear Ms. Gordon,

The Citadel respectfully requests the State Fiscal Accountability Authority approve a utility easement across 68 Hagood Avenue in Charleston, South Carolina, TMS 460-00-00-006, in favor of Comcast, to allow it to permanently install a fiber optic cable at Hollings Hall. The Citadel owns TMS 460-00-00-006 and both buildings constructed on it, the John Monroe Holliday Alumni Center and Hollings Hall. The Citadel's Alumni Association and The Citadel Foundation occupy the Alumni Center; The Citadel, leases Hollings Hall to the United States Corps of Engineers.

The purpose of the easement is to facilitate the installation of fiber optic upgrades to increase telecommunications and internet capabilities in the building. A fifty-year easement is deemed more appropriate than a lease or license due to the average forty-year lifespan of fiber optic cables. The easement will not impair the utility of the property or damage it.

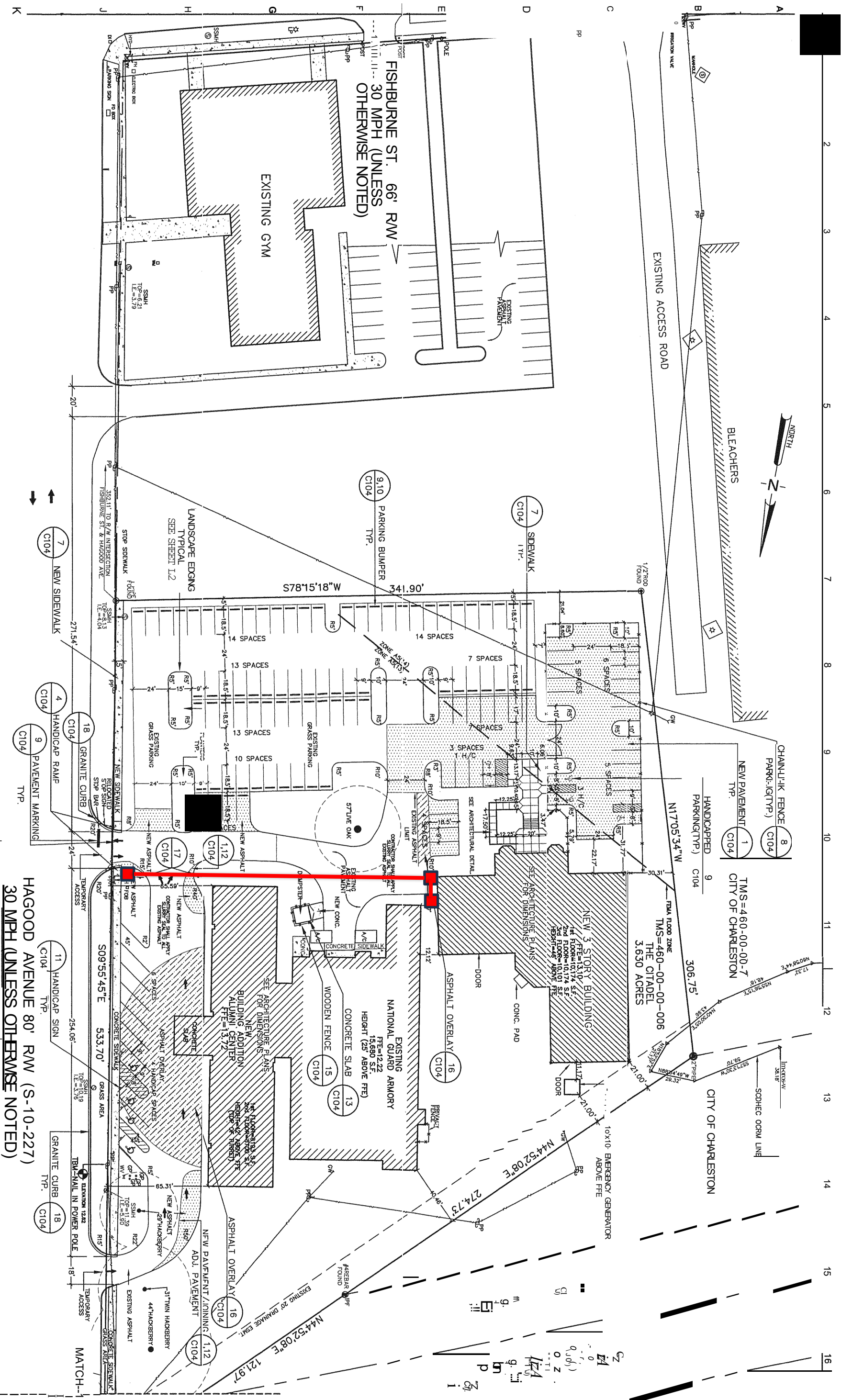
The Citadel Board of Visitors approved the easement during its February 7, 2025, meeting. I am attaching a copy of the agenda for that meeting for your reference. I will provide copies of the minutes upon their approval by the Board.

If you have any questions concerning this request, please do not hesitate to contact me.

With best regards, I am

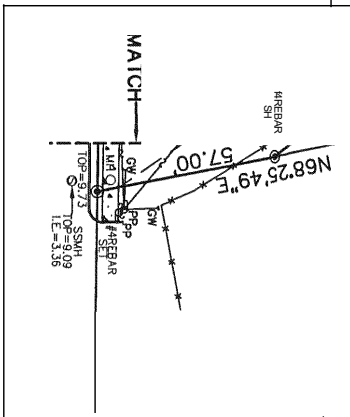
Mark C. Brandenburg
General Counsel

MCB



BUILDING	SIZE	REQUIRED	SPACES
EXISTING ARMORY	1,130 PEOPLE	/ 6 PEOPLE	189
ALUMNI CENTER	61 PEOPLE	/ 6 PEOPLE	11
	10,380 S.F.	/ 500 S.F.	21
GENERAL SERVICES	24,360	/ 500 S.F.	48
TOTAL			269

PROVIDED	
ON SITE PAVED	48
ON SITE GRASS	71
OFFSITE PAVED (HAGOOD UM)	218
	341



**EASEMENT AREA
2,400 SF / 0.055 ACRES**

**FORSBERG ENGINEERING
& SURVEYING, INC.**

P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
43/571-2622 FAX 843/571-2622

$$= 30$$

JOB No. 2418







***HICMtn.	JCF
==	DCFJEF
PRABY	JEF
ORDERED SY	DCF
IS*EDAT	08/10/99
PROJECT NO.	98ND29

<NOT>	

SITE/TRC DATA

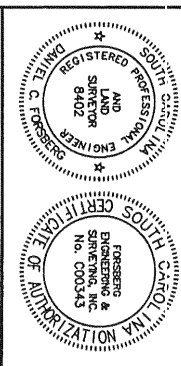
- 1) IMS = 0.00, OCH016 is 2.03m "OHF and GB (SLOPED OVERLAY)
- 2) n 1.5 = -0.00 -0.00 -1.5 is 2.00m "GB"
- 3) "THIS SITE LIES IN THE "S2/S25" HIGH DISTRICT
- 4) "ADJACENTS TO THE NATIONAL GLAZED PARKWAY
- 5) THERE ARE NO PROTECTED TREES BEING ATTACHED WITHIN AREA
- 6) "SIGHT DISTANCE VISIBILITY ALL EXITS AND/OR INTERSECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH SCOTTS' ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL
- 7) "OF EXISTING MENOROUS SURFACE = 20.275
- 8) "OF NEW INTERMEDIARY SURFACE 14.689 S.F. (313.7 M²)
- 9) "NET INCREASE = 13.601 S.F. OF INTERMEDIARY SURFACE
- 10) "TOTAL PROPOSED GRAVED SPACES IN AREA OF CONSTRUCTION IS 71.
- 11) "TOTAL PROPOSED PAVED SPACES IN AREA OF CONSTRUCTION IS 40.
- 12) "TOTAL PROPOSED HANDICAP SPACES IS 8.
- 13) "TOTAL PAVED PARKING SPACES IS 218.
- 14) "TOTAL EXISTING PAVED SPACES IS 16.
- 15) "PROPOSED U.S. ARMY CORP. INCREASES 30.449 S.F. OF ENCLOSED BUILDING SPACE.

LEGEND

- |  | OVER-EDGED UNDRUNY LINE | |
|---|---|--|
|  | FOR
o GP
FI W/
@SSAH
OMH | |
|  | FIBER OPTIC BOX
GUARD POST
FIRE HYDRANT
WATER VALVE
SAFETY SEWER MANHOLE
MANHOLE | |
|  | CONCRETE | |
|  | NEW ASPHALT | |
|  | NEW ASPHALT OVERLAY | |

- NEW ASPHALT OVERLAY

		9	+ - - - - - C
10/04/99	10/07...9..		
12-20-...		\$1 NO. 2	
NO.	DATE	RISKS	



**CUMMINGS &
McCRADY: INCO**

ARCHITECTS AND ENGINEERS
251 KING STREET CHARLESTON, SC 29401
577-5063 FAX (843) 723-4951

HOLIDAY ALUMNI

U.S. ARMY CORPS.
DISTRICT OFFICE

PLAN

5

PROJECT NO.	98029	IN	<FLOT>
-------------	-------	----	--------