

Land Acquisition FAQ Springmaid



Who is Central Electric Power Cooperative, Inc.?

Central Electric Power Cooperative, Inc. (Central) is a not-for-profit generating and transmission electric cooperative based in Columbia, SC. Central is owned by the 20 electric distribution cooperatives of South Carolina. It has the legal responsibility of providing transmission electric power in a reliable manner to its member cooperatives.

What is the purpose of this project?

The purpose of the Springmaid 100kV transmission line is to improve reliability for Fort Mill's Springmaid community served by the York Electric Cooperative, Inc.

How will the final route be selected?

Central performs a diligent evaluation of several possible corridors. Environmental concerns, as well as current and future land uses are carefully considered before the selection of a preferred corridor. The process is an objective fair-minded approach conducted in accordance with acceptable Rural Utility Service (RUS) and industry siting standards.

What is the acquisition process?

The first phase of the acquisition process is contact with Central's right-of-way team. This phase is known as the Survey Permitting Phase, and it involves our team meeting with landowners to discuss the project in more detail.

Once this process is completed, a centerline survey along with other studies, appraisals, timber evaluations and title work are completed. Then, our representative will provide you an acquisition package consisting of an easement, an offer, appraisal report and timber evaluation. Our representative will be available to explain this process to you via a face-to-face interaction or by telephone to answer any of your questions.

What is a right-of-way easement?

An easement is a legal document giving Central the right to construct and maintain an electric transmission line over a right-of-way strip crossing a portion of your property. The easement will be recorded in the county courthouse along with an Exhibit "A" (plat) delineating the exact location and dimensions of the acquisition.

How much right-of-way is required?

Typically, the right-of-way needed for this type of line is 70' in width. However, in some instances the widths may vary. Central only acquires the area necessary to comply with Federal Energy Regulatory Commission (FERC) and National Electric Safety Code (NESC) rules and regulations to ensure safety and reliability.

Will I be compensated for the right-of-way?

An offer of compensation will be made to you based on an appraisal by an independent state licensed real estate appraiser. You will be given a copy of this report as well as any applicable timber evaluation. All offers are based on acceptable real estate valuation practices.

Can I use the right-of-way?

You may use the right-of-way with prior approval by Central. However, structures like houses, garages, pools, wells, and septic tanks are prohibited because they may conflict with Central's crews' ability to access or work within the easement.

What happens if I refuse to grant permission for survey?

Central will exhaust every effort to work with you on this project. If access to the property for the survey is refused, we will seek recourse through the courts. To proceed with the project, Central must conduct a survey and related studies.

What happens if I cannot reach an agreement to sell this right-of-way?

Central is a not-for-profit cooperative owned by South Carolina citizens and has a responsibility to conduct its business in a fiscally acceptable manner. The State of South Carolina does grant Central eminent domain authority to acquire property for public utility use. However, this is a last resort option, and Central will work diligently with you in reaching an acceptable settlement.

