

JOINT  
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107  
and  
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL  
Water Quality Certification and Wetlands Section  
2600 Bull Street  
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N SAC-2016-00941

June 14, 2017

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344) and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Mr. William Trawick**  
**Bishop Gadsden Episcopal Retirement Community**  
**C/o Mr. Ken Smoak**  
**Sabine and Waters, Inc.**  
**Post Office Box 1072**  
**Summerville, South Carolina 29484**

for a permit to place fill material in

**FRESHWATER WETLANDS**

at a location, TMS #337-00-00-087, 088, and 115, located at the intersection of Camp Road and Ferguson Road on James Island, Charleston, Charleston County, South Carolina (Latitude: 32.7332°N, Longitude: -79.9792°W), James Island Quad.

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in freshwater wetlands for institutional development of the site. In detail, the applicant proposes to place approximately 6,630 cubic yards

of clean fill material in 2.64 acres of freshwater wetlands to create suitable high ground for access roads, building pads and parking and excavate 0.1 acres of freshwater wetlands for stormwater retention, all for expansion of the existing care facilities. The project includes construction of a 64-bed long term care nursing facility, a 32 bed short-term rehabilitation facility, and a 32-bed memory care residence to serve those with Alzheimer's or other dementia-related illness. The scope of services provided in this facility by Bishop Gadsden and Bishop Gadsden contractors includes: inpatient skilled rehabilitation, physical, occupational and speech therapy services, pharmacy services, infusion services, hospice services, specialized memory care programming, and all operations support services. The facility will be a two-story structure with a footprint of approximately 135,000 sf. An entrance to the new health care campus from Camp Road will enable access by the greater Charleston community, while an interior street will connect it to the main Bishop Gadsden campus for resident access, a critical element of the Community continuum of care. Surface parking areas will be located throughout the site offering patients, residents, staff, and visitors convenient access at key entry points. A number of new and needed residential structures are also included in the proposed plan. The main building will be constructed to Institutional (I-2) standards per the International Building Code 2006 and South Carolina DHEC. The building will be completely protected by an automatic fire sprinkler system, and will meet all other design and construction requirements of licensing standards found in SC Reg. 61-17 and SC Reg. 61-84.

The proposed facility is sited on the property and planned to avoid and minimize wetland impacts to the maximum extent practicable, minimize or mitigate impacts to an adjacent upland area recognized as Geographic Area of Particular Concern (GAPC) by SHPO, and to minimize traffic and commercial impact to the surrounding neighborhoods.

This facility will also help address the unmet need in the Charleston area for skilled nursing beds, which the South Carolina Health Plan estimates as a shortage of 900+ beds. Bishop Gadsden is positioned to build an asset that will not only serve its existing residents but will also provide needed rehabilitation services in the West Ashley/west islands area of Charleston. This facility will provide 32 beds of Medicare part A certified rehabilitation services for an estimated 500+ patient days annually.

To serve both internal and external purposes adequately, it is important that this building be uniquely suited to provide Community access to residents as well as a public entry. **The mission and business model of the continuing care retirement community is that residents receive care on the same campus, their home, through the remainder of their lives.** Many residents will either need the services provided in this facility or will care for spouses/family members who are receiving care there, so accessibility through internally connected roads and pedestrian paths is critical to the fulfillment of contracts assuring access to care on one campus.

In making the capital investment to serve its residents, Bishop Gadsden is also able to expand the facilities to help address the unmet need in the Charleston area for short-term rehabilitation services. Area hospitals have acknowledged this need and have expressed support for Bishop Gadsden's effort to address it. With the growing senior population in the Charleston area, enhancing access to these services is consistent with the mission of Bishop Gadsden.

The applicant has indicated that the proposed work is necessary for expansion of the existing facilities, stating that "the care, services, and life enrichment opportunities proposed to be

June 14, 2017

provided are in high demand and provide a great public benefit, as evidenced by consistently high occupancy and burgeoning waiting lists". The applicant has avoided impacts to 0.14 acres of onsite wetlands, however due to the configuration of the wetlands in the center of the site, complete avoidance of wetland impacts was not possible. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 27.4 acres of restoration/enhancement mitigation credits from the Congaree Carton Mitigation Bank. The project purpose is to develop additional care facilities at Bishop Gadsden necessary to serve increasing numbers of elderly residents across the continuum of care, from independent /residential housing, to assisted living, memory care, and skilled nursing with necessary attendant features.

**NOTE: This public notice and associated plans are available on the Corps' website at:**  
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 2.74 acres of freshwater substrates upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

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In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)), and has initially determined that historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and other interested parties to provide any information they may have with regard to historic properties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

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SAC-2016-00941

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**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107**

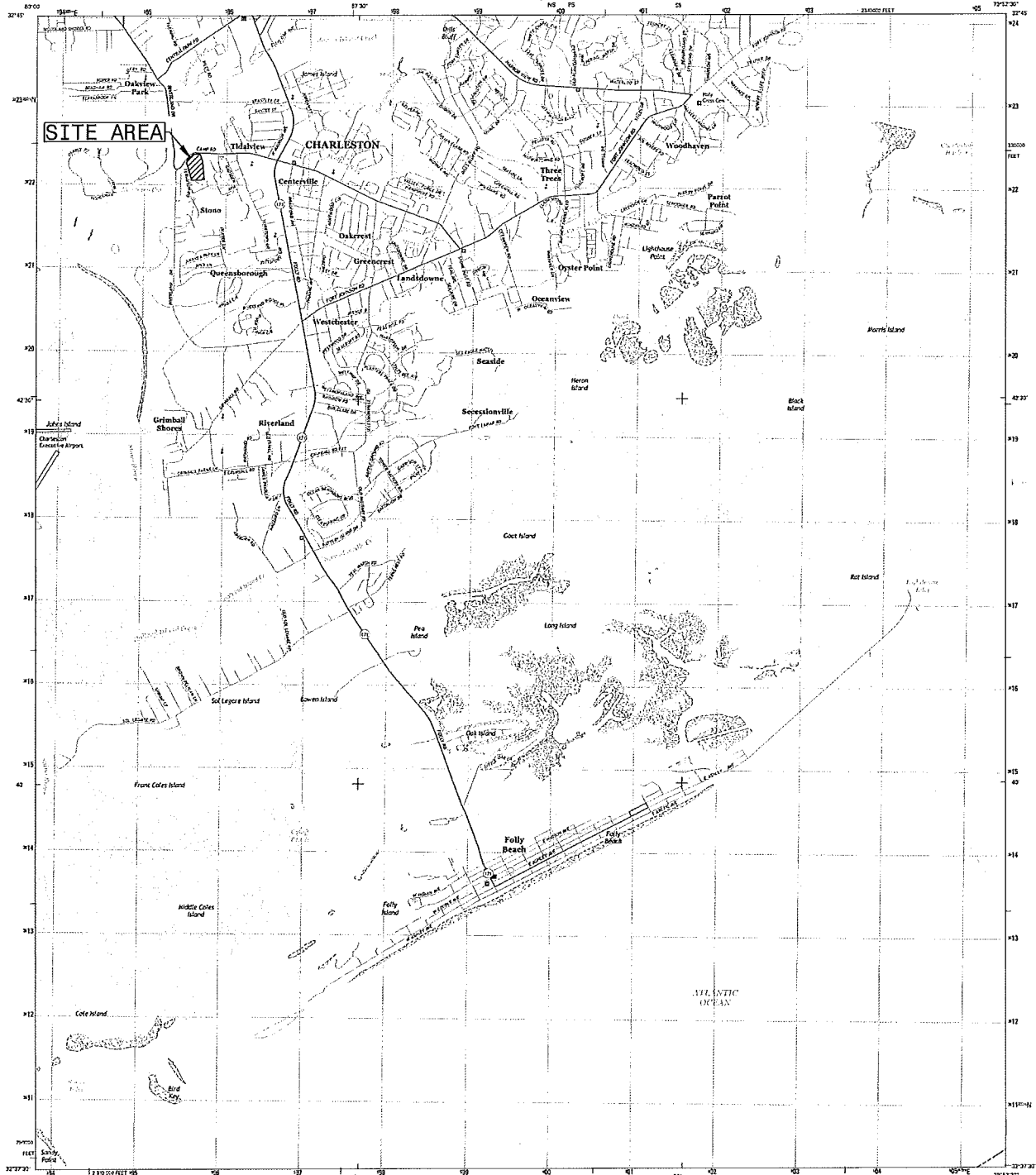
If there are any questions concerning this public notice, please contact Mary Hope Green, Project Manager at (843) 329-8044 X 8034 or toll free at 1-866-329-8187.



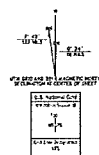
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

The National Map  
of the  
US Topo

JAMES ISLAND QUADRANGLE  
SOUTH CAROLINA-CHARLESTON CO.  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
with technical assistance of the National  
Map Accuracy Program, and  
1:250,000 scale, National Topographic Series, 7.5  
Minute Series, South Carolina-Charleston Co. 2014



ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Artery	Driveway
Interstate	US Route
State Route	State Road

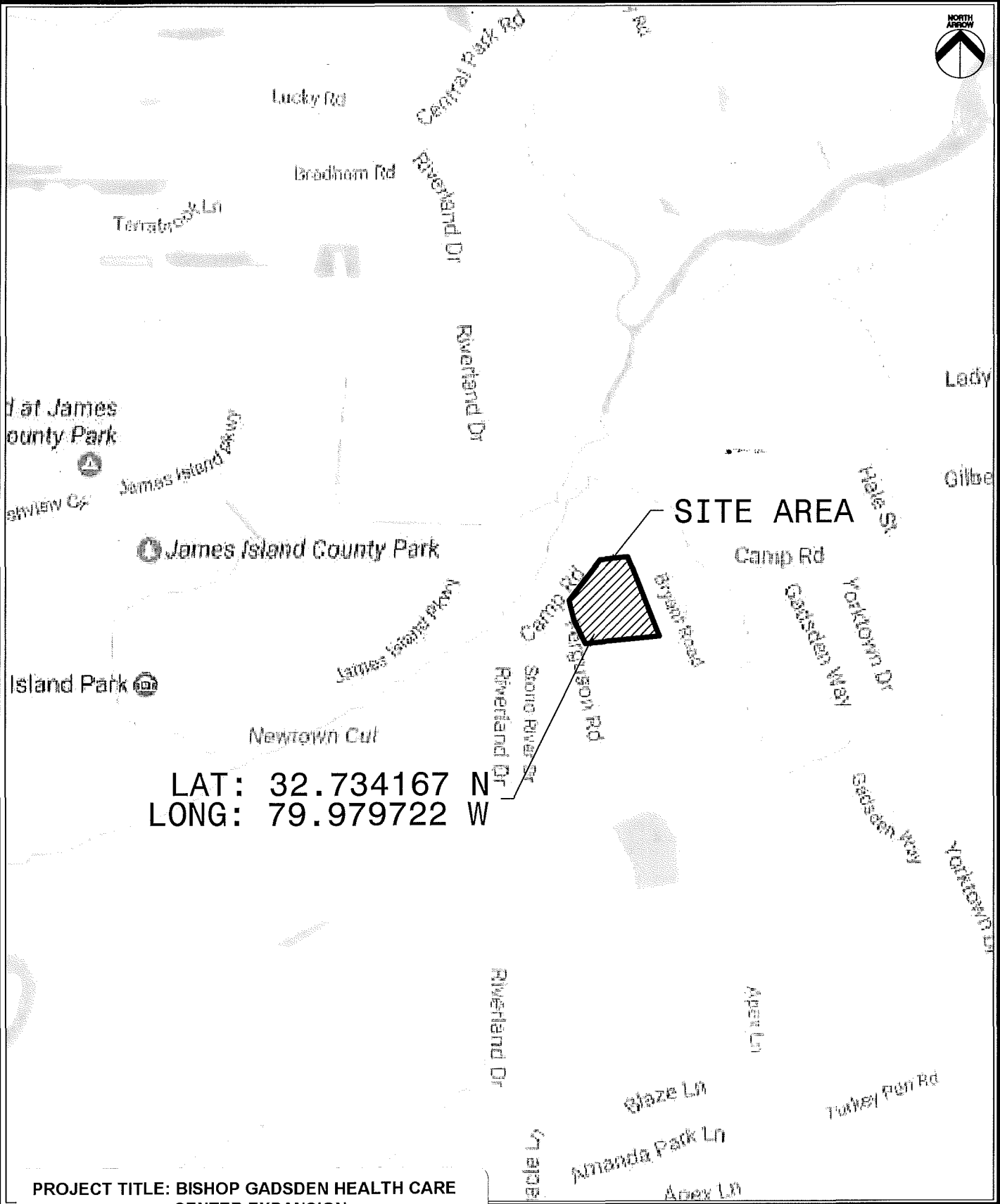
1	2	3	4	5	6	7	8	9	10
1	2	3	4	5	6	7	8	9	10

JAMES ISLAND, SC  
2014

**PROJECT TITLE: BISHOP GADSDEN HEALTH CARE  
CENTER EXPANSION**  
**LOCATION: CAMP ROAD AND FERSUSON ROAD  
JAMES ISLAND, CHARLESTON CO.**  
**DATE: MAY 25, 2017**  
**SAC- 2016-00941**      **SHEET: 1 OF 4**

**HUSSEY GAY BELL**  
*Established 1958*

474 WANDO PARK BLVD, SUITE 201, MT. PLEASANT, SC 29464/T:843.849.7500



LAT: 32.734167 N  
LONG: 79.979722 W

**SITE AREA**

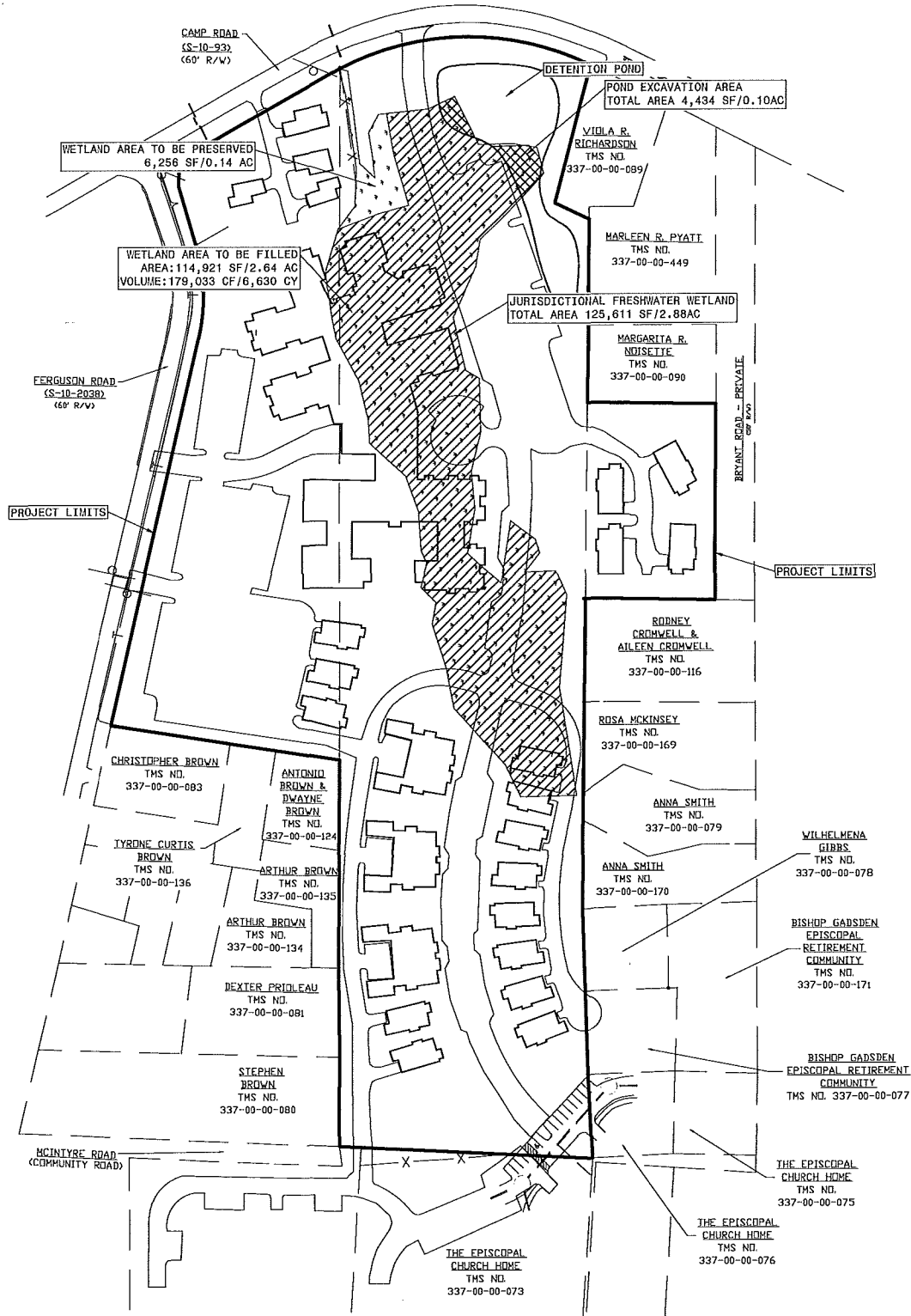
**PROJECT TITLE: BISHOP GADSDEN HEALTH CARE  
CENTER EXPANSION**  
**LOCATION: CAMP ROAD AND FERSUSON ROAD  
JAMES ISLAND, CHARLESTON CO.**  
**DATE: MAY 25, 2017**  
**SAC- 2016-00941**

**SHEET: 2 OF 4**

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**WETLAND SUMMARY**  
 TOTAL AREA: 125,611 SF/2.88 AC  
 IMPACTED: 114,921 SF/2.64 AC  
 POND EXCAVATION: 4,434 SF/0.10 AC  
 PRESERVED: 6,256 SF/0.14 AC  
 FILL VOLUME: 179,033 CF/6,630 CY

**LEGEND**

- PRESERVED WETLAND
- WETLAND TO BE IMPACTED (FILL)
- WETLAND TO BE IMPACTED (POND EXCAVATION)

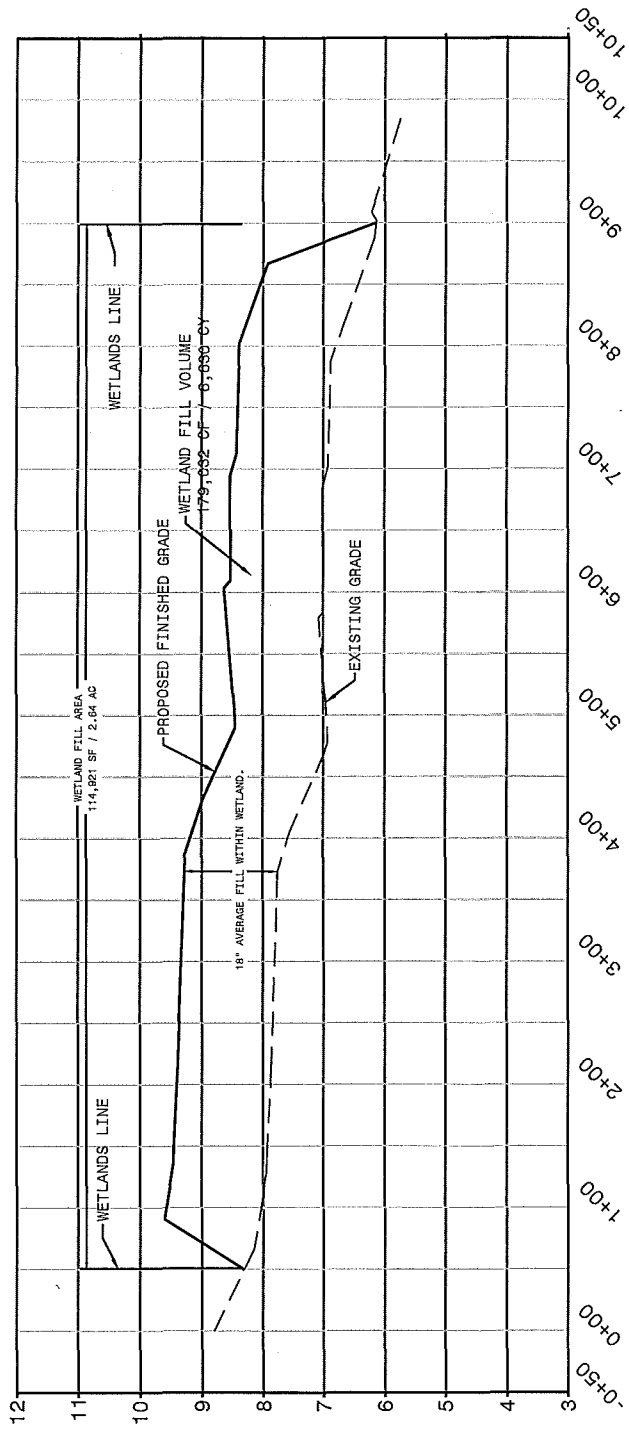
**PROJECT TITLE: BISHOP GADSDEN HEALTH CARE CENTER EXPANSION**  
**LOCATION: CAMP ROAD AND FERSUSON ROAD JAMES ISLAND, CHARLESTON CO.**  
**DATE: REVISED MAY 30, 2017**  
**SAC- 2016-00941 SHEET: 3 OF 4**

**HUSSEY GAY BELL**

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OPTION 1 EXISTING WETLAND FILL PROFILE PROFILE  
 SCALE: 1" = 150' HORIZONTAL  
 1" = 3' VERTICAL

PROJECT TITLE: BISHOP GADSDEN HEALTH CARE  
 CENTER EXPANSION  
 LOCATION: CAMP ROAD AND FERSUSON ROAD  
 JAMES ISLAND, CHARLESTON CO.  
 DATE: MAY 25, 2017  
 SAC- 2016-00941

SHEET: 4 OF 4

**HUSSEY GAY BELL**

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474 WANDO PARK BLVD, SUITE 201, Mt. PLEASANT, SC 29464 / T:843.849.7500

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