



North Carolina Department of Health and Human Services
Division of Health Service Regulation
Certificate of Need Section

2704 Mail Service Center • Raleigh, North Carolina 27699-2704
<http://www.ncdhhs.gov/dhsr/>

Drexdal Pratt, Director

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Craig R. Smith, Section Chief
Phone: (919) 855-3873
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December 13, 2012

David Lacy, CEO/President
Southminster Retirement Community
8919 Park Road
Charlotte, NC 28210

No Review

Facility or Business: Southminster Retirement Community
Project Description: Relocate 5 existing ACH Beds from the 1st floor to the 3rd floor
County: Mecklenburg
FID #: 953463

Dear Mr. Lacy:

The Certificate of Need Section (CON Section) received your letter of December 11, 2012 regarding the above referenced proposal. Based on the CON law **in effect on the date of this response to your request**, the proposal described in your correspondence is not governed by, and therefore, does not currently require a certificate of need. However, please note that if the CON law is subsequently amended such that the above referenced proposal would require a certificate of need, this determination does not authorize you to proceed to develop the above referenced proposal when the new law becomes effective.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Certificate of Need Section. Changes in a project include, but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

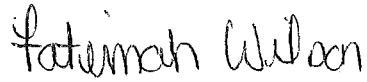
In addition, you should contact the Nursing Home Licensure and Certification Section to determine if they have any requirements for development of the proposed project. Please contact the CON



Mr. David Lacy
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Section if you have any questions. Also, in all future correspondence you should reference the Facility I.D. # (FID) if the facility is licensed.

Sincerely,



Fatimah Wilson, Project Analyst



Craig R. Smith, Chief
Certificate of Need Section

cc: Nursing Home Licensure and Certification Section, DHSR
Construction Section, DHSR

Smith, Craig

From: David Lacy [DLacy@southminster.org]
Sent: Tuesday, December 11, 2012 3:18 PM
To: Smith, Craig
Cc: Wertz, Becky
Subject: Request for "no CON review" letter
Follow Up Flag: Flag for follow up
Flag Status: Red

Craig – Southminster is a non-profit CCRC in Charlotte. It was originally built 25 years ago with 20 assisted living and 60 nursing beds under a combined license. These beds are on contiguous halls on the 3rd floor of our main building. About 15 years ago Southminster added a small 2 story addition that had 20 beds of assisted living on the 1st floor (before CONs were required for assisted living), and residential apartments on the second floor.

About 2 years ago we began discussions with another non-profit in our area - Hospice and Palliative Care Charlotte Region (HPCCR). That organization had an in-patient hospice facility in Huntersville, but wanted to add some inpatient beds in the southern part of our county. Together we decided that they could use our 20 bed assisted living space on the first floor of the two story wing as a 10 bed inpatient hospice unit licensed and operated by them. They applied for and obtained a certificate of need.

During the fall of this year, Southminster had an architect looking at some potential renovations to the rest of our healthcare space (located on the 3rd floor of our main building). That is where we also have 20 other AL beds and 60 nursing beds. As part of those discussions, it looked like it might be feasible to convert some space on that floor to 5 additional rooms of AL that would be contiguous to the existing 20 AL beds on that floor. Only preliminary architectural investigation has occurred, but it did look feasible. We would like to potentially move 5 of the 20 non-CON licensed AL beds from the area on the 1st floor that is being converted for use by HPCCR for hospice to the 3rd floor area that might be converted to 5 beds of AL. This would then give us 25 AL beds and 60 nursing beds on our third floor, and hospice would be operating a 10 bed hospice unit (under their CON and license) on our 1st floor. If after further architectural work and pricing it does not work out, we are prepared to relinquish any or all of those 5 AL beds that we don't use. Licensing has just verbally confirmed that they are able to allow us to hold the license for those 5 potential beds.

Southminster is requesting a letter confirming that the potential transfer of those 5 AL beds to a newly renovated area in the same main building would not require CON review.

Thanks for your consideration.

David Lacy
CEO/President
Southminster Retirement Community
dlacy@southminster.org

704-551-7101

LOOK we're on the web . . . www.southminster.org

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12/12/2012