



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

ROY COOPER • Governor

KODY H. KINSLEY • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

September 14, 2022

Francisco T. Morales

[notices@stonevilleacceptance.com](mailto:notices@stonevilleacceptance.com)

**Exempt from Review**

**Record #:** 4028  
**Date of Request:** September 8, 2022  
**Facility Name:** Senter's Rest Home  
**FID #:** 921084  
**Business Name:** HP6 Fuquay-Varina Health Investors, LLC  
**Business #:** 2205  
**Project Description:** Replace existing ACH facility on same site  
**County:** Wake

Dear Mr. Morales:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the above referenced proposal is exempt from certificate of need review in accordance with G.S. 131E-184(g). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

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 Agency. 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.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Tanya M. Saporito  
Project Analyst

Micheala Mitchell  
Chief

cc: Construction Section, DHSR  
Adult Care Licensure Section, DHSR

**NC DEPARTMENT OF HEALTH AND HUMAN SERVICES • DIVISION OF HEALTH SERVICE REGULATION  
HEALTHCARE PLANNING AND CERTIFICATE OF NEED SECTION**

LOCATION: 809 Ruggles Drive, Edgerton Building, Raleigh, NC 27603  
MAILING ADDRESS: 809 Ruggles Drive, 2704 Mail Service Center, Raleigh, NC 27699-2704  
<https://info.ncdhhs.gov/dhsr/> • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

# ***HP6 Fuquay-Varina Health Investors, LLC & Fuquay-Varina Health Holdings, LLC***

*40 Rawls Club Road  
Fuquay-Varina, North Carolina 27526*

**September 8, 2022**

Ms. Michaela Mitchell, Chief  
Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
North Carolina Department of Health & Human Services  
2704 Mail Service Center  
Raleigh, NC 27699-2704

**Re: Certificate of Need Exemption from Review  
Development of a New Facility on the Same Site  
*Senter's Rest Home (HAL-042-006 FID #921084)***

Dear Ms. Mitchell:

HP6 Fuquay-Varina Health Investors, LLC (hereinafter "Owner") is the owner and Fuquay-Varina Health Holdings, LLC (hereinafter "Operator") is the operator of the adult care home currently known as *Senter's Rest Home* located at 40 Rawls Club Road, Fuquay-Varina, Wake County, North Carolina 27526 (hereinafter "the Facility"). The Facility is listed in the "Inventory of Adult Care Home Beds" in the 2022 State Medical Facilities Plan as having 50 Special Care Unit (hereinafter "SCU") beds.

The purpose of this letter is to provide prior notice to the Department of Owner's and Operator's intent to replace the Facility with a new adult care home (the "New Facility") on the same site (the "Project"). Pursuant to N.C. Gen. Stat. § 131E-184(g), Owner and Operator seek a finding from the Department that it may proceed with the Project as described herein without Certificate of Need ("CON") review.

N.C. Gen. Stat. § 131E-184(g) provides that the Department shall exempt from CON review any capital expenditure that exceeds two million dollars if certain criteria are met:

- (1) The sole purpose of the capital expenditure is to renovate, replace on the same site, or expand the entirety or a portion of an existing health service facility that is located on the main campus.
- (2) The capital expenditure does not result in (i) a change in bed capacity as defined in G.S. 131E-176(5) or (ii) the addition of a health service facility or any other new institutional health service other than that allowed in G.S. 131E-176(16)b.
- (3) The licensed health service facility proposing to incur the capital expenditure shall provide prior written notice to the Department, along with supporting documentation to demonstrate that it meets the exemption criteria of this subsection.

Per N.C. Gen. Stat. § 131E-184(g), Owner and Operator qualify for an exemption from CON review to develop the Project on the same site as the Facility for the following reasons:

***HP6 Fuquay-Varina Health Investors, LLC &  
Fuquay-Varina Health Holdings, LLC***

*40 Rawls Club Road  
Fuquay-Varina, North Carolina 27526*

- (1) The sole purpose of the capital expenditure to be incurred by Owner and Operator on the Project is to replace, on the same site, the Facility for the New Facility. Attached hereto as Exhibit A is a proposed capital expenditure for the Project.
- (2) The Owner and Operator are not changing the bed capacity of the Facility, and the New Facility will have 50 SCU beds. Further, the Owner and Operator are not adding any health service facility or any new institutional health service to the New Facility that is not already present in the Facility. Attached hereto as Exhibit B is the Site Plan and Floor Plan for the Project.
- (3) The Owner and Operator are providing prior written notice to the Department of the proposed Project and are providing supporting documentation to demonstrate that they meet the exemption criteria of N.C. Gen. Stat. § 131E-184(g).

Owner and Operator also plan to change the Facility's name from "*Senter's Rest Home*" to "*The Springs of Ballentine*" upon completion of the Project. Owner and Operator will seek a name change approval with the North Carolina Department of Health and Human Services, Division of Health Service Regulation, Adult Care Home Licensure Section to effect this change.

Based on the foregoing information, Owner and Operator respectfully request a no-review finding concluding that the Project described above is exempt from CON review pursuant to N.C. Gen. Stat. § 131E-184(g), and therefore, Owner and Operator may replace the Facility without CON review.

If you require additional information to consider this request, please contact me directly.

Thank you in advance for your consideration of this request.

Sincerely,



Francisco T. Morales  
Counsel for HP6 Fuquay-Varina Health Investors, LLC  
& Fuquay-Varina Health Holdings, LLC  
(919) 353-2059  
[notices@stonevilleacceptance.com](mailto:notices@stonevilleacceptance.com)

# **EXHIBIT A**

Carolina Commercial Contractors, LLC  
1600 Colon Road  
Sanford, North Carolina 27330  
Phone: +1 9197764641

Project: 2020-79 - Senters ASL

## \*\*\*PRELIMINARY\*\*\* Senters - 50 Bed Memory Care ASL

|   |   |  |  |
|---|---|--|--|
| <b>OWNER/CLIENT:</b>                    | Fuquay Varina Health Investors, LLC<br>PO Box 2568<br>Hickory, North Carolina 28603               | <b>CONTRACTOR:</b>                               | Carolina Commercial Contractors, LLC<br>1600 Colon Road<br>Sanford, North Carolina 27330 |
| <b>ARCHITECT/ENGINEER:</b>              | Kimberly McCann (ELEVEN18<br>ARCHITECTURE, PL)<br>1011 E. Colonial #307<br>Orlando, Florida 32803 | <b>DATE CREATED:</b>                             | 08/15/2022   |
| <b>CONTRACT STATUS:</b>                 | Draft   | <b>CREATED BY:</b>                               | Corey Mabus (Carolina Commercial<br>Contractors, LLC)                                    |
| <b>EXECUTED:</b>                        | No  | <b>DEFAULT RETAINAGE:</b>                        | 10.0%  |
| <b>START DATE:</b>                      |   | <b>SIGNED CONTRACT<br/>RECEIVED DATE:</b>        |  |
| <b>SUBSTANTIAL<br/>COMPLETION DATE:</b> |   | <b>ORIGINAL SUBSTANTIAL<br/>COMPLETION DATE:</b> |  |
| <b>ESTIMATED COMPLETION<br/>DATE:</b>   |   | <b>ACTUAL COMPLETION<br/>DATE:</b>               |  |

**DESCRIPTION:**

50 Bed Memory Care Facility - Consisting of 40 Private Rooms / 10 Semi-Private Rooms

**INCLUSIONS:**

- Demolition and abatement of existing building
- Sitework/Landscaping
- Site Lighting/Generator
- Kitchen Equipment
- Building Permit
- Builder's Risk Insurance

**EXCLUSIONS:**

- Civil and AMEPS Design Fees
- Bond
- Impact/ Utility Fees
- Fixture/Furnishing/Equipment not specifically listed.

**ATTACHMENTS:**

| #  | Budget Code                             | Description                                     | Amount         |
|----|---|---|----------------|
| 1  | 02.O Site Construction.Other            | Demolition/ Abatement/ Sitework                 | \$1,690,635.00 |
| 2  | 02-090.O Landscaping & Irrigation.Other | Landscaping                                     | \$147,930.00   |
| 3  | 17-040.O Profit.Other                   | Construction Management Fee                     | \$770,053.00   |
| 4  | 01.O General Conditions.Other           | General Conditions/Labor Burden/Building Permit | \$739,319.00   |
| 5  | 03.O Concrete.Other                     | Concrete  | \$392,462.00   |
| 6  | 04.O Masonry.Other                      | Masonry   | \$94,570.00    |
| 7  | 05.O Metals.Other                       | Metal   | \$51,060.00    |
| 8  | 06-100.O Rough Carpentry.Other          | Rough Carpentry                                 | \$612,770.00   |
| 9  | 06-200.O Finish Carpentry.Other         | Finish Carpentry                                | \$122,112.00   |
| 10 | 06-400.O Architectural Woodwork.Other   | Cabinets  | \$283,869.00   |

| #                   | Budget Code   | Description                            | Amount                |
|---------------------|---|--|-----------------------|
| 11                  | 07-300.O Shingles, Roof Tiles, and Roof Coverings.Other | Roofing                                | \$185,825.00          |
| 12                  | 07-200.O Thermal Protection - Insulation.Other          | Batt & Open-Cell Spray Foam Insulation | \$140,281.00          |
| 13                  | 07-400.O Roofing and Siding Panels.Other                | Siding                                 | \$131,743.00          |
| 14                  | 08-100.O Doors.Other                                    | Doors & Frames                         | \$307,755.00          |
| 15                  | 08-500.O Windows.Other                                  | Windows                                | \$121,514.00          |
| 16                  | 09-250.O Gypsum Wallboard.Other                         | Drywall                                | \$219,796.00          |
| 17                  | 09-900.O Paints and Coatings.Other                      | Painting/Fire Proofing                 | \$136,231.00          |
| 18                  | 09-600.O Flooring.Other                                 | Flooring                               | \$220,808.00          |
| 19                  | 08-700.O Hardware.Other                                 | Finish Hardware                        | \$90,508.00           |
| 20                  | 10.O Specialties.Other                                  | Miscellaneous Specialty                | \$22,190.00           |
| 21                  | 11-400.O Food Service Equipment.Other                   | Food Service Equipment                 | \$121,515.00          |
| 22                  | 15-300.O Fire Sprinkler System.Other                    | Fire Sprinkler System                  | \$218,990.00          |
| 23                  | 15-100.O Plumbing.Other                                 | Plumbing                               | \$574,932.00          |
| 24                  | 15-700.O Heating, Venting and Air Conditioning.Other    | Heating, Venting and Air Conditioning  | \$782,558.00          |
| 25                  | 16.O Electrical.Other                                   | Base Electrical                        | \$625,028.00          |
| 26                  | 16-500.O Lighting.Other                                 | Interior/Site Lighting                 | \$308,080.00          |
| 27                  | 16-400.O Low-Voltage Distribution.Other                 | Low-Voltage                            | \$192,766.00          |
| 28                  | 13.O Special Construction.Other                         | Building Labor & Misc.                 | \$38,039.00           |
| <b>Grand Total:</b> |   |  | <b>\$9,343,339.00</b> |

**Kimberly McCann (ELEVEN18  
ARCHITECTURE, PL)**  
 1011 E. Colonial #307  
 Orlando, Florida 32803

**Fuquay Varina Health Investors, LLC**  
 PO Box 2568  
 Hickory, North Carolina 28603

**Carolina Commercial Contractors, LLC**  
 1600 Colon Road  
 Sanford, North Carolina 27330

SIGNATURE

DATE

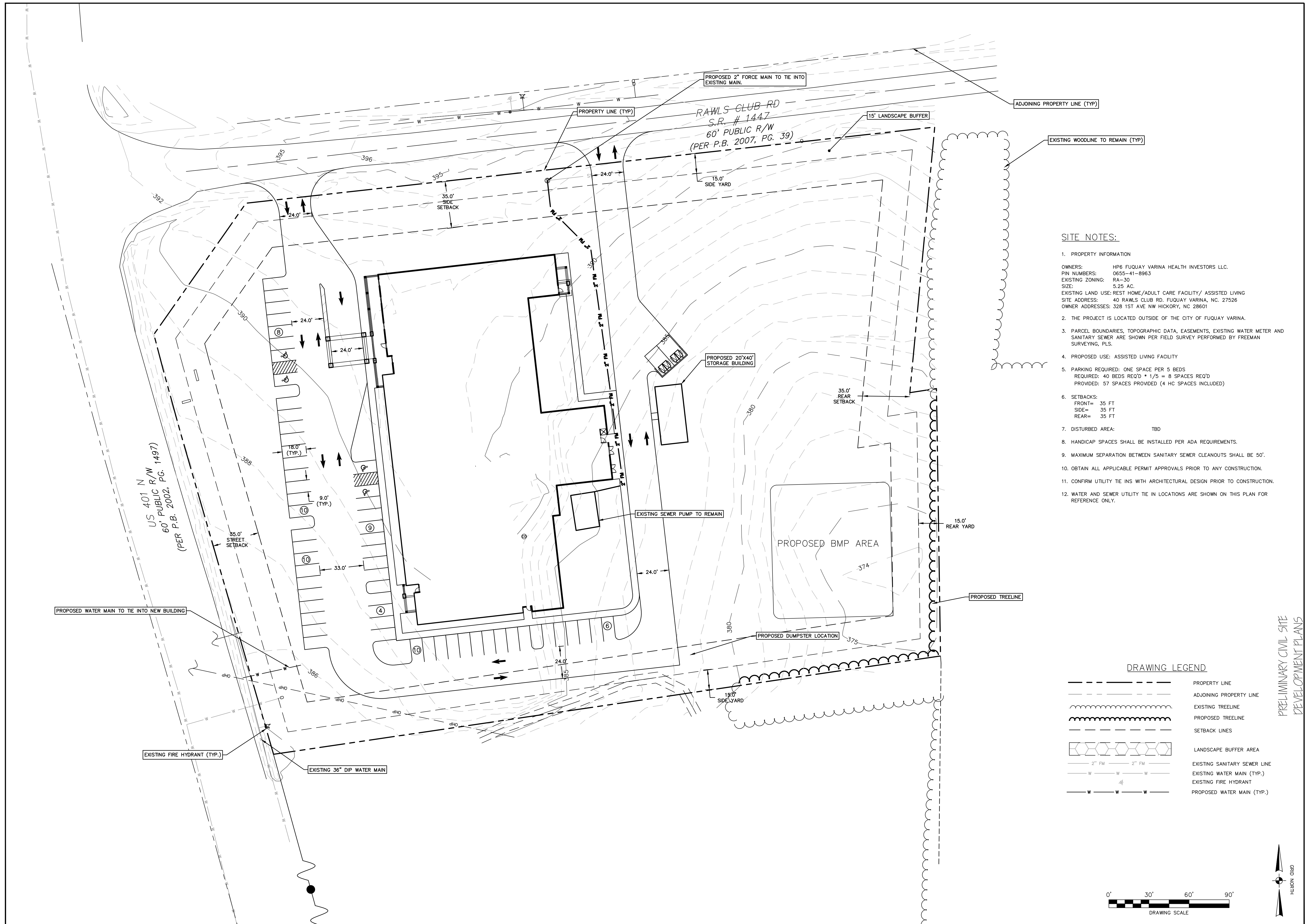
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DATE

SIGNATURE

DATE

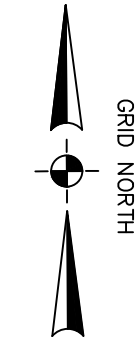
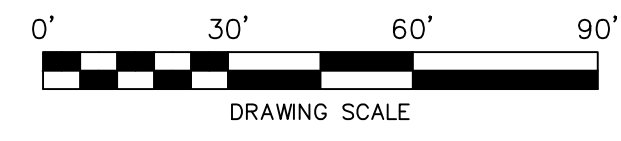
# **EXHIBIT B**



- SITE NOTES:**
- PROPERTY INFORMATION  
 OWNERS: HP6 FUQUAY VARINA HEALTH INVESTORS LLC.  
 PIN NUMBERS: 0655-41-8963  
 EXISTING ZONING: RA-30  
 SIZE: 5.25 AC.  
 EXISTING LAND USE: REST HOME/ADULT CARE FACILITY/ ASSISTED LIVING  
 SITE ADDRESS: 40 RAWLS CLUB RD. FUQUAY VARINA, NC. 27526  
 OWNER ADDRESSES: 328 1ST AVE NW HICKORY, NC 28601
  - THE PROJECT IS LOCATED OUTSIDE OF THE CITY OF FUQUAY VARINA.
  - PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY FREEMAN SURVEYING, PLS.
  - PROPOSED USE: ASSISTED LIVING FACILITY
  - PARKING REQUIRED: ONE SPACE PER 5 BEDS  
 REQUIRED: 40 BEDS REQ'D \* 1/5 = 8 SPACES REQ'D  
 PROVIDED: 57 SPACES PROVIDED (4 HC SPACES INCLUDED)
  - SETBACKS:  
 FRONT= 35 FT  
 SIDE= 35 FT  
 REAR= 35 FT
  - DISTURBED AREA: TBD
  - HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
  - MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
  - OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
  - CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
  - WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

**DRAWING LEGEND**

|  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | ADJOINING PROPERTY LINE      |
|  | EXISTING TREELINE            |
|  | PROPOSED TREELINE            |
|  | SETBACK LINES                |
|  | LANDSCAPE BUFFER AREA        |
|  | EXISTING SANITARY SEWER LINE |
|  | EXISTING WATER MAIN (TYP.)   |
|  | EXISTING FIRE HYDRANT        |
|  | PROPOSED WATER MAIN (TYP.)   |



**Summey Engineering Associates, PLLC**  
 Engineering - Land Planning - Consulting  
 Asheville, NC 27204  
 PO Box 9248  
 Phone: 336-328-0902 Fax: 336-328-0922  
 Email: info@summeyengineering.com  
 N.C. Professional Engineering Firm License No. F-0336

| No. | Date | Description | By |
|-----|------|-------------|----|
|     |      |             |    |

**PRELIMINARY CIVIL SITE DEVELOPMENT PLANS**  
**SITE AND UTILITY**  
**SENTERS ASSISTED LIVING**  
 40 RAWLS CLUB RD.  
 FUQUAY VARINA - HARNETT COUNTY - NC

|             |           |
|-------------|-----------|
| Scale:      | AS NOTED  |
| Date:       | JAN. 2022 |
| Drawn By:   | D.B.      |
| Checked By: | ZHG       |
| Job No.:    | E-16657   |

Sheet No. **C-3**



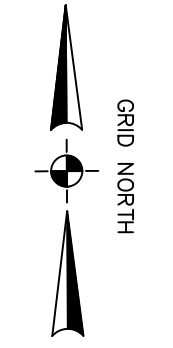
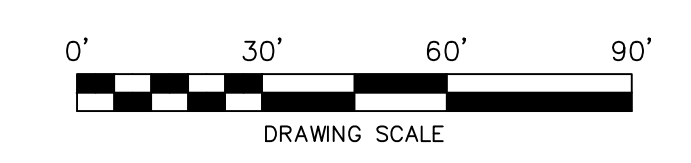


**SITE NOTES:**

- PROPERTY INFORMATION  
 OWNERS: HP6 FUQUAY VARINA HEALTH INVESTORS LLC.  
 PIN NUMBERS: 0655-41-8963  
 EXISTING ZONING: RA-30  
 SIZE: 5.25 AC.  
 EXISTING LAND USE: REST HOME/ADULT CARE FACILITY/ ASSISTED LIVING  
 SITE ADDRESS: 40 RAWLS CLUB RD. FUQUAY VARINA, NC. 27526  
 OWNER ADDRESSES: 328 1ST AVE NW HICKORY, NC 28601
- THE PROJECT IS LOCATED OUTSIDE OF THE CITY OF FUQUAY VARINA.
- PARCEL BOUNDARIES, TOPOGRAPHIC DATA, EASEMENTS, EXISTING WATER METER AND SANITARY SEWER ARE SHOWN PER FIELD SURVEY PERFORMED BY FREEMAN SURVEYING, PLS.
- PROPOSED USE: ASSISTED LIVING FACILITY
- PARKING REQUIRED: ONE SPACE PER 5 BEDS  
 REQUIRED: 40 BEDS REQ'D \* 1/5 = 8 SPACES REQ'D  
 PROVIDED:
- SETBACKS:  
 FRONT= 35 FT  
 SIDE= 35 FT  
 REAR= 35 FT
- DISTURBED AREA: TBD
- HANDICAP SPACES SHALL BE INSTALLED PER ADA REQUIREMENTS.
- MAXIMUM SEPARATION BETWEEN SANITARY SEWER CLEANOUTS SHALL BE 50'.
- OBTAIN ALL APPLICABLE PERMIT APPROVALS PRIOR TO ANY CONSTRUCTION.
- CONFIRM UTILITY TIE INS WITH ARCHITECTURAL DESIGN PRIOR TO CONSTRUCTION.
- WATER AND SEWER UTILITY TIE IN LOCATIONS ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.

**DRAWING LEGEND**

- PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- ~ ~ ~ ~ ~ EXISTING TREELINE
- ~ ~ ~ ~ ~ PROPOSED TREELINE
- SETBACK LINES
- [Pattern] LANDSCAPE BUFFER AREA
- 2" FM --- 2" FM --- EXISTING SANITARY SEWER LINE
- W --- W --- EXISTING WATER MAIN (TYP.)
- W --- W --- EXISTING FIRE HYDRANT
- W --- W --- PROPOSED WATER MAIN (TYP.)



**SEA**  
 Summey Engineering Associates, PLLC  
 Engineering - Land Planning - Consulting  
 Asheville, NC 27204  
 Phone: 336-324-0902 Fax: 336-324-0922  
 Email: info@summeyengineering.com  
 N.C. Professional Engineering Firm License No. F-0336

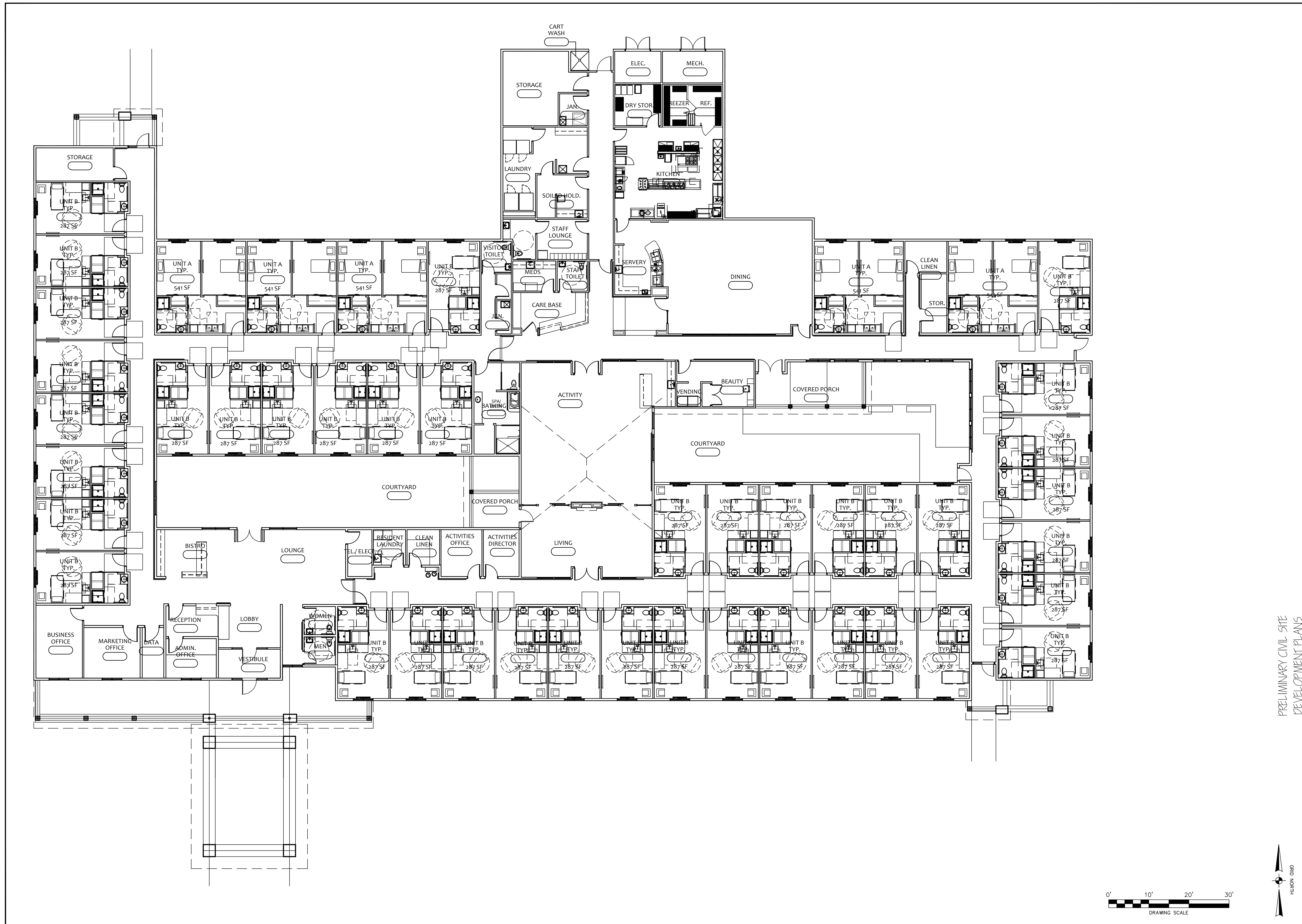
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PRELIMINARY CIVIL SITE DEVELOPMENT PLANS

**SITE AND UTILITY SENTERS ASSISTED LIVING**  
 40 RAWLS CLUB RD.  
 FUQUAY VARINA - HARNETT COUNTY - NC

|             |           |
|-------------|-----------|
| Scale:      | AS NOTED  |
| Date:       | JAN. 2022 |
| Drawn By:   | D.B.      |
| Checked By: | ZHG       |
| Job No.:    | E-1657    |

Sheet No. **C-3A**



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 Phone: 316-328-0902 Fax: 316-328-0922  
 E-mail: info@summeyengineering.com  
 N.C. Professional Engineering Firm License No. F-0336

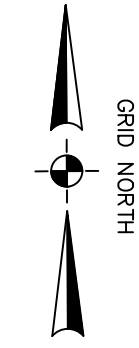
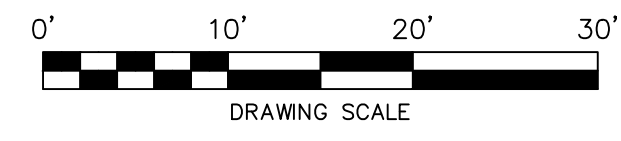
| No. | Date | Description | By |
|-----|------|-------------|----|
|     |      |             |    |

PRELIMINARY CIVIL SITE  
 DEVELOPMENT PLANS

**PRELIMINARY BUILDING LAYOUT**  
**SENTERS ASSISTED LIVING**  
 40 RAWLS CLUB RD.  
 FUQUAY VARINA - HARNETT COUNTY - NC

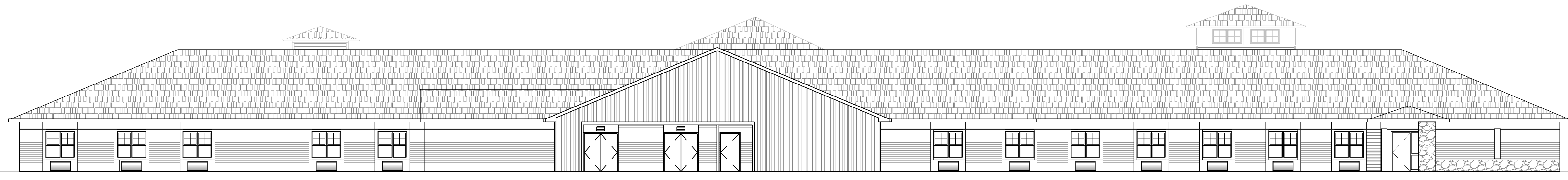
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| Date:       | JAN. 2022 |
| Drawn By:   | D.B.      |
| Checked By: | ZHG       |
| Job No.:    | E-7657    |

Sheet No. **C-4**





04 NORTH EXTERIOR ELEVATION  
3/32" = 1'-0"



03 EAST EXTERIOR ELEVATION  
3/32" = 1'-0"



02 SOUTH EXTERIOR ELEVATION  
3/32" = 1'-0"

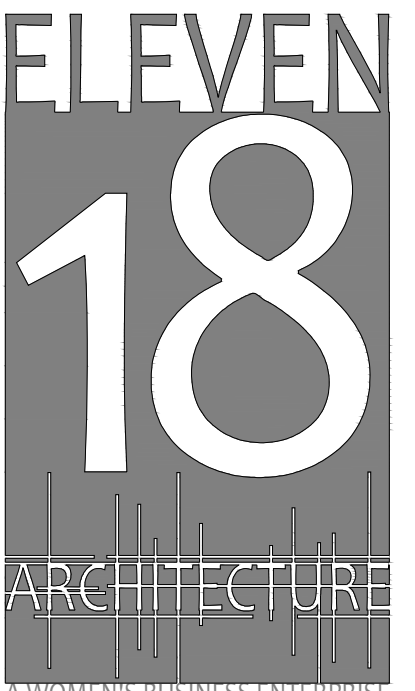


01 WEST EXTERIOR ELEVATION  
3/32" = 1'-0"

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11 APRIL 2022

- Mark Adams, AIA  
FL. REG.#AR0094473
- Matthew A Conte, AIA  
FL. REG.#AR0096819
- Kimberly Day McCann, AIA  
FL. REG.#AR0091738



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PROJECT NAME:  
**SENTERS  
SENIOR  
LIVING**  
HECTORS CREEK, NC

PROJECT CLIENT:  
**CAROLINA  
COMMERCIAL  
CONTRACTORS**

ELEVEN18 PROJECT LEAD:  
MATTHEW A. CONTE  
407-745-5301  
email@eleven18architecture.com  
PROJECT TEAM:  
Matt Conte, Gabriela Salazar,

| REVISIONS |      |                  |
|-----------|------|------------------|
| #         | DATE | DESC.            |
| -         |      | PERMIT SUBMITTAL |
|           |      |                  |
|           |      |                  |
|           |      |                  |
|           |      |                  |
|           |      |                  |
|           |      |                  |
|           |      |                  |
|           |      |                  |

**A301**  
EXTERIOR ELEVATIONS

**From:** [Stoneville Acceptance Notices](#)  
**To:** [Waller, Martha K](#); [Tanya, Saporito](#)  
**Subject:** [External] Senter's Rest Home- Harnett - FID 921084 - No Review Request  
**Date:** Thursday, September 8, 2022 6:57:08 PM  
**Attachments:** [Senters Rest Home - CON Review Exemption Request 09.08.22.pdf](#)

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**CAUTION:** External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Martha and Tanya:

Hope you're well.

Attached please find a No Review Request for Senter's Rest Home- Harnett - FID 921084.

This is a request for a CON exemption to rebuild an existing facility on the same site pursuant to N.C. Gen. Stat. § 131E-184(g).

Please let me know if you require any additional information on this request.

Thank you in advance for your time and consideration.

Best,

Francisco

**Francisco T. Morales**  
Stoneville Acceptance, LLC  
P.O. Box 26255  
Winston-Salem, NC 27114  
919-353-2059  
[notices@stonevilleacceptance.com](mailto:notices@stonevilleacceptance.com)