



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

August 22, 2024

Timothy Walsh
TWalsh@libertyseniorliving.com

Exempt from Review – Acquisition of Facility

Record #: 4530
Date of Request: July 30, 2024
Facility Name: Pigeon Valley Rest Home
Type of Facility: Adult Care Home
FID #: 920921
Acquisition by: Liberty Healthcare Properties of Haywood County II, LLC
Business #: 3854
County: Haywood

Dear Mr. Walsh:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) determined that the project described above is exempt from certificate of need (CON) review in accordance with G.S. 131E-184(a)(8). Therefore, the above referenced business may proceed to acquire the health service facility identified above and change the lessee/operator without first obtaining a CON. The Agency's determination is limited to the question of whether the above referenced business would have to obtain a CON if the current owners of the health service facility do in fact sell it to the business listed above. Note that pursuant to G.S. 131E-181(b): *"A recipient of a certificate of need, or any person who may subsequently acquire, in any manner whatsoever permitted by law, the service for which that certificate of need was issued, is required to materially comply with the representations made in its application for that certificate of need."*

If the business listed above does acquire the facility, you should contact the Agency's Acute and Home Care Licensure and Certification Section to obtain instructions for changing ownership of the existing facility.

It should be noted that this Agency's position is based solely on the facts represented by you and that any change in facts as represented would require further consideration by this Agency and a separate determination regarding whether a certificate of need would be required. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Ena Lightbourne, Project Analyst

Micheala Mitchell, Chief

cc: 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



LIBERTY HEALTH

2334 S. 41st Street • Wilmington, NC 28403
(910) 815-3122 • FAX: (910) 815-3111

July 30, 2024

VIA EMAIL ONLY

Ena Lightbourne, Project Analyst
NC Department of Health and Human Services
Division of Health Service Regulation
Healthcare Planning and Certificate of Need Section
2704 Mail Service Center
Raleigh, NC 27699-2704

RE: EXEMPT FROM REVIEW– Acquisition of Silver Bluff and Pigeon Valley Rest Home

Dear Ms. Lightbourne:

In accordance with North Carolina G.S. 131E-184(a)(8), this letter is intended to request a determination of exemption from Certificate of Need (“CON”) review by the Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (“Agency”).

I am writing on behalf of the one (1) Nursing Home and one (1) Adult Care Home listed in the attached Exhibit A (collectively, the “Facilities”). It is the intent of the Liberty entities listed in Exhibit A to acquire and operate the real property constituting the existing nursing home and adult care home facilities known as Silver Bluff and Pigeon Valley Rest Home (the “Seller”).

Accordingly, we respectfully request an exemption from CON review. Thank you in advance for your assistance and please let me know if you have any questions.

Best Regards,

Timothy Walsh
TWalsh@libertyseniorliving.com

EXHIBIT A

PROPOSED NEW OWNERSHIP OF THE FACILITIES

Facility Name	Listing	Address	County	License #	FID #	New Purchaser / Property Owner	New Lessee / Operating Entity
Silver Bluff	Nursing Home	100 Silver Bluff Drive, Canton, NC, 28716	Haywood	NH0458	923454	Liberty Healthcare Properties of Haywood County, LLC	Liberty Commons of Haywood County, LLC
Pigeon Valley Rest Home	Adult Care Home	55 Lake Drive, Canton, NC, 28716	Haywood	HAL-044-012	920921	Liberty Healthcare Properties of Haywood County II, LLC	Liberty Commons of Haywood County II, LLC

From: [Timothy J. Walsh](#)
To: [Lightbourne, Ena](#)
Cc: [Stancil, Tiffany C](#)
Subject: [External] Exemption from Review - Purchase of one (1) Nursing Home and one (1) Adult Care Home
Date: Tuesday, July 30, 2024 2:21:55 PM
Attachments: [Silver Bluff and Pigeon Valley Rest Home - Exemption Letter to CON Section - 2024-07-30.pdf](#)
Importance: High

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Good afternoon Ena:

I hope you are doing well!

Please find an Exemption from Review Request related to the sale of one (1) Nursing Home and one (1) Adult Care Home, as follows:

1. Silver Bluff, NH0458 (Haywood County)
2. Pigeon Valley Rest Home, HAL-044-012 (Haywood County)

Please let me know if you need any additional information. Thanks so much!

Regards,

Timothy J. Walsh

Director of Business Development

Liberty Senior Living

Office: 910-332-1982

Mobile: 910-512-9191

TWalsh@libertyseniorliving.com

2334 S. 41st Street, Wilmington, NC 28403

Visit our website at www.LibertySeniorLiving.com



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