



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

JOSH STEIN • Governor

DEV DUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

February 14, 2025

Elise Johnson

Elise@neighboringconcepts.com

No Review

Record #: 4707
Date of Request: January 30, 2025
Facility Name: Stanly Manor
FID #: 923471
Business Name: AHSNF, Inc.
Business #: 3099
Project Description: Renovations to existing nursing home facility
County: Stanly

Dear Ms. Johnson:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency) received your correspondence regarding the project described above. Based on the representation in your request and the CON law **in effect on the date of this response to your request**, the project as described is not governed by, and therefore, does not currently require a certificate of need. 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.

This determination is binding only for the facts represented in your correspondence. If changes are made in the project or in the facts provided in the correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by this office. **As a reminder, it is unlawful to offer or develop a new institutional health service without first obtaining a certificate of need. The Department reserves the right to impose sanctions, including civil penalties and the revocation of a license, upon any entity that offers or develops a new institutional health service without first obtaining a certificate of need.**

Please do not hesitate to contact this office if you have any questions.

Sincerely,

Gregory F. Yakaboski
Project Analyst

Micheala Mitchell
Chief

cc: Nursing Home Licensure and Certification 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

October 10, 2024
North Carolina DHR
Attn: **Certificate of Need Section**
2705 Mail Service Center
Raleigh, NC 27699-2705

Project Name: Stanly Manor
Project Address: 625 Bethany Road, Albemarle, NC 28001
Project County: Stanly County
FID#: 923471
Estimated Project Cost: \$2,000,000

Per the exceptions noted below, the architect is requesting an exception for Certificate of Need review for the Stanly Manor project noted above. Our scope of work is limited to the renovation of an existing nursing home facility and does not alter the number of total beds or resident rooms in the facility. We are not adding any new institutional health services to the facility.

-Section 131E-184(e,1,a,1)
-Section 131E-184(e,1,b)

Thank you,
Elise

Elise Johnson

Project Manager, Neighboring Concepts
elise@NeighboringConcepts.com
(m) 704.564.3263

From: [Yakaboski, Greg](#)
To: [Stancil, Tiffany C](#)
Subject: FW: [External] Re: Stanly Manor- Exemption Request
Date: Thursday, January 30, 2025 1:53:48 PM
Attachments: [F02_FID#923471 Stanly Manor Certificate of Need Exemption Letter.pdf](#)

Hey Tiffany, Just received this.

Greg
Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski
Project Analyst
[Division of Health Service Regulation](#), Certificate of Need
[NC Department of Health and Human Services](#)

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Office: 919-855-3873
Greg.Yakaboski@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704

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From: Elise Johnson <elise@neighboringconcepts.com>
Sent: Thursday, January 30, 2025 1:15 PM
To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Cc: Pedrigi, Fran <fran.pedrigi@dhhs.nc.gov>; Cathy Morrison <cathy@neighboringconcepts.com>;
Briaunna Boyd <briaunna@neighboringconcepts.com>
Subject: [External] Re: Stanly Manor- Exemption Request

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Gregory,
Yes, I was encouraged to provide one by the staff member I spoke to about the submission process. Please see attached and let us know if you need anything else!

Thanks,

Elise

Elise Johnson, AIA, NCARB, LEED^{AP BD +C}
Neighboring Concepts

Mobile 704.564.3263

Office

[704.594.7977](tel:704.594.7977)

[x2530](tel:704.594.7977)

Website NeighboringConcepts.com

Address [1635 W Trade St Suite 1A, Charlotte, NC 28216](#)

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From: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>

Sent: Thursday, January 30, 2025 1:10 PM

To: Elise Johnson <elise@neighboringconcepts.com>

Cc: Pedrigi, Fran <fran.pedrigi@dhhs.nc.gov>

Subject: Stanly Manor- Exemption Request

Ms. Johnson,

I am a project analyst with the Healthcare Planning and Certificate of Need Section. The construction section contacted me about an exemption letter for Stanly Manor. We have no record of ever receiving this exemption request.

Could you please email me the Exemption Request?

Thanks,

Greg

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski

Project Analyst

[Division of Health Service Regulation](#), Certificate of Need

[NC Department of Health and Human Services](#)

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Office: 919-855-3873

Greg.Yakaboski@dhhs.nc.gov

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Raleigh, NC 27699-2704

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