



NC DEPARTMENT OF  
**HEALTH AND  
HUMAN SERVICES**

ROY COOPER • Governor

MANDY COHEN, MD, MPH • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

October 1, 2018

Anne O. Moffat  
5100 Sharon Road  
Charlotte, NC 28210

**Exempt from Review**

**Record #:** 2718  
**Facility Name:** Sharon Towers  
**FID #:** 923451  
**Business Name:** The Presbyterian Home at Charlotte, Inc.  
**Business #:** 2915  
**Project Description:** Renovate and expand existing nursing facility pursuant to N.C.G.S. §131E-184(e)  
**County:** Mecklenburg

Dear Ms. Moffat:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of September 20, 2018, the above referenced proposal is exempt from certificate of need review in accordance with N.C. Gen. Stat. §131E-184(e). Therefore, you may proceed to offer, develop, or establish the above referenced project without a certificate of need.

However, you need to contact the Agency's Construction and Nursing Home Licensure and Certification Sections to determine if they have any requirements for development of the proposed project.

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.

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: 2701 Mail Service Center, Raleigh, NC 27699-2701  
www.ncdhhs.gov/dhrs/ • TEL: 919-855-3750 • FAX: 919-733-2757

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

Sincerely,



Julie M. Faenza  
Project Analyst



Martha J. Frisone  
Chief, Healthcare Planning and  
Certificate of Need Section

cc: Construction Section, DHSR  
Nursing Home Licensure and Certification Section, DHSR  
Melinda Boyette, Administrative Assistant, Healthcare Planning, DHSR



September 20, 2018

Martha Frisone, Chief  
Healthcare Planning and Certificate of Need  
Division of Health Service Regulation  
2704 Mail Service Center  
Raleigh, NC 27699-2704



Email: [Martha.Frisone@dhhs.nc.gov](mailto:Martha.Frisone@dhhs.nc.gov)

Re: Exemption from Review Notification for Renovation and Expansion of Existing Nursing Home Facility Pursuant to NC Gen. Stat. 131E-184(e)

Facility Name: The Presbyterian Home at Charlotte, Inc.  
DBA Sharon Towers  
Facility ID: 923451  
License Number: NH0121

Dear Ms. Frisone:

The Presbyterian Home at Charlotte, Inc. d.b.a Sharon Towers, a continuing care retirement community (CCRC), is currently in the design and planning phase of a renovation and expansion of its existing nursing home facility. Sharon Towers Health Care Center consists of 96 licensed nursing facility beds of which 62 are available for direct admission (and include 19 Medicare only skilled nursing beds) and 34 are closed to anyone other than residents of Sharon Towers. The renovation and expansion of the Health Care Center will not result in a change in total bed capacity, which will remain as listed above.

*The purpose of this letter is to provide formal notification to the North Carolina Department of Health and Human Services, Division of Health Service Regulation, CON Section of this renovation and expansion under the CON law's exemption provisions set forth under NC General Statute 131E-184(e).*

Sharon Towers' Health Care Center was first constructed in 1969. Over the past 49 plus years it has met the healthcare needs of our community and is currently out-of-date and inadequate on many levels to meet the demands and needs of the Sharon Towers residents.

The renovated and expanded Health Care Center is programmed to be approximately 67,000 square feet. It will remain on the 2<sup>nd</sup> and 3<sup>rd</sup> Floor of the existing core building with expansion on the north and south side of the building. The total number of licensed nursing facility beds shall remain at 96. The goal of the project is to provide a Health Care Center that facilitates quality caregiving for the residents in a "home like" setting. The organizational concept establishes neighborhoods with

Healthcare Planning and Certificate of Need  
September 20, 2018  
Page 2

expanded private resident rooms. Construction also includes Independent Living dining and amenity spaces on the Ground and First floors. The total building construction budget has been preliminarily set to be approximately \$30,000,000.

Our project team includes Sharon Towers staff and Stewart & Connors Architects, PLLC. We have sent the schematic plans to you to illustrate the proposed design, realizing that the final design and plans are subject to a full review and approval by the Construction Section of the Division of Health Service Regulation.

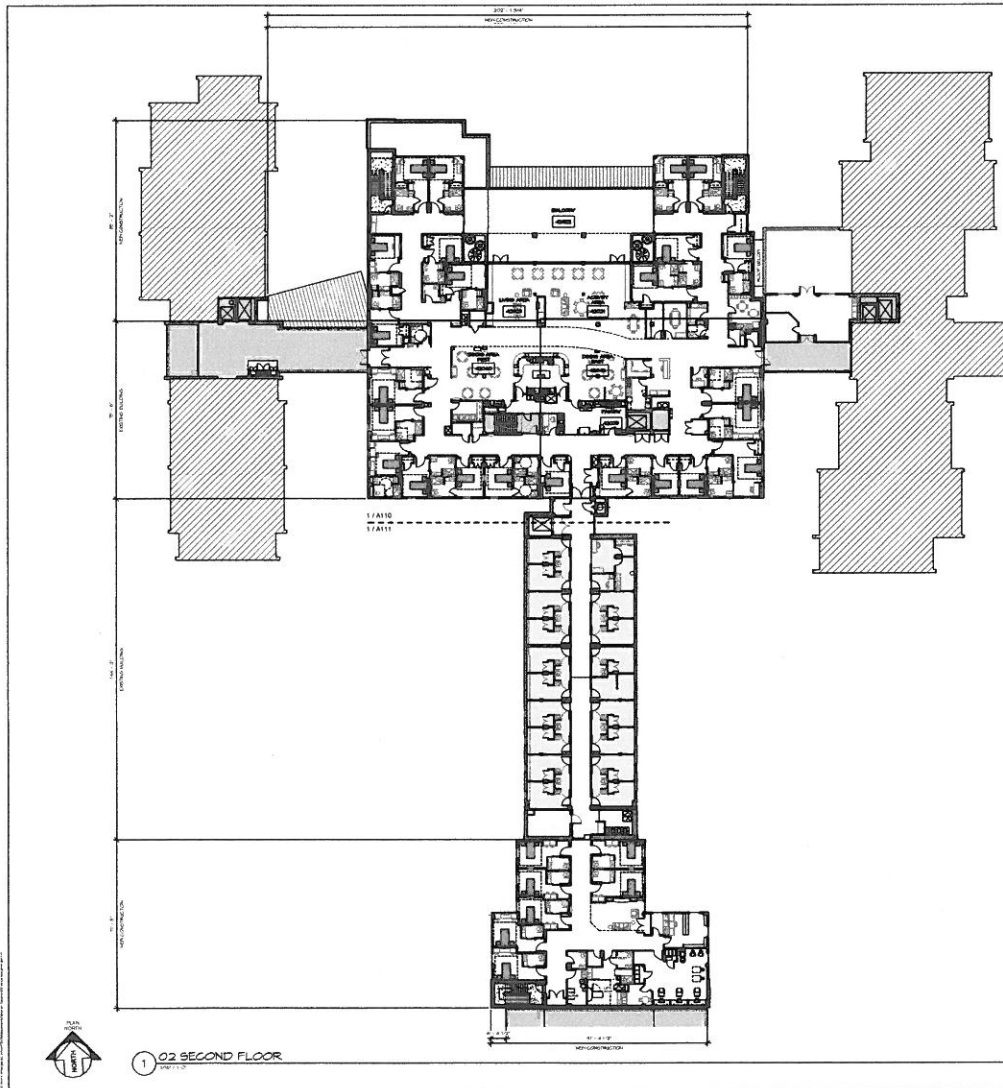
We respectfully request that the Division confirm that the renovation and expansion described herein is exempt from the Certificate of Need review.

Thank you for your attention to this matter. If you have any questions or require any additional information to consider this request, please do not hesitate to contact me at (704) 553-3709.

Sincerely,

A handwritten signature in cursive script that reads "Anne O. Moffat".

Anne O. Moffat  
President/CEO



1 02 SECOND FLOOR

**LEGEND OF FINISHES:**

- EXISTING TO REMAIN
- ADDITION AND/OR RENOVATION
- REPAIR/RECONSTRUCTION
- NOT IN SCOPE

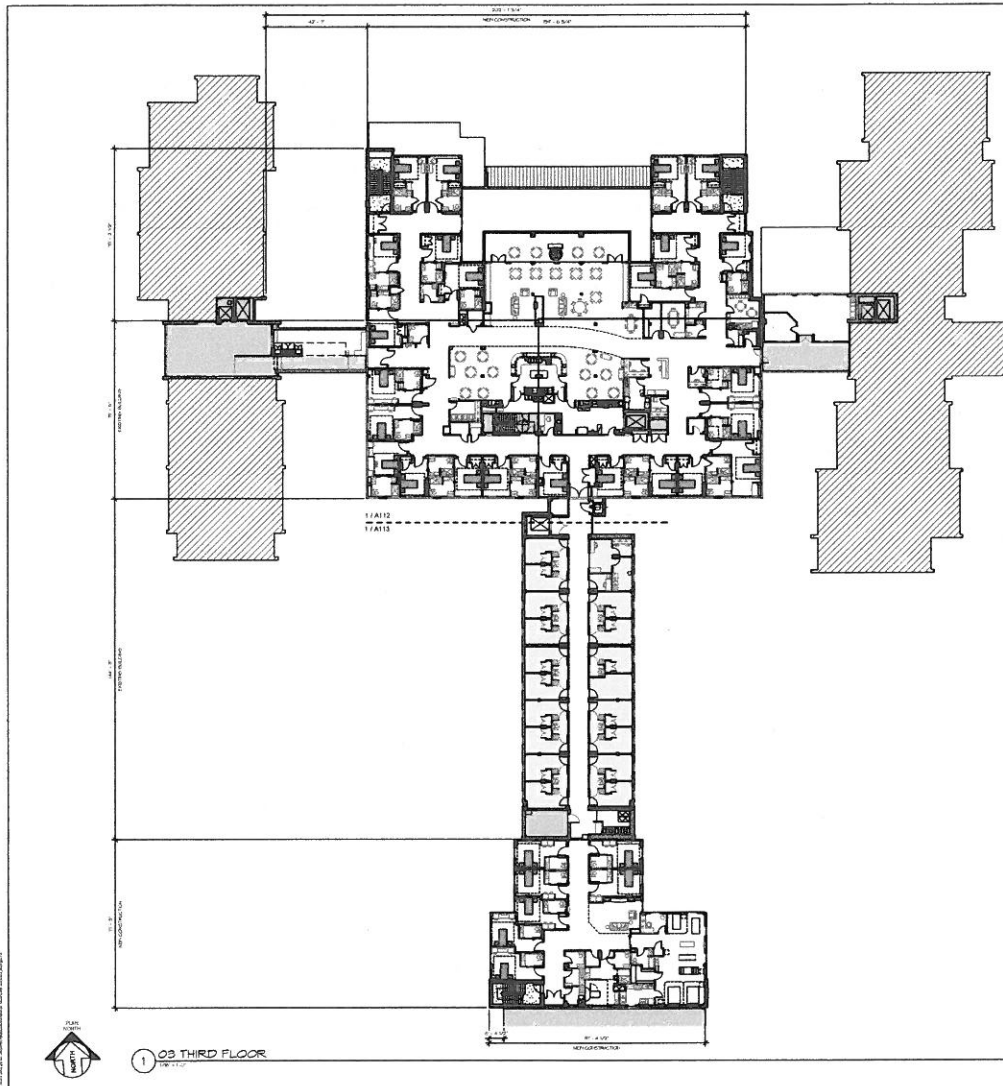
**SC**  
 STEWART & CONNERS  
 ARCHITECTS, PLLC  
 1771 Lenoir Drive, Suite 100  
 Charlotte, NC 28211  
 P. 704-365-3941  
 F. 704-365-3942

for  
**Sharon Towers  
 Health Care Renovation &  
 Addition**  
 3100 Sharon Rd,  
 Charlotte, NC 28210

8.28.18  
 Stewart & Connors Architects, PLLC  
 22-07-202 04-19-2018  
 22-02

SCHEMATIC DESIGN  
 OVERALL FLOOR  
 PLAN - SECOND  
 FLOOR

A103



1 03 THIRD FLOOR

AREAS OF FLOOR:	
•	EXISTING TO REMAIN
•	EXISTING WITH MINOR REVISIONS
•	NEW CONSTRUCTION / FULL REVISIONS
•	NOT IN SCOPE

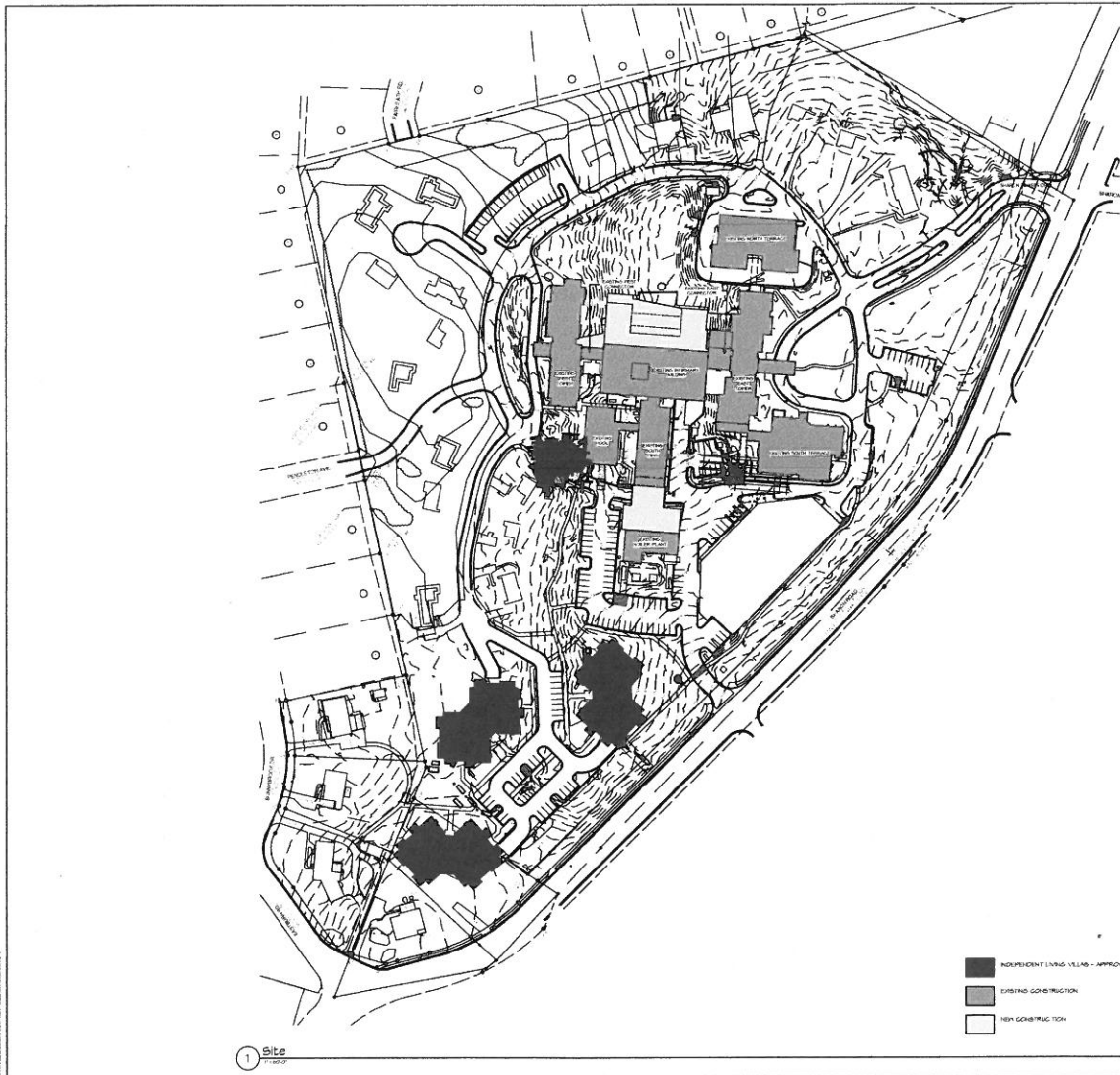
**SC**  
**STEWART & CONNERS**  
 ARCHITECTS, PLLC  
 3731 Louisa Drive, Suite 100  
 Charlotte, NC 28211  
 P: 704-365-3941  
 F: 704-365-3942

Project:  
**Sharon Towers**  
**Health Care Renovation &**  
**Addition**  
 Location:  
**Sharon Towers**  
**3100 Sharon Rd,**  
**Charlotte, NC 28210**

Architect:  
**Stewart & Connors Architects, PLLC**  
 Registration No.: 22-07-302 Date: 06-18-2018  
 Drawn by: **CSH/BJ** Checked by: **JL**  
 Title: **03**

Scale: 1/8" = 1'-0"  
 Drawing Title:  
**OVERALL FLOOR**  
**PLAN - THIRD**  
**FLOOR**

Sheet No.:  
**A104**



1 Site  
12/20/12

**SC**  
 STEWART & CONNERS  
 ARCHITECTS, PLLC  
 3731 Lenoir Drive, Suite 100  
 Charlotte, NC 28211  
 P: 704.365.2948  
 F: 704.365.3942

for  
**Sharon Towers  
 Health Care  
 Renovation & Addition**  
 located at  
**Sharon Towers  
 9100 Sharon Rd.  
 Charlotte, NC 28210**

© 2012 by  
 Stewart & Connors Architects, PLLC  
 22-01-2012 07-09-2011  
 Author: [Name]  
 Designer: [Name]  
 Date: [Date]

SCHEMATIC DESIGN  
 ZONING SITE PLAN

Z-001