



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

May 17, 2021

James Wrenn
jcw@hickswrennlaw.com

Exempt from Review – Acquisition of Facility

Record #: 3560
Date of Request: May 12, 2021
Facility Name: New Horizon Assisted Living (formerly Southern Living for Seniors of Louisburg, NC)
Type of Facility: Adult care home
FID #: 920147
Acquisition by: Sturgis Property, LLC
Business #: 3371
County: Franklin

Dear Mr. Wrenn:

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 without first obtaining a CON, change the operator to PS Senior Living, and change the facility name from Southern Living for Seniors of Louisburg, NC to New Horizon Assisted Living. 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 Adult Care Home Licensure 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,

Handwritten signature of Kim Meymandi

Kim Meymandi
Project Analyst

Handwritten signature of Lisa Pittman for

Lisa Pittman
Acting Chief, Certificate of Need

cc: Adult Care Licensure Section, DHR

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

LAW OFFICES OF  
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N. Kyle Hicks  
James C. Wrenn, Jr.  
Gerald T. Koinis

PO Box 247  
111 Gilliam Street  
Oxford, North Carolina 27565

May 12, 2021

*Via email only*

Ms. Lisa Pittman  
Assistant Chief  
NC Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
809 Ruggles Drive  
Raleigh, NC 27603  
[lisa.pittman@dhhs.nc.gov](mailto:lisa.pittman@dhhs.nc.gov)

Mr. Michael McKillip  
Project Analyst  
NC Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
809 Ruggles Drive  
Raleigh, NC 27603  
[Mike.McKillip@dhhs.nc.gov](mailto:Mike.McKillip@dhhs.nc.gov)

**Re: Southern Living for Seniors of Louisburg, NC  
Southern Living for Seniors of Louisburg NC, LLC (Operating Entity)  
S&S Senior Housing of Louisburg, LLC (Real Estate Entity)  
361 Leonard St., Louisburg, NC 27549  
License Number: HAL-035-031**

Dear Ms. Pittman and Mr. McKillip:

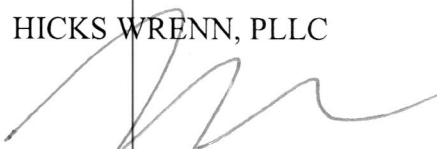
I represent PS Senior Living of Louisburg, LLC (“PS Senior Living”) and Sturgis Property, LLC (“Sturgis”). Sturgis proposes to acquire the real property constituting the existing health service facility licensed as an adult care home known as Southern Living for Seniors of Louisburg, NC from S&S Senior Housing of Louisburg, LLC and PS Senior Living plans to acquire the operations of the facility from Southern Living for Seniors of Louisburg, LLC (Licensee: Southern Living for Seniors of Louisburg NC, LLC; Address: 361 Leonard St., Louisburg, NC 27549 (Franklin County); License Number: HAL-035-031; Real Property Owner: S&S Senior Housing of Louisburg, LLC). After the acquisition, PS Senior Living will operate the adult care home pursuant to a lease with Sturgis. After PS Senior Living receives its license to operate the facility, the adult care home will be known as New Horizon Assisted Living

Pursuant to G.S. §131D-184(a)(8), I understand that this transaction is exempt from review and, as a result, we request that you confirm that understanding by providing us with a “no review” letter.

As always, thank you for your assistance.

Sincerely,

HICKS WRENN, PLLC

A handwritten signature in black ink, appearing to read 'James C. Wrenn, Jr.', is written over the printed name below.

James C. Wrenn, Jr.