



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

May 10, 2023

Francisco T. Morales
notices@stonevilleacceptance.com

No Review

Record #: 4192
Date of Request: April 20, 2023
Facility Name: The Meadows of Rockwell Retirement Center
FID #: 941205
Business Name: Roseboro Properties, LLC
Business #: 3708
Project Description: Relinquish 10 adult care home beds for a total of no more than 110 adult care home beds
County: Rowan

Dear Mr. Morales:

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 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.

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

Sincerely,

[Handwritten signature of Ena Lightbourne]

Ena Lightbourne, Project Analyst

[Handwritten signature of Micheala Mitchell]

Micheala Mitchell, Chief

cc: Adult Care Licensure Section, DHSR
Construction 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

The Meadows of Rockwell Retirement Center

*612 China Grove Highway
Rockwell, North Carolina 28138-3353*

January 11, 2023

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

Re: **Relinquishment of Ten (10) Adult Care Home Beds in Rowan County**
The Meadows of Rockwell Retirement Center
License No. HAL-080-026 (the “Facility”)

Dear Ms. Mitchell:

I trust this correspondence finds you well.

I am writing on behalf of The Meadows of Rockwell, LLC, a North Carolina limited liability company (the “Operator”), and Roseboro Properties, LLC, a North Carolina limited liability company (the “Owner”). The Operator operates and the owner owns that certain adult care home known as *The Meadows of Rockwell Retirement Center* located at 612 China Grove Hwy, Rockwell, Rowan County, North Carolina 28138-8453 (the “Facility”). The Facility is currently licensed for 120 adult care home beds, none of which have a Special Care Unit (“SCU”) designation.

Because the Facility was developed prior to the enactment of N.C. Session Law 1997-443, the Facility has not been issued a Certificate of Need (“CON”) by the North Carolina Department of Health and Human Services, Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section (the “Agency”). However, the Facility is subject to North Carolina CON law as the Facility’s adult care home beds were “grandfathered in” at the time adult care homes became subject to the CON law. The Facility’s 120 adult care home beds are part of the adult care home bed inventory in the 2023 State Medical Facilities Plan.

On July 27, 2022, the Operator and Owner applied to the Adult Care Home Licensure Section (“ACLS”) to convert 24 out of the Facility’s 120 adult care home beds into SCU beds. After review of the application, Construction Section conditionally approved the SCU designation with the requirement that the Operator and Owner reduce the licensed capacity of the Facility from 120 beds to 110 beds to meet square footage requirements with the new 24 SCU floorplan configuration. Stated differently, the Facility cannot maintain 120 licensed beds with a 24 SCU configuration and meet Construction Section standards for square footage. As such, the Operator and Owner have decided to relinquish 10 adult care home beds from the Facility and reduce the licensed capacity of the Facility from 120 to 110 beds.

The Facility's reduction in licensed bed capacity will not require any retrofitting or other construction activity—other than meeting the Construction Section SCU standards, which have already been met save for the reduction in licensed capacity. In addition, there will be no change in operation or ownership of the Facility.

Therefore, this letter is to notify the Agency that the Operator and the Owner hereby relinquish their right to 10 adult care home beds licensed to the Facility, decreasing the licensed bed capacity of the Facility from 120 to 110 licensed adult care home beds. After this relinquishment, the Facility will be licensed for 110 adult care home beds, 24 of which will have an SCU designation. Please allow this letter to serve as a formal request that the Agency conclude that this relinquishment of 10 licensed beds from the Facility is exempt from CON review.

Should you need additional information in order to make a decision on this matter, please do not hesitate to contact me directly.

Thank you in advance for your time and consideration of this request.

Sincerely,



Francisco T. Morales
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*Counsel for The Meadows of Rockwell, LLC and
Roseboro Properties, LLC*