



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

June 17, 2021

James C. Wrenn, Jr.
jcw@hickswrennlaw.com

Exempt from Review – Acquisition of Facility

Record #: 3592
Date of Request: June 8, 2021
Facility Name: Heritage Care of Conover
Type of Facility: Adult Care Home
FID #: 920525
Acquisition by: SeniorCare of Conover Property Management, LLC
Business #: 3397
County: Catawba

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. In addition, the operator of the facility will change to SeniorCare of Conover, LLC. 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 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 Ena Lightbourne]

Ena Lightbourne
Project Analyst

[Handwritten signature of Gloria C. Hale]

for
Lisa Pittman
Acting Chief, Certificate of Need

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
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Gerald T. Koinis

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June 7, 2021

Via email

Ms. Lisa Pittman  
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NC Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
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Ms. Ena Lightbourne  
Project Analyst  
NC Division of Health Service Regulation  
Healthcare Planning and Certificate of Need Section  
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**Re: Heritage Care of Conover  
Heritage Care of Conover, LLC (Operating Entity)  
Fremont Properties, LLC (Real Estate Entity)  
3430 Lester St., Conover, NC 28613  
License Number: HAL-018-018**

Dear Ms. Pittman and Ms. Lightbourne:

I am assisting SeniorCare of Conover, LLC ("SeniorCare") and SeniorCare of Conover Property Management, LLC ("Conover Property") with licensure and Certificate of Need matters. Conover Property proposes to acquire the real property constituting the existing health service facility licensed as an adult care home known as Heritage Care of Conover from Fremont Properties, LLC and SeniorCare plans to acquire the operations of the facility from Heritage Care of Conover, LLC (Licensee: Heritage Care of Conover, LLC; Address: 3430 Lester St., Conover, NC 28613 (Catawba County); License Number: HAL-018-018; Real Property Owner: Fremont Properties, LLC). After the acquisition, SeniorCare will operate the adult care home pursuant to a lease with Conover Property. After SeniorCare

receives its license to operate the facility, the adult care home will continue to be known as Heritage Care of Conover.

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

James C. Wrenn, Jr.