



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

November 17, 2023

Jessica McCollum

[jmccollum@thrivemorenc.org](mailto:jmccollum@thrivemorenc.org)

**Exempt from Review**

**Record #:** 4318  
**Date of Request:** November 13, 2023  
**Facility Name:** The Gardens at Taylor Glen CCRC  
**FID #:** 980257  
**Business Name:** Baptist Retirement Homes of North Carolina, Inc DBA  
**Business #:** 139  
**Project Description:** Expansion of the memory care unit with no change in the number of licensed beds  
**County:** Cabarrus

Dear Ms. McCollum:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the above referenced proposal is exempt from certificate of need review in accordance with G.S. 131E-184(e). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

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.

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

Sincerely,

Cynthia Bradford  
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

# THRIVEMORE

FAITH • FAMILY • FULFILLMENT

DELIVERED VIA EMAIL

October 31, 2023

Ms. Michaela Mitchell Chief Healthcare Planning and Certificate of Need Section  
Ms. Lisa Pittman, Assistant Chief, Certificate of Need Section  
Cynthia Bradford CON Analyst  
Division of Health Service Regulation  
809 Ruggles Drive  
Raleigh, NC 27603  
[cynthia.bradford@dhhs.nc.gov](mailto:cynthia.bradford@dhhs.nc.gov)

RE: Request for Exemption from CON Review for Taylor Glen Continuing Care Retirement Community, Concord, North Carolina, Cabarrus County, 345525

Dear Ms. Mitchell, Ms. Pittman, and Ms. Bradford:

Please accept this as required written notification on behalf of ThriveMore community, Taylor Glen, that it intends to spend approximately \$7,338,371 to expand the Adult Care Bed space on its campus to include a Green House for 12 memory care residents. The expansion will not increase the number of licensed beds. It will permit us to move residents from a secure memory area unit to new space. Taylor Glen will then use the vacated bedroom space as swing space to permit ongoing renovation of the remaining general adult care beds. Next year, we intend to file a CON application to convert the remaining space to additional Adult Care Home beds. Until that application is approved, the space will be dedicated to storage.

We are requesting that the Agency confirm that this change qualifies as exempt from review under the statutory exemption provisions in N.C. Gen. Stat. § 131E-184(e).

1. The expenditure will be used solely for the purpose of renovating, replacing on the same site, or expanding an existing Adult Care home facility.
2. The expenditure will not result in a change in bed capacity as defined in GS 131E-176(5),



- a. The number of adult care home beds on the Taylor Glen campus will remain the same; Taylor Glen has and will retain 24 adult care home beds.
  - b. The expenditure will not affect the 24 nursing facility beds on the Taylor Glen campus
3. The expenditure will not involve the addition of a health service facility or any other new institutional health service other than allowed in GS 131E-176(16b)

Sincerely,



Jessica McCollum

Vice President of Operations

ThriveMore

Phone: 743-999-4036

1912 Bethabara Rd, Winston-Salem, NC 27106

Attachments:

Exhibit A - Proposed Total Capital Cost of Project

Exhibit B – Site plan showing proposed expansion and number of beds

## EXHIBIT A

## PROPOSED CAPITAL COSTS

Project name: Taylor Glen Green House Adult Care Home Space Expansion

Proponent: ThriveMore, Concord, Cabarrus County

	Item	Category Total
<b>A. Site Costs</b>		
Full purchase price of land (N/A land is owned by corporation)	0	
Closing costs	0	
Site inspection and survey	19,569	
Legal fees/subsoil investigation	85,923	
Site preparation costs	1,261,171	
Other (Demolition)		
	<b>Sub-Total Site Costs</b>	<b>\$1,366,663</b>
<b>B. Construction Contract Cost</b>		
Other (Escalation and cost 27.3%)	3,197,772	
	874,571	
	<b>Sub-Total Construction Cost</b>	<b>\$4,072,343</b>

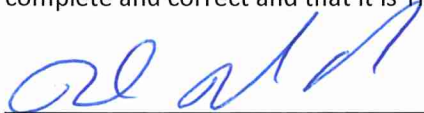
<b>C. Miscellaneous Project Costs</b>		
Building purchase (N/A)		
Fixed equipment purchase/lease	448,200	
Movable equipment purchase/lease		
Furniture (included in Fixed Equipment above)		
Landscaping (included in Site Cost total above)		
Consultant fees:		
Architect and engineering	413,159	
Green House consultant	47,000	
Owner's representative	45,240	
Legal fees	3,056	
	<b>Sub-Total Consultant Fees</b>	<b>508,455</b>
Financing costs (e.g. bond, loan, etc.)	111,322	
Interest during construction	591,843	
Other (Contingency)	239,545	
	<b>(17) Sub-Total Miscellaneous</b>	<b>\$1,899,365</b>
	<b>(18) TOTAL CAPITAL COST OF PROJECT</b>	<b>\$7,338,371</b>

I certify that, to the best of knowledge, the above construction related costs of the proposed project named above are complete and correct.

**Melissa C. Pritchard** Digitally signed by Melissa C. Pritchard  
Date: 2023.11.03 08:44:57 -04'00'

\_\_\_\_\_  
(Signature of Licensed Architect or Engineer)

I assure that, to the best of my knowledge, the above capital costs for the proposed project are complete and correct and that it is ThriveMore's intent to carry out the proposed project as described.



\_\_\_\_\_  
(Proponent - signature of officer)

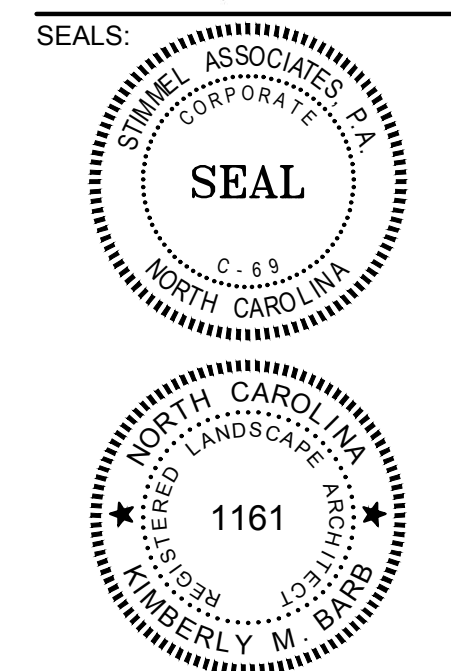
\_\_\_\_\_  
President and CEO

(Title of officer)

**EXHIBIT B**

**INSERT COPY OF SITE PLAN BEFORE AND AFTER**

Following page shows Existing Site with Location of Phase 1 Green House identified



PROJECT:

# TAYLOR GLEN A THRIVEMORE COMMUNITY

CONCORD, NORTH CAROLINA

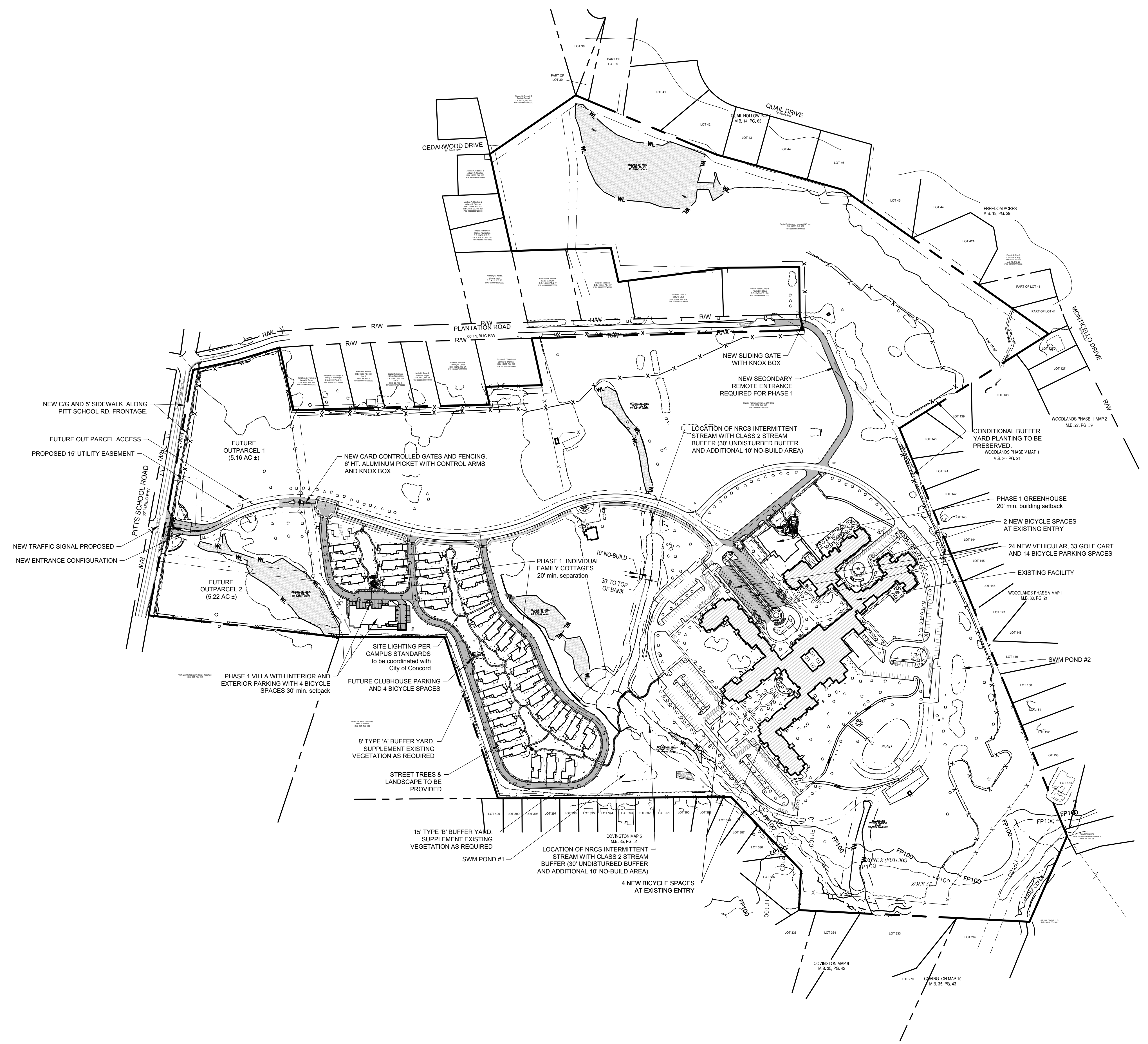
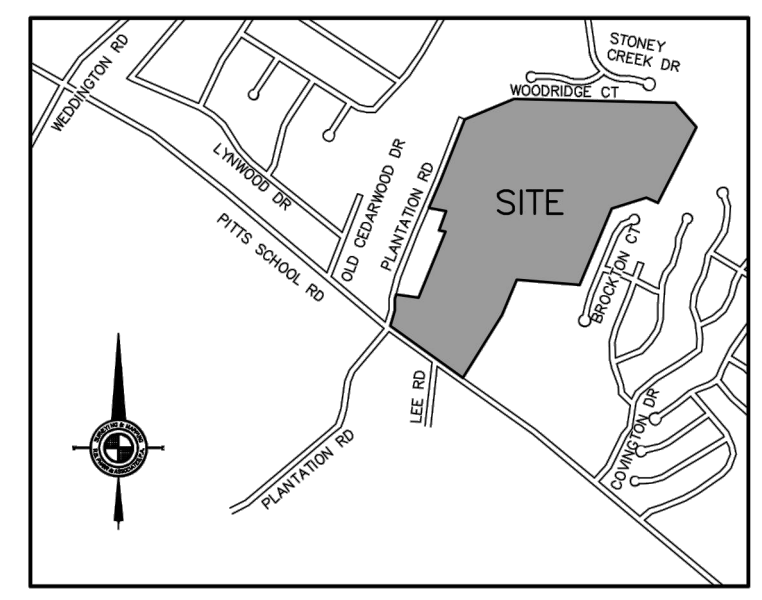
CLIENT:  
 REED VANDERSLIK  
 THRIVEMORE  
 7996 NORTH POINT BLVD.  
 SUITE 100  
 WINSTON SALEM NC 27106

DATE: 10/18/23  
 REVISIONS:

DRAWN: KMB, TEG, CEC  
 JOB. NO.: 22-070  
 SHEET TITLE:

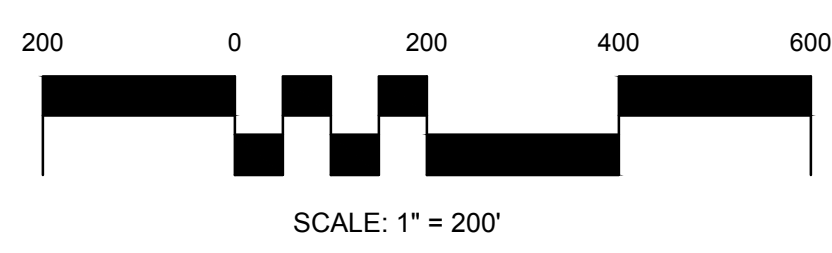
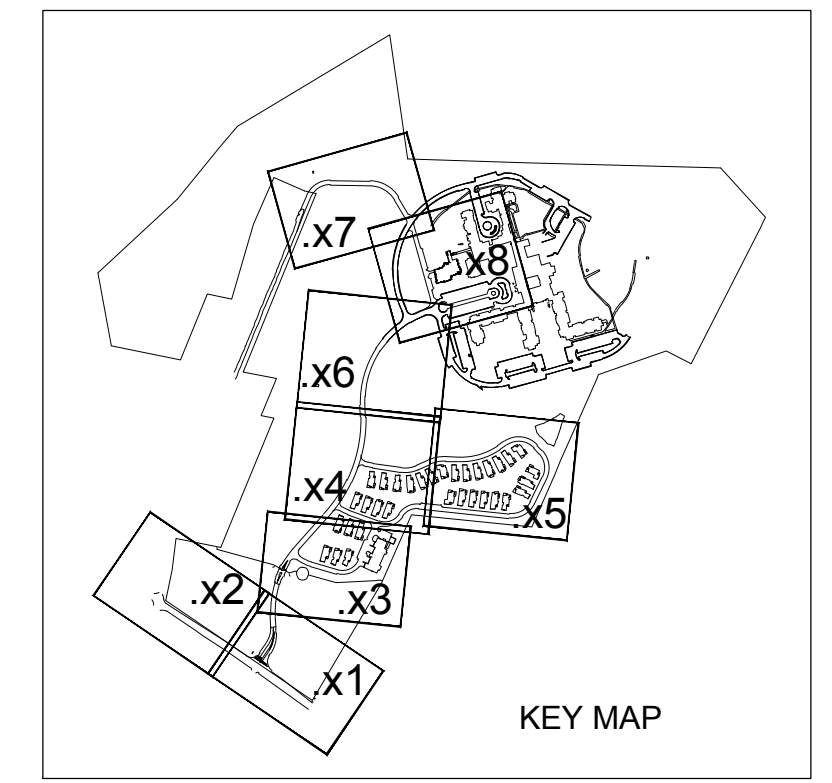
## OVERALL SITE PLAN

SCALE: 1" = 200'  
 SHEET NO.:  
**C-2.00**  
 © STIMMEL ASSOCIATES, P.A.



### PARKING DATA

Required Vehicular Parking Calculations		
Multi-Family Residential	Existing	Proposed
1.5 spaces per unit (Min.)	260	353
2.5 spaces per unit (Max.)	433	588
Existing Units	173	
Cottage Units	33	
Villa Units	17	
Greenhouse Units	12	
<b>Total Units</b>	<b>235</b>	
Bicycle Parking		
5 spaces per 100 Auto Spaces		
Proposed Vehicle Spaces	568	
Required Bicycle Spaces	28	
Proposed Bicycle Spaces	28	
Existing Spaces	411	Spaces
Demolished	4	Spaces
New Surface	48	Spaces
Garage	80	Spaces
Golf Cart	33	Spaces
<b>Total Parking</b>	<b>568</b>	
HC Accessible	21	Spaces



\\stimmelpa.com\projects\22-070\Drawings\CD\22-070\_Site\_Plans.dwg : C-2.00 : 10/18/23 1:44pm

**From:** [Waller, Martha K](#)  
**To:** [Stancil, Tiffany C](#)  
**Subject:** FW: [External] Exemption Request ACH Beds Cabarrus County  
**Date:** Monday, November 13, 2023 1:47:40 PM  
**Attachments:** [Exemption ThriveMore Green House ACH beds.pdf](#)

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For you...

*Martha Waller*

Administrative Specialist 1

Division of Health Service Regulation, Certificate of Need Section North Carolina Department of Health and Human Services

Main: 919-855-3873

Office: 919-855-3885

[martha.waller@dhhs.nc.gov](mailto:martha.waller@dhhs.nc.gov)

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809 Ruggles Drive, Edgerton Building

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Raleigh, NC 27699-2704

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**From:** Bradford, Cynthia L <cynthia.bradford@dhhs.nc.gov>  
**Sent:** Monday, November 13, 2023 1:11 PM  
**To:** Waller, Martha K <martha.waller@dhhs.nc.gov>  
**Subject:** FW: [External] Exemption Request ACH Beds Cabarrus County

This was sent directly to me. This needs to go to you first, correct?

Thanks!

**Cynthia Bradford, MSW**  
Project Analyst - Certificate of Need



Division of Health Service Regulation, Healthcare Planning and Certificate of Need Section  
[NC Department of Health and Human Services \[protect-us.mimecast.com\]](mailto:protect-us.mimecast.com)

Office: 919-855-4665  
[cynthia.bradford@dhhs.nc.gov](mailto:cynthia.bradford@dhhs.nc.gov)

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

*( I work remotely on Thursdays and Fridays, therefore email is the best way to reach me on those days.)*

**Don't wait to vaccinate. Find a COVID-19 vaccine location near you at [MySpot.nc.gov](https://MySpot.nc.gov).**

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**From:** Nancy Lane <[nlane@pda-inc.net](mailto:nlane@pda-inc.net)>  
**Sent:** Monday, November 13, 2023 12:14 PM  
**To:** Bradford, Cynthia L <[cynthia.bradford@dhhs.nc.gov](mailto:cynthia.bradford@dhhs.nc.gov)>  
**Cc:** Jessica McCollum <[jMcCollum@thrivemorenc.org](mailto:jMcCollum@thrivemorenc.org)>  
**Subject:** [External] Exemption Request ACH Beds Cabarrus County

**CAUTION:** External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Good Morning Cynthia,

Attached is a request for CON exemption for renovation / expansion of Taylor Glen in Concord, NC. We appreciate your assistance with this request. Please do not hesitate to contact me if you have any questions.

Thanks  
Nancy

Nancy M. Lane  
President

**PDA, Inc**  
2016 Cameron Street  
Raleigh NC 27605

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919-754-0303 office  
919-754-0328 FAX

[nlane@pda-inc.net](mailto:nlane@pda-inc.net)

[www.pdaconsultants.com](http://www.pdaconsultants.com)

*Take a problem. Make it a feature*

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