

“Petition”

North Carolina Division of Health Service Regulation
Medical Facilities Planning Section
2714 Mail Service Center
Raleigh, North Carolina 27699-2714

DFS Health Planning
RECEIVED

JUL 22 2008

Medical Facilities
PLANNING SECTION

1) Petitioner Information: Jason R. Bartell
917 North Central Avenue
Locust, North Carolina 28097

E-Mail Address: jay-bartellplumbing@carolina.rr.com

Phone Number: 704-361-2153

2) Statement of requested adjustment.

Please consider adjusting the need determination for Nursing Care Beds in Nursing Homes and Adult Care Home Beds in Stanly County, North Carolina to allow for the development of the proposed 110 bed nursing home with Alzheimer's wing (approximately 59,400 square feet), 8 duplex buildings (Duplex 1 approximately 5,000 square feet. Duplex 2-8 approximately 6,500 square feet each) and clubhouse building approximately 11,255 square feet. The site of the proposed development is 12 acres located at 8582 Harvell Road in Stanfield, North Carolina (Stanly County). This proposed facility has the support of the people of Stanfield. Almost all of the Nursing Care Beds in Nursing Homes and Adult Care Home Beds in Stanly County are located in the micropolitan area of Albemarle, North Carolina.

3) Reason for proposed adjustment, including;

a) Statement of adverse effects on the population of the affected area likely to ensue if the adjustment is not made;

Albemarle is about 30 minutes and 20 miles from the proposed Harvell Road, Stanfield, North Carolina development. The amount of travel time and the rising fuel prices would adversely effect the population of Stanfield located in Stanly County, if they had an elderly or disabled family member experiencing a medical emergency at an Albemarle nursing facility. The people of Stanfield have a 30 minute-20 mile commute to reach that loved one. Stanfield is located in Stanly County near the border of Union County, which had a need determination in the 2008 SMFP. The Erickson Tribune, sites U.S. Census Bureau projections which show that the 65 plus population will increase 147% over the next 50 years in comparison with the entire population which is projected to increase 49% over the next 50 years. According to U.S. Census Bureau Statistics the 2006 Stanly County population was 59, 358. 14.6% of the 2006 population was comprised of persons age 65 or over. The 2006 North Carolina average for that demographic was only 12.2%. According to U.S. Census Bureau Data in Stanly County in 2000, there were 11, 949 persons 5 years and up with disabilities. As of the 2000 Census the Town of Stanfield had a population of 1, 113. In 2000 there were 439 households in the Town of Stanfield; of those 7.3% had someone living alone who was age 65 or older.

“Petition” Page 2- for Jason Bartell on Proposed Nursing Home at 8582 Harvell Road , Stanfield, NC

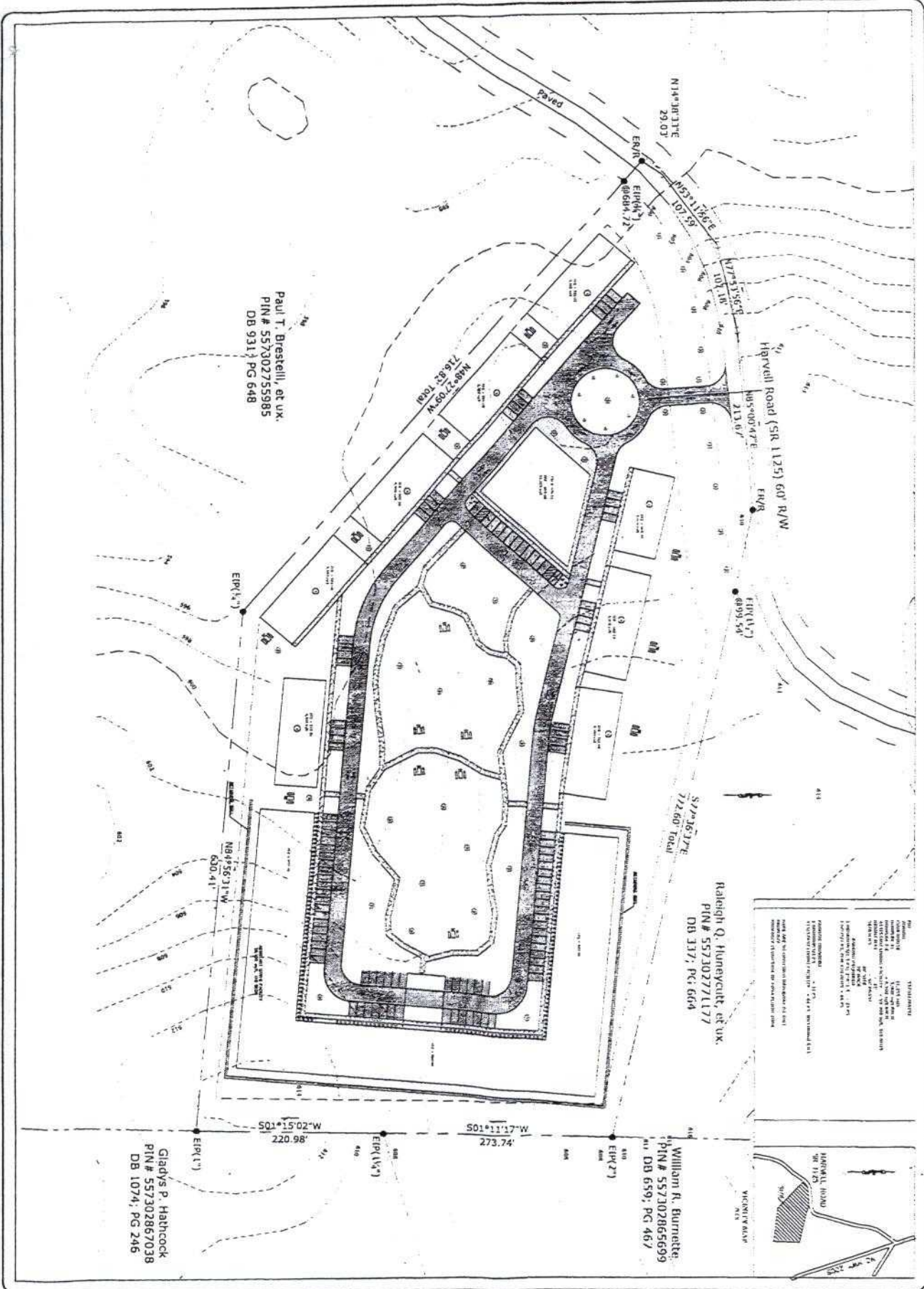
3a) Reason for Proposed Adjustment and Statement of Adverse Effect-Continued From Page 1

10.7% of the town population was comprised of people who were 65 years old or older. 11.4% of those age 65 or older were below the poverty line.

According to HillCo, LTD, which operates Britthaven Nursing Centers, the demand for nursing care is linked to the demographics of the U.S. population. Their web site states that U.S. personal consumption expenditures on nursing homes are forecast to grow at an annual compounded rate of 7.4% between 2007 and 2012. There is a high demand for long-term adult care as fewer seniors live with children.

B) Alternatives considered and found not feasible. Mr. Bartell considered only building duplex buildings and not a nursing home facility, but people in the Town of Stanfield expressed great concern that with the rapidly aging population and the distance required to travel to existing facilities in other towns of Stanly County, that there would not be enough nursing care beds in nursing homes and adult care home beds offering quality care and specialty Alzheimer’s care within a reasonable distance.

4) Evidence that adjustment would not result in duplication of health resources in the area. The Department of Health and Human Resources gives priority to health services considered to be cost effective and potentially beneficial to a majority of North Carolina citizens. The Proposed Nursing Home and associated duplex buildings and club house at Harvell Road in Stanfield, North Carolina would offer a brand new state of the art facility with all of the newest innovations for the treatment of Alzheimer’s in a rural pastoral setting allowing easy access to family members of residents. It will also assist in the residents/patients treatment and well being if their families can visit frequently and participate in care and be easily accessible in case of medical emergencies. People in the Town of Stanfield will also benefit with the improvements to the infrastructure. The proposed facility on Harvell Road would bring water and sewer lines that people further down the line could tie into. The proposed facility would have a 4” forced main for sewer that would be run over a mile and 8” water main line that would be 2 miles. Mr. Bartell along with the town of Stanfield would install the water and sewer for people to tie into.



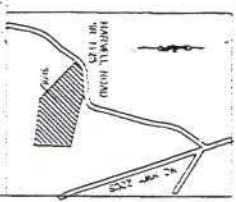
Paul T. Drestell, et ux.
 PIN# 557302755985
 DB 931, PG 648

Raleigh Q. Huneault, et ux.
 PIN# 557302721177
 DB 317, PG 608

William R. Burnette
 PIN# 557302865699
 DB 659, PG 467

Gladys P. Hathcock
 PIN# 557302867038
 DB 1074, PG 246

NOTES:
 1. THIS PLAN IS A PRELIMINARY SKETCH SITE PLAN.
 2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR AS SHOWN.
 4. THE TOTAL AREA OF THE SITE IS 1.17 ACRES.
 5. THE TOTAL AREA OF THE PAVED ROADS IS 0.15 ACRES.
 6. THE TOTAL AREA OF THE BUILDING FOOTPRINTS IS 0.05 ACRES.
 7. THE TOTAL AREA OF THE OPEN SPACE IS 0.97 ACRES.
 8. THE TOTAL AREA OF THE UTILITIES IS 0.02 ACRES.
 9. THE TOTAL AREA OF THE OTHER FEATURES IS 0.05 ACRES.
 10. THE TOTAL AREA OF THE SITE IS 1.17 ACRES.



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RETIREMENT COMMUNITY
 STANFIELD TOWNSHIP
 STANLEY COUNTY, NC
 ZIP: 27159-1100

SCALE: H₁"=40' V₁"=80' DATE: MARCH 2008 SHEET: 1 OF 1