

REQUEST FOR BOARD ACTION

ITEM NO. 19.

DATE OF MEETING: April 19, 2010

REQUESTED BY: Kenneth Vafier, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution to Approve a Revision to a Special Use Permit for the Addition of 100 Units to an Existing 112-Unit Skilled Nursing and Rehabilitation Facility.

BACKGROUND: The property is identified by record number 4203-98-1361-0000 and is located at 2778 Country Club Drive in Hampstead, NC. The Special Use Permit revision would allow the applicant to construct a new 100-unit addition to the facility totaling approximately 39,000 square feet.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a revision to a Special Use Permit for the addition of 100 units to an existing 112-unit skilled nursing and rehabilitation facility.

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: April 19, 2010

Case Number: 10-04-19-03R Avant & Nunn, LLC

Applicant: Avant & Nunn, LLC

Property Owner: Keith Avant and Harold Nunn

Land Use Proposed: Avant & Nunn, LLC, applicant, on behalf of Keith Avant and Harold Nunn, owners, are requesting the approval of a revision to Special Use Permit (SUP) for the addition of 100 units to Woodbury Wellness Center, an existing 112-bed skilled nursing and rehabilitation facility.

Property Record Number and Location: The property is identified by record number 4203-98-1361-0000 and is located at 2778 Country Club Drive in Hampstead, NC.

Zoning District of Property: The property is zoned R-20C, Residential District (Conventional Housing), and nursing, convalescent, and other residential care facilities are permitted via Special Use Permit.

PROJECT DESCRIPTION:

The applicant is requesting a revision to an approved Special Use Permit approved on December 21, 1998 for the establishment of Woodbury Wellness Center, a skilled nursing and rehabilitation facility. The specific revision requested is for an expansion of approximately 39,000 square feet to accommodate 100 additional beds. The scope of work outlined in the initial SUP application, staff report, and narrative was for a 72-bed facility and a subsequent 48-bed expansion. The facility was constructed in two phases and currently maintains 112 beds. During preliminary scoping meetings with the project representatives, Planning Staff determined that the proposed 100-bed addition exceeded the scope of work as described in the initial SUP. Therefore, in accordance with Section 15.4 H of the Pender County Zoning Ordinance, approval of a major revision is required for the proposed expansion.

The expanded facility will add Assisted Living and Alzheimer's and Memory Care to the existing services, which include daily living care, nursing care, hospice/palliative care, and dementia care. In September 2008, a Certificate of Need for the additional 100 beds was awarded to Pender County and Avant & Nunn, LLC by the North Carolina Department of Health and Human Services after a state-wide demographic analysis. Currently, the facility employs approximately 150 professionals over three shifts, seven days per week. The expansion will provide for an additional 60 professional employment opportunities. Additional traffic generation is anticipated to be minimal as family visitation times will remain from 8 AM to 8 PM seven days per week. Generally, peak congestion times are not met with high volumes of visitors at the facility.

The expansion area will be added to the north wing of the existing facility and will utilize the same footprint pattern. An additional access point and parking area will be constructed to serve the expanded area. Site design, preparation, and construction will meet all applicable local, state, and federal regulations and all applicable permits will be obtained, or verification that no permits are required, from respective regulatory agencies. The expansion area will retain all current utility service providers, subject to each provider's respective review and approval. Currently, water and wastewater service is provided by Carolina Water Service and verification that sufficient capacity to provide service to the expansion is required.

The property does not contain FEMA Special Flood Hazard Areas as shown on the effective Flood Insurance Rate Map (FIRM) dated February 16, 2007. The property does not contain coastal wetlands; however there are jurisdictional wetlands shown on the property and consultation with the Army Corps of Engineers (ACE) should be undertaken prior to construction to ensure compliance with the Clean Water Act.

EVALUATION:

- A) *Public Notifications:*** Advertisements for the proposal have been placed in the Topsail Voice and Pender Post. Adjacent property owners were notified by first class mail. In addition to these requirements, the project representatives held a voluntary community forum on March 4, 2010 that was advertised in the Topsail Voice on February 23 and March 3. Adjacent property owners were mailed a personal letter of invitation to the forum on February 25. The purpose of this meeting was to educate the community of the plans as well as to gather comments and concerns on the proposed expansion.
- B) *Basis for Granting SUP:*** See attachment A for approval procedures (§15.3 of Zoning Ordinance) and revocation procedures (§15.4b of Zoning Ordinance).
- C) *Zoning Ordinance Compliance:*** The property is zoned R-20C, Residential District (Conventional Housing), and nursing, convalescent, and other residential care facilities are permitted via Special Use Permit as prescribed by the Pender County Zoning Ordinance, §8.9, Table of Permitted Uses.
- D) *2005 Land Use Plan Compliance:*** The subject property is currently classified as Urban Growth Area as defined in the Pender County 2005 CAMA Land Use Plan. The Special Use Permit application appears to be consistent with the CAMA Land Use Plan. Urban Growth Areas are defined as: Land classification provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types. It is focused on the Rocky Point area and the Highway 17 Corridor.
- E) *Existing Land Use in Area:*** The general land use in the surrounding area is single-family residential. Existing single-family homes and lots are located to the north, west, and south of the property. To the south and southeast the property is bordered by vacant tracts of land.
- F) *Site Access Conditions:*** The property has direct access to Country Club Drive and Mallard Bay Road via two separate existing points of ingress and egress. The expansion will propose one additional access point to Country Club Drive, subject to review and approval by NCDOT.
- G) *Conditions To Consider In Issuing A Revision of the Special Use Permit For This Project:***
1. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect for the duration of this permit.
 2. The project shall be developed and maintained in accord with the applicant's final revised site plan as approved by the Zoning Administrator, the Zoning Ordinance and the conditions contained in this permit.
 3. Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void, if a final zoning permit has not been issued for the project within 12 months.
 4. Any flood or spotlights shall be oriented away from the street. Such lights shall also be oriented away from adjacent properties or shielded to reduce direct light from shining on such properties. This provision does not apply to normal area lights (non-directional).
 5. A separate permit must be obtained for any proposed signs. Signs shall be in accordance with Section 16 of the Pender County Zoning Ordinance.
 6. The project shall comply with all requirements of the Commercial Development Standards and Site Plan Review, Section 9.14 of the Pender County Zoning Ordinance and also Parking and Landscaping requirements as prescribed in Sections 13 and 14.
 7. The project shall comply with other applicable requirements of all County Ordinances not specifically mentioned herein.
 8. Regular visiting hours will be from 8 AM to 8 PM seven days per week.
 9. The following shall be submitted prior to issuance of the zoning permit as contained in the Commercial Site Plan Review Standards:
 - a. Appropriate permits issued by the North Carolina Department of Transportation for site access.

- b. Appropriate permits from North Carolina Department of Environment and Natural Resources for water and wastewater connections.
- c. Sediment & Erosion Control Plans as approved by NC Division of Land Quality (with letter of approval) with a copy to Pender County planning.
- d. Storm water management plan as approved by NC Division of Water Quality with a letter of approval sent to Pender County Planning.
- e. Verification from existing utility providers that service extensions are available.
- f. Other applicable local, state, and federal permits as required.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on April 19, 2010 the Pender County Board of Commissioners (approved, modified, denied) a revision to Special Use Permit to allow a 100-bed expansion to Woodbury Wellness Center as described herein, and Jimmy T. Tate, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

MOVED _____ **SECONDED** _____

APPROVED _____ **DENIED** _____ **UNANIMOUS** _____

YEA VOTES: Tate ___ Blanchard ___ Brown ___ Rivenbark ___ Williams ___

Jimmy T. Tate,
Chairman 04/19/2010
Date

ATTEST 04/19/2010
Date

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



APPLICATIONS COVER SHEET

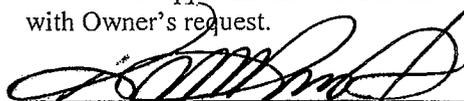
Date Application Filed: 3/5/2010

I. REQUIRED NAMES:

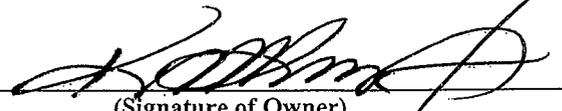
Applicant <u>AVANT + NUNN LLC</u>	Owner <u>Keith Avant / Harold Nunn</u>
Address <u>311 S. CAMPBELL ST.</u>	Address <u>4656 US. Hwy 117S</u>
<u>BURGAW, N.C. 28425</u>	<u>BURGAW, N.C. 28425</u>
Phone <u>910.524.0911</u> Fax <u>910.270.1826</u>	Phone <u>910.524.0911</u> Fax <u>910.270.1826</u>
Email <u>squirrel@ec.rr.com</u>	Email <u>squirrel@ec.rr.com</u>
Legal Relationship of Applicant to Property Owner: <u>SAME</u>	
Consultant Name/Company <u>N/A</u>	
Address <u>---</u>	
Phone <u>---</u>	Fax <u>---</u>
Email <u>---</u>	

II. AFFIDAVIT REGARDING OWNER - APPLICANT RELATIONSHIP:

I KEITH AVANT (owner) and Avant Nunn (applicant) hereby affirm that an appropriate contractual relationship permitted by the appropriate NC State Codes exists between said Owner and Applicant. Owner and Applicant also affirm that if the owner requests that the application be terminated, staff will comply with Owner's request.


(Signature of Applicant)

SAME


(Signature of Owner)

III. TYPE OF APPLICATION:

(Please check one)

Board of Adjustment:

Variance
 Appeal

Zoning:

Text Amendment
 Map Amendment
 Home Occupation
 Special Use Permit
 Vested Rights Determination

Plans:

Planned Development Master Plan
 Subdivision Preliminary Plat
 Final Plat

PLANNING AND COMMUNITY DEVELOPMENT

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FEE SCHEDULE

Board of Adjustment:	Applicable Fees:	Fee Calculation:
Variance	\$250.00	
Appeal	\$250.00	
Zoning:		
Zoning Determination Letter	\$15.00	
Text Amendment	\$250.00	
Map Amendment	\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter	
Vested Rights Determination	\$250.00	
Home Occupation	\$25.00	
Special Use Permit	\$300.00 & \$10.00 per acre over 5 acres; max of \$5,000.00	\$320 -
SUP, Part of AEC	\$300.00 & \$10.00 per acre over 5 acres	
SUP, Tower over 75 ft.	\$500.00	
SUP, Mining Borrow Pit	\$750.00 & \$10.00 per acre over 5 acres	
SUP, Mining other	\$1,000.00 plus \$5.00 per acre	
Plans:		
Planned Development Master Plan	\$500.00 plus \$10/acre for the first 100 acres; \$5/acre thereafter	
Preliminary Plat	\$500.00 & \$10/lot/residential unit for the first 100 lots/units; \$5 per lot/unit thereafter	
Final Plat	\$250.00 & \$10/lot/residential unit for the first 100 lots/units; \$5/lot/unit thereafter	
Total Fees Due:		\$320 -

Attachments Included with Application:
(Please include # of copies)

___ CD 24 Plan Sets ___ Other Documents/Reports

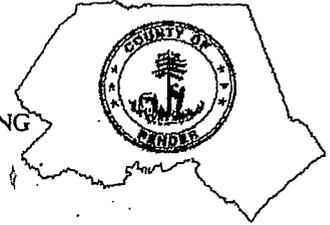
Method of Payment: ___ Cash
 ___ Credit Card, We accept VISA ___ and MasterCard ___ only.
 Check, Ck. # (1448)

For Office Use Only:	
Receipt #	<u>099418</u>
Received By:	<u>[Signature]</u> Date: <u>3/5/10</u>

Commissioner
Met 3

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



SPECIAL USE PERMIT APPLICATION

THIS SECTION FOR OFFICE USE			
Application No.	SUP. 10.04.19.03	Date	3.5.2010
Permit Fee	320.00	Receipt No.	099418
APPLICANT INFORMATION			
Applicant Name AVANT + NUNN LLC		Owner Name Keith Avant + Harold Nunn	
Address: 311 S. CAMPBELL ST. BURGAW, N.C. 28425		Address: 4656 U.S. Hwy 117S BURGAW, N.C. 28425	
Phone No: 910.524.0911		Phone No: 910.524.0911	
Legal relationship of applicant to owner: SAME			
PROJECT INFORMATION			
Property tax record No. 4203.98.1361.0000		Total property acreage: 11.01 acres	
Zoning Designation: R-20C		Acreage to be disturbed: 4.36 acres	
Acreage to be used for project: 6.36 acres			
Project location and address: 2778 Country Club Dr. Hampstead, N.C. 28443			
Describe activities to be undertaken on project site: Construction of a 100 bed Adult Care Home consisting of approx. 39,000 sq ft.			
SIGNATURES			
Applicant: 	Date: 3/4/10	Owner: 	Date: 3/4/10
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on page two of this form. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing. 4. Applicant may wish to review the required findings for approval of a Special Use Permit (p. 3). 5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing. 			

SPECIAL USE PERMIT APPLICATION CHECKLIST

✓	1. Signed application form
✓	2. Application fee
✓	3. Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete--the list maybe compiled from the public PC terminal in the Pender County Tax Office).
✓	4. One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
✓	5. Project Narrative --Written description of the project (<u>max of 3 pages</u>) including the following: <ul style="list-style-type: none"> • Location of the project and type of access to project site • Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. • Description of all construction activities to be undertaken on the site. • Describe type of utilities that will serve project and status of approval from Environmental Health. • List of all state and federal permits that will be required for the project • Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (<u>this item must be addressed by the applicant</u>). The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
✓	6. Project Map(s) --Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a <u>readable</u> scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: <ul style="list-style-type: none"> • Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph. • Access from the site and/or project boundaries to the nearest publicly maintained road. • Location of any existing structures or uses on the property and within 50' of the property. • Location of the project boundaries if they do not coincide with the property boundaries. • Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities. • Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site. • Existing and proposed fencing, vegetative screening and buffers (Must comply with Sect. 16, Sect. 13.3 C., and Sect. 8.6 D., E., F. & G. of the Zoning Ord.). • Parking, loading areas, landscaping and access (Must comply with Section 13 of the Zoning Ord.). • All signs to be located on the property (Must comply with Sect. 15 of the Zoning Ord.) • Pedestrian walks, area lighting and flood lighting. • Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas & known or designated wetlands on the site. • Drainage plan and/or direction of flow of runoff from the project and site. • After review by the Planning and Community Development Department, additional information may be required to be submitted. • Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.
✓	7. Applications including more than one acre of disturbed area should consult for additional requirements.
	8. Application received by <u>Dorley W. Frank</u> Date <u>3/5/10</u>
	9. Application completeness approved by <u>Dorley W. Frank</u> Date <u>3/5/10</u>
	10. Date scheduled for public hearing <u>April 19, 2010</u>

Special Use Permit Application: Narrative

Woodbury Wellness Center (WWC) is a 112 bed Skilled Nursing and Rehabilitation facility located at 2778 Country Club Drive in Hampstead, NC. The facility is placed on approximately 11 acres of land with two additional parcels of land that encompass seven acres each, for a total area of approximately 25 acres. The three parcels have property frontage along both Country Club Drive and Mallard Bay Road and can be accessed easily from the south via Route 17 and Country Club Drive, and from the north via Route 17, Sloop Point to Country Club Drive.

Presently, Woodbury is licensed by the State of NC and holds a 112-bed Certificate of Need for Pender County to provide 24 hour/day skilled nursing, and rehabilitation services. WWC has been in operation for approximately eight years, and runs close to full occupancy. The existing facility employs approximately 150 professionals, across three shifts, seven days a week.

The expanded facility will gradually add essential Assisted Living and Alzheimer's & Memory Care Services to 100 new residents here in Pender County. North Carolina Department of Health and Human Services (NCDHHS), in September 2008, awarded a new Certificate of Need to Pender County and Avant Nunn LLC, the current owners of WWC, for a 100-bed Adult Care Home to include 30 beds for a special Alzheimer's Memory Care unit. This 100-bed Certificate of Need was awarded to Pender County as a result of a thorough, state-wide, demographic analysis by the Department of Health's Facility Planning Department.

Activities that will be undertaken include providing activities of daily living care, nursing care, hospice/palliative care, and dementia care to residents. In addition to retaining all services as described above and in the Certificate of Need application, the new addition will certainly reflect all the 'culture change' features originally proposed, which are designed to remove the institutional feel of the facility and create a homelike, neighborhood-type environment, where a group of private and semi-private rooms share a common living/dining area. In addition, unique features are retained in this addition to include a wellness center, beauty parlor, ice cream shop, internet café, and a full array of staff areas and treatment areas, including a robust activities program with special programs for residents of the Special Care Unit for the memory-impaired. The design and décor of the facility will reflect a comfortable home, rather than an institutional and medical feel common in many older, existing adult care homes. Similar to the existing operation, the expansion will provide staffing opportunities for an estimated 60 additional professionals to serve the residents over three shifts, seven days a week.

Construction activities will be consistent with all required permits. The 100 beds will be added to the north wing, with parking and entrance to the addition provided on both sides. Site preparation will be done in accordance with Sedimentation and Erosion Control plans to be developed by the environmental engineers. A licensed Commercial contractor will be hired to construct the 100-bed addition, according to the architectural plans and drawings designed by David R. Polston, an Architect in Wilmington, NC who specializes in Long Term Care facility design and who designed the original WWC facility. Drawings will first require NCDHHS Construction Section approval.

The new 100 bed addition shall retain all the utility services presently being provided to WWC.

Those services are:	Electric – CP&L	Water – Carolina Water Service
	Telephone – Bell South	Sewer – Carolina Water Service
	Cable – Charter Commun.	LP Gas – Campbell Oil

Special Use Permit Application: Narrative

Permits required from State and Federal agencies have been obtained; specifically the Certificate of Need (see attached – Exhibit 1). The County Special Use Permit currently awaits Commissioner's approval. County Building and Erosion Control permits are scheduled to be submitted during construction process.

A project of this nature is certain to positively impact the Hampstead community and Pender County. The need for Pender County to provide such services to the underserved population here has been determined by the NCDHHS and confirmed by the allocation of the 100-bed Certificate of Need. WWC has often needed to turn away potential residents for lack of space and special Alzheimer's care beds. Currently, many Pender families have placed their loved ones out of the area in Wilmington and beyond. WWC receives constant requests to expand our services so that local families can move their family members closer to home, thus allowing more visitations and a higher quality of life for all. The addition of Home for the Aged beds, and Dementia services will create the necessary continuum of care in a single area, where aging in place benefits can be realized.

We anticipate minimal, if any, adverse impact to local area residents.

The site area is more than large enough to assure complete vegetative barriers and required setbacks. Our design plans will ensure that external features to the expansion are attractive and well maintained. In fact, we've been told that some of these planned features, will enhance the view from the roads.

Traffic patterns will also be minimally impacted, as the gradually increased staff will be spread over three (3) eight-hour shifts per day. Increased family visitation traffic should be barely noticeable, as families presently visit from 8:00 a.m. to 8:00 p.m., seven days a week with no peak times of congestion. In addition, most of our residential visitors are residents of the surrounding 10-15 mile area and visit as part of their regular community travels. Ambulance services, as well, should not increase significantly, for the medical conditions of Adult Care residents are rarely acute, and transfers to hospitals are infrequent. There are no activities at WWC that generate significant noise, visual disturbance, or odor. Every effort is made to provide a quiet homelike atmosphere for residents, families, staff, and visitors.

Current sewer allocations to the property are more than adequate to accommodate any anticipated flow of the expansion. WWC prides itself on being stewards of our environment – in fact the policies and procedures we practice result in a significant reduction in actual water use from what is expected.

In an effort to identify and address any concerns our community members may have, we held a community forum on March 4 that had been advertised in the Topsail Voice on both February 24 and March 3. In addition a personal letter of invitation was mailed on February 25 to surrounding neighbors encouraging their attendance and input. In fact, we continue to reach out to our neighbors via telephone and in person to advise them of our plans and to obtain their support and answer any questions they might have.

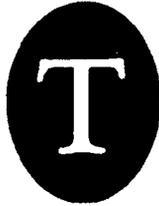
Special Use Permit Application: Narrative

There are additional benefits to this expansion from an economic development point of view. In a time of local recession, where jobs are needed, this project will employ people from all walks of the construction industry, building suppliers, professional engineers and consultants as well as some 60+ new employees with various nursing and healthcare education. Approximate construction cost of \$5,178,000 will be infused back into the local economy over a 12-15 month period. Additionally, the new 100-bed addition will increase the tax base of Pender County.

Completion of this project will allow Pender County families the option to bring their loved ones closer to home, and will allow current residents the option of considering local resources as they find the need to address such concerns in the future. Presently there are no Alzheimer/dementia care services offered in Pender County. The Admissions Coordinators at both Huntington Health Care and WWC have both indicated a strong need for these services so that area residents won't have to be referred outside Pender County to receive needed care. These additional beds attached to WWC will provide full services -- offering our community a continuum of care for our elderly, which has been proven time and time again to be the optimal experience for senior living.

We appreciate the opportunity to bring these services to the people of Pender County, and thank the Planning Department and County Commissioners for their anticipated support.

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TRIPP ENGINEERING, P.C.
419 Chestnut Street
Wilmington, North Carolina 28401
Phone: (910) 763-5100 • FAX: (910) 763-5631

Woodbury Wellness

Environmental Narrative

Expansion of the Woodbury Wellness facilities has taken in to account the presence of existing wetlands. Extreme care has been used to avoid disturbance of all existing wetland areas and for those areas to remain undisturbed.

Prior to start of construction, we will submit for and obtain a land disturbing permit satisfying State review engineers that the project is designed to protect all downstream areas from erosion and sediment runoff. At the same time, we will work with State review engineers to satisfy drainage rules and regulations and obtain a stormwater permit. We are proposing a wet detention pond to collect, treat and discharge runoff in accordance with the State rules.

All areas will be protected to ensure the project remains in compliance with applicable rules and regulations with special care and consideration given to protecting the environment.

STATE OF NORTH CAROLINA

Department of Health and Human Services
Division of Health Service Regulation

CERTIFICATE OF NEED

for

Project Identification Number #O-7934-07

FID# 070604

ISSUED TO: Avant & Nunn, LLC
311 S. Campbell Street
Burgaw, NC 28425

Pursuant to N.C. Gen. Stat. § 131E-175, et. seq., the North Carolina Department of Health and Human Services hereby authorizes the person or persons named above (the "certificate holder") to develop the certificate of need project identified above. The certificate holder shall develop the project in a manner consistent with the representations in the project application and with the conditions contained herein and shall make good faith efforts to meet the timetable contained herein. The certificate holder shall not exceed the maximum capital expenditure amount specified herein during the development of this project, except as provided by N.C. Gen. Stat. § 131E-176(16)e. The certificate holder shall not transfer or assign this certificate to any other person except as provided in N.C. Gen. Stat. § 131E-189(c). This certificate is valid only for the scope, physical location, and person(s) described herein. The Department may withdraw this certificate pursuant to N.C. Gen. Stat. § 131E-189 for any of the reasons provided in that law.

SCOPE: Stone Bridge at Woodbury/ Develop a 100 bed Adult Care Home Including a 30-bed Alzheimer's special care unit/ Pender County

CONDITIONS: See Reverse Side

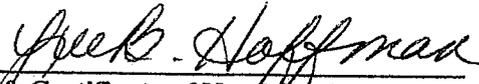
PHYSICAL LOCATION: Stone Bridge at Woodbury
Mallard Bay Road
Hampstead, NC 28443

MAXIMUM CAPITAL EXPENDITURE: \$6,795,233

TIMETABLE: See Reverse Side

FIRST PROGRESS REPORT DUE: August 1, 2009

This certificate is effective as of the 11th day of September, 2008


Chief, Certificate of Need Section
Division of Health Service Regulation

JAL copy
6-22-09



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

2704 Mail Service Center ■ Raleigh, North Carolina 27699-2704

Michael F. Easley, Governor
Dempsey Benton, Secretary

www.ncdhhs.gov/dhsr

Lee Hoffman, Section Chief
Phone: 919-855-3873
Fax: 919-733-8139

September 12, 2008

Thomas E. Gatewood, III, Consultant
Avant & Nunn
1285 West A Street
Kannapolis, NC 28081

RE: Transmittal of CON/ Project I.D. # O-7934-07/ Avant & Nunn d/b/a Stone Bridge at Woodbury/ Construct a 100-bed Adult Care Home to include 30 beds for a special Alzheimer's Memory Care Unit/ Pender County
FID # 070604

Dear Mr. Gatewood:

We are happy to transmit your certificate of need for the above referenced project. At this time, you should contact the Construction Section and the Licensure and Certification Section, regarding their procedures and requirements for the development of this project. The Certificate of Need Section will notify the other Sections that the certificate of need has been issued. However, please note that it is the responsibility of the holder of the certificate of need to contact these Sections concerning the next steps to follow in the development of the approved project.

Please be aware that pursuant to General Statute 131E-181(b), you are required to materially comply with the representations made in your application for a certificate of need, or with any conditions the department placed on the certificate of need. If you operate a service which materially differs from the representations made in your application for a certificate of need, or with any conditions the department placed on the certificate of need, including any increase in per diem reimbursement rates/charges, the department may bring remedial action against the holder of the certificate of need pursuant to General Statutes 131E-189 and 131E-190.

The holder of a certificate of need is obligated to submit progress reports to this Agency as required by 10A NCAC 14C .0209. The applicant shall notify the Agency of any variations from the schedule or the projected capital cost of the project. During the development of the project, the Agency may request any additional information pertinent to the project, including additional progress reports, to determine: 1) if the timetable specified on the certificate is being met; 2) if the amount of the capital expenditure obligated under the certificate has exceeded or can be expected to exceed the maximum amount under the certificate; 3) if the terms and conditions of the approval are being met; and 4) if the project is progressing as proposed in the application. The first progress report on this project is due August 1, 2009. Forms for the submittal of these reports are enclosed. Failure to submit any



WOODBURY WELLNESS CENTER

2778 Country Club Drive

Hampstead, N.C. 28443

(910) 270-1443

February 25, 2010

Dear Neighbor,

You may have seen the recent announcement in the Topsail Voice about Woodbury's State award for a 100-bed expansion to meet the needs of elderly who require Assisted Living or Alzheimer's/Memory Care services. We are so excited that Hampstead was identified as one of the most appropriate locations in the state, and the essential location within Pender County for these much needed services. We look forward to developing our new addition in both a community-friendly and environmentally responsible fashion.

We know that any changes and improvements to our immediate surroundings bring questions. That's why we're holding a community forum next Thursday, March 4 at 7:00 p.m. at the Woodbury facility. As space will be limited, please RSVP to the contacts below to reserve your space.

You can be assured that we have every intention of providing premier accommodations and services to our residents, and that the environment and amenities external to the facility will be as desirous as those within the walls. We are in the process of fine-tuning our application to the Planning Department and would welcome your input and answer any questions you may have.

Every effort will be made to reach you personally within the next week or so – especially if you are unable to attend the community forum. We hope you will support our efforts in bringing these essential services to the elderly and their families here in Pender County. Should you be unable to attend the forum on Thursday, and wish to contact us directly, please feel free to contact me at agerfelder@gmail.com or at 910-675-9136.

Looking forward to meeting you,

Ann S. Gerfelder,
Community Education and Public Relations Director

**Woodbury Wellness Center
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Hampstead, NC 28443
(910) 270-1443**

***COMMUNITY FORUM
WOODBURY WELLNESS EXPANSION
THURSDAY, MARCH 4, 2010***

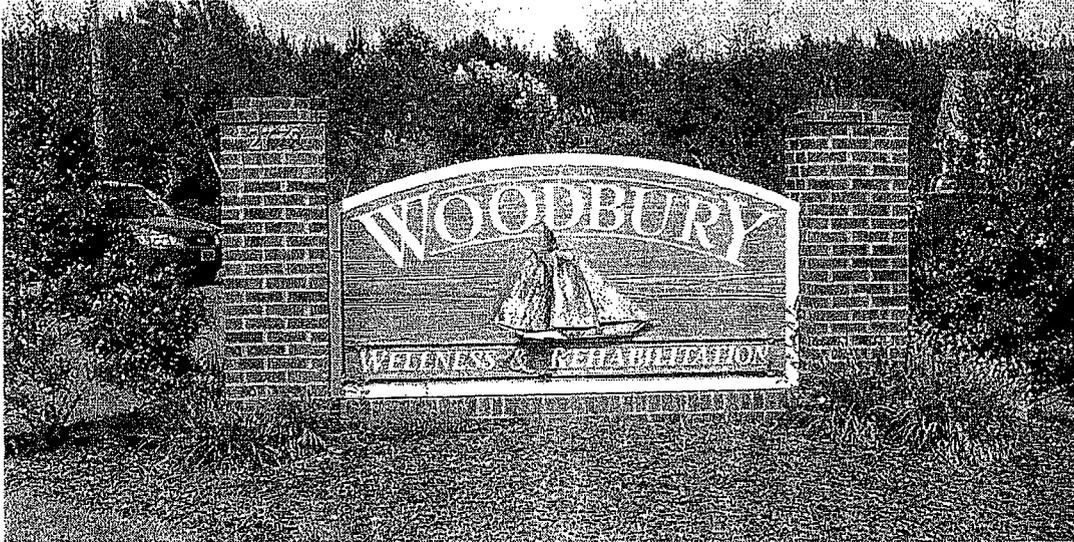
AGENDA

7:00 p.m.	Welcome and Introductions	Judith Libonati, Administrator
7:10 p.m.	Importance of Expansion	Ann Gerfelder, Community Education & Public Relations Director
7:20 p.m.	Expansion Details	Harold Nunn & Keith Avant, Owners/Operators
7:30 p.m.	Refreshments and Questions	

Thank you for joining us this evening to learn more about the important new services planned at Woodbury Wellness Center.

Please use the attached sheet to submit any questions you may have. We may not get to all the questions in the time allowed, and we'll be certain to reply directly to you after the meeting.

COMMUNITY MEMBERS MEET AT WOODBURY TO DISCUSS EXPANSION



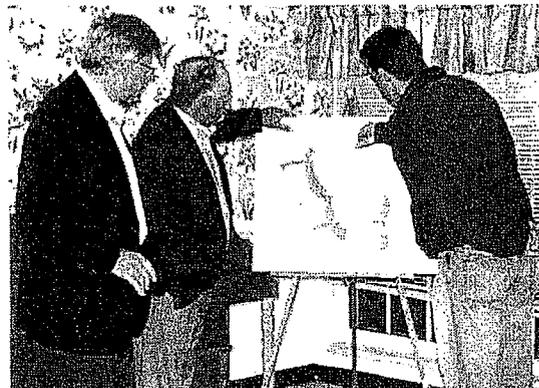
An informal gathering of resident's family members, property neighbors and staff met Thursday evening, March 4 to review and discuss Woodbury's planned expansion for the State approved 100-bed Assisted Living facility.

"Whenever an improvement of this nature takes place, it is natural to spark the interest of neighbors and the surrounding community," said Harold Nunn, Woodbury Owner and Operator. "Woodbury takes our civic responsibility seriously and we have every intention of continuing the positive relationship we have with our neighbors and our community-at -large. We enjoyed a lively discussion, and I feel strongly that everyone present agreed that any individual concerns can be collaboratively resolved to make this much needed facility a reality for the people of Pender County. In fact, our feedback was quite supportive and positive."

Participation ranged from questions about driveway access, to eligibility for admission, to design and area impact. Family members of current Woodbury residents remarked of the need for expanded services and how grateful they are to have existing skilled nursing care close to where they live. In reality, there are many families trying to cope with senior care matters on their own due to the lack of appropriate facility care in Pender County.

The State of North Carolina has officially designated Pender County, specifically the Hampstead area, as underserved. The expansion will permit families to keep loved ones close to home in a safe, secure, and comfortable environment. Mr. Nunn remarked, that with County Commissioner's approval, construction could begin this summer and "we could be serving new residents two years from today".

Woodbury's planned expansion includes a 70-bed Assisted Living section and a 30-bed Alzheimer's/ Memory Care Unit. All services will be provided on one level and will include both private and semi-private accommodations.



(L to R): Harold Nunn and Keith Avant, Owners and Operators of Woodbury Wellness Center discuss expansion design with interested neighbor, Mark Williams.