



## COMMONWEALTH of VIRGINIA

Colin M. Greene, MD, MPH  
State Health Commissioner

Department of Health  
P O BOX 2448  
RICHMOND, VA 23218

TTY 7-1-1 OR  
1-800-828-1120

January 9, 2023

Mr. Frank Peck  
Premier Consulting Services, Inc.  
Post Office Box 21133  
Roanoke, Virginia 24018

RE: **COPN No. VA-04818**  
**OHI Asset (VA) Moneta, LLC, Franklin County, Virginia**  
**Planning District 12**  
**Establish a nursing home with 90 relocated beds from PD 12**

Dear Mr. Peck:

In accordance with Chapter 4, Article 1.1 of Title 32.1 of the Code of Virginia of 1950 (the Code), as amended, I reviewed the application and all supporting documents submitted by OHI Asset (VA) Moneta, LLC to establish a nursing home with 90 relocated beds from Planning District 12.

As required by Section 32.1-102.3B of the Code, I have considered all factors that must be taken into account in a determination of public need, and I have concluded that **approval** of the request is warranted based on the following findings:

1. The proposed project is generally consistent with the applicable criteria and standards of the State Medical Facilities Plan and the Eight Required Considerations of the Code of Virginia with regard to the addition of a fixed site CT service.
2. The capital costs are reasonable.
3. The proposed project appears economically viable both in the immediate and in the long-term.
4. The status quo would maintain minimal utilization of a CT scanner in an inaccessible location, so the proposed project represents a better use of existing CT resources.
5. There is no documented opposition to the proposed project.
6. Approval of the proposed project is not likely to have a significant negative impact on existing providers of CT services.

Mr. Frank Peck  
OHI Asset (VA) Moneta, LLC  
January 9, 2023  
Page 2

This certificate is valid for the period January 9, 2023 through January 8, 2024.  
The total authorized capital cost of the project is \$14,392,000.

Please file two copies of the application for a certificate extension with the Department no later than 30 days before the expiration date of the certificate. Part VIII of the Virginia Medical Care Facilities Certificate of Public Need Rules and Regulations identifies the filing requirements and review procedure for certificate extension requests.

Sincerely,



Colin M. Greene, MD, MPH  
State Health Commissioner

Enclosure

cc: Allyson Tysinger, Senior Assistant Attorney General, Commonwealth of Virginia  
Erik Bodin, Director, Division of Certificate of Public Need  
Deborah K. Waite, Chief Operating Officer, Virginia Health Information  
Kerry Gateley, MD, MPH, CPE, District Director, West Piedmont Health District

COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF HEALTH  
MEDICAL CARE FACILITIES CERTIFICATE OF PUBLIC NEED

THIS CERTIFIES THAT OHI Asset (VA) Moneta, LLC is authorized to initiate the proposal as described below.

NAME OF FACILITY: Smith Mountain Lake Health & Rehab Center, LLC

LOCATION: on/near 400 Scruggs Road, Moneta, Virginia 24121

OWNERSHIP AND CONTROL: OHI Asset (VA) Moneta, LLC

SCOPE OF PROJECT: Establish a nursing home with 90 relocated beds from within Planning District (PD) 12. Capital costs associated with this project total \$14,392,000. The project is expected to be completed by January 9, 2026.



Pursuant to Chapter 4, Article 1:1 of Title 32.1, Sections 32.1-102.1 through 32.1-102.12 of the Code of Virginia (1950), as amended and the policies and procedures promulgated thereunder, this Medical Care Facilities Certificate of Public Need is issued contingent upon substantial and continuing progress towards implementation of the proposal within twelve (12) months from the date of issuance. A progress report shall be submitted to the State Health Commissioner within twelve (12) months from the date of issuance along with adequate assurance of completion within a reasonable time period. The Commissioner reserves the right not to renew this Certificate in the event the applicant fails to fulfill these conditions. This Certificate is non-transferable and is limited to the location, ownership, control and scope of the project shown herein.

Certificate Number: VA-04818

Date of Issuance: January 9, 2023

Expiration Date: January 8, 2024

*Colin M. Greene*

Colin M. Greene, MD, MPH, State Health Commissioner