



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

November 13, 2020

Catharine W. Cummer
Catharine.cummer@duke.edu

Exempt from Review – Physician Office

Record #: 3417
Business Name: Duke University Health System, Inc.
Business #: 640
Project Description: Develop a physician office building
County: Alamance

Dear Ms. Cummer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter dated November 11, 2020 and received on November 12, 2020, the above referenced proposal is exempt from certificate of need review in accordance with N.C. Gen. Stat. §131E-184(a)(9). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

However, you need to contact the Agency's Construction and the Acute and Home Care Licensure and Certification Sections to determine if they have any requirements for development of the proposed physician office.

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 the Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Celia C. Inman
Project Analyst

Martha J. Frisone
Chief

cc: Construction Section, DHSR
Acute and Home Care 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



Catharine W. Cumber
Regulatory Counsel, Strategic Planning

November 11, 2020

Via Electronic Mail

Martha Frisone
Chief
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Duke University Health System notice of development of physician office building

Dear Ms. Frisone:

I am writing to inform you of the intended development by the Duke University Health System, Inc. of a physician office building in Alamance County on Gregory Poole Lane in Mebane. The site does not have an assigned street address yet, but the parcel of land (now under contract) on which the building will be developed includes lots 1, 2, 3, 4, 7, 8, 9, 10, 12, and 13 on the attached brochure.

Duke intends to develop this building to house a variety of physician services needed to expand geographic access for patients in this part of the county. No new institutional health services will be offered in this building without first filing any required certificate of need application. We therefore understand that this project is exempt from certificate of need review as the development of a physician office building under N.C.G.S. 131E-184(a)(9), and would appreciate your confirmation of this understanding.

Please let me know if you have any questions. Thank you very much.

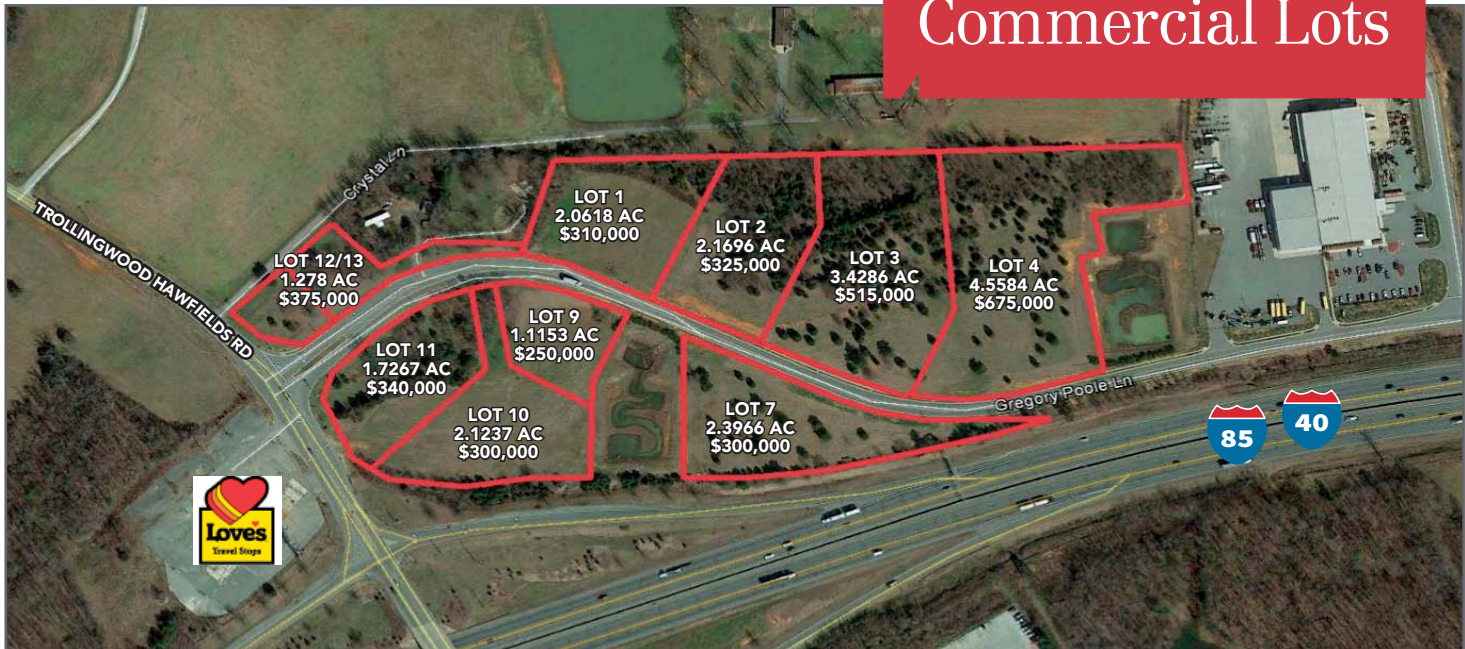
Very truly yours,

Catharine W. Cumber

Catharine W. Cumber

Enclosure

For Sale
Commercial Lots



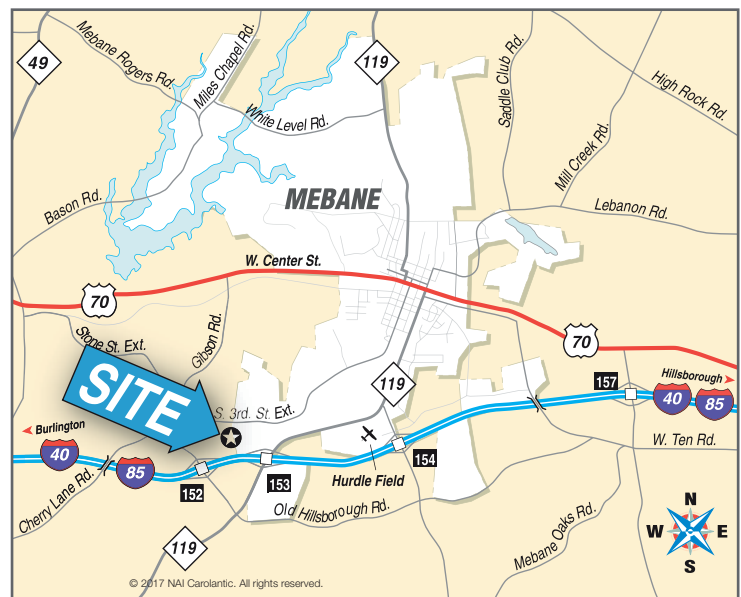
Gregory Poole Ln.

Mebane, NC

Property Features

- Lot sizes range from 1.12 acres up to 4.56 acres
- Zoned B-2, General Business
- Excellent visibility from I-85/I-40
- Traffic count on Interstate: 101,000 VPD
- Directly across the street from brand new Love's Truck Stop
- Potential users: Hotel, Fast Food, Service Industries, Flex Space
- Located 2 miles west of Tanger Factory Outlet Center
- Signalized Intersection
- Curb, gutter & storm water in place

CLICK FOR DRONE VIDEO



Bob Lewis, CCIM, SIOR

+1 336 214 1799 mobile
blewis@naipt.com

Howard Hawks, CCIM

+1 336 516 2458 mobile
hhawks@naipt.com

Jimmy Barnes, SIOR

NAI Carolantic Realty, Inc.
+1 919 210 5471 mobile
jbarnes@naicarolantic.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3005 South Church Street
Burlington NC 27215
+1 336 584 9033 office
naipt.com

For Sale
Commercial Lots



Gregory Poole Ln.

Mebane, NC

NAIPiedmont Triad

3005 South Church Street
Burlington NC 27215
+1 336 584 9033 office
naipt.com

From: [Catharine Cummer](#)
To: [Frisone, Martha](#); [Waller, Martha K](#)
Subject: [External] Exemption Notice -- MOB
Date: Wednesday, November 11, 2020 11:05:41 AM
Attachments: [Letter to Martha Frisone regarding Alamance MOB 2020.pdf](#)
[Gregory Poole Lane lots for sale brochure.pdf](#)

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to report.spam@nc.gov

Ladies,

Attached please find an exemption notice regarding the development by the Duke University Health System of a medical office building in Alamance County. Please let me know if you have any questions. Thanks very much.

Catharine

Catharine Cummer
Regulatory Counsel, Strategic Planning, Duke University Health System
3100 Tower Blvd, Suite 1300, Durham NC 27707
catharine.cummer@duke.edu | DukeHealth.org | (919) 668-0857 (office) | (919) 423-6928 (cell)



In support of Duke Health's values,
I stand for Black lives and against systemic racism.