



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor

MANDY COHEN, MD, MPH • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

March 15, 2019

Ed Rush
557 Brookdale Drive
Statesville, NC 28677

Exempt from Review – Physician Office

Record #: 2901
Business Name: Iredell Health System
Business #: 2523
Project Description: Develop a medical office building
County: Iredell


Dear Mr. Rush:


The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of March 8, 2019, 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,


Gregory F. Yakaboski
Project Analyst


Martha J. Frisone
Chief, Healthcare Planning and
Certificate of Need Section

cc: Construction Section, DHSR
Acute and Home Care Licensure and Certification Section, DHSR
Melinda Boyette, Administrative Assistant, Healthcare Planning, 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
www.ncdhhs.gov/dhsr • TEL: 919-855-3873

AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

Yakaboski, Greg

From: Avis Little <Avis.Little@iredellhealth.org>
Sent: Tuesday, March 12, 2019 10:12 AM
To: Frisone, Martha; Yakaboski, Greg
Subject: [External] Request for Determination of Exemption
Attachments: Scanned from a IMH Admin Xerox_ (20).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

Good morning,

Please see the attached letter from Ed Rush.

Kind regards,
Avis Little

Avis Little

Administrative Assistant
Iredell Health System
557 Brookdale Drive
Statesville, NC 28677
PH: 704-878-4500
avis.little@iredellhealth.org





DELIVERED VIA EMAIL

March 8, 2019

Ms. Martha Frisone, Chief
Mr. Greg Yakaboski, Analyst
Healthcare Planning and Certificate of Need Section
Department of Health Service Regulation
2704 Mail Service Center
Raleigh, North Carolina 27699-2704

Re: Request for Determination of Exemption for a Medical Office Building, Mooresville, Iredell County

Dear Ms. Frisone and Mr. Yakaboski:

Please accept this letter as required notification of Iredell Health System's intent to develop a medical office building located at Parcel Numbers 4647573429.000 (Bluefield Road) and 4647579188.000 (Regency Center Drive) in Mooresville, North Carolina. The purpose of the building is to respond to the growing population in this part of the county and fulfill Iredell Health's mission of serving the whole population of Iredell County.

No new institutional health services will be offered at this site without a 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 NCGS 131E-184(a)(9) and would appreciate your confirmation of this understanding.

Please let us know if you have any questions. We appreciate your attention to this request.

With kind regards,

A handwritten signature in black ink that reads "Ed Rush".

Ed Rush
Chief Executive Officer

cc: John Green, Chief Operating Officer

Iredell County

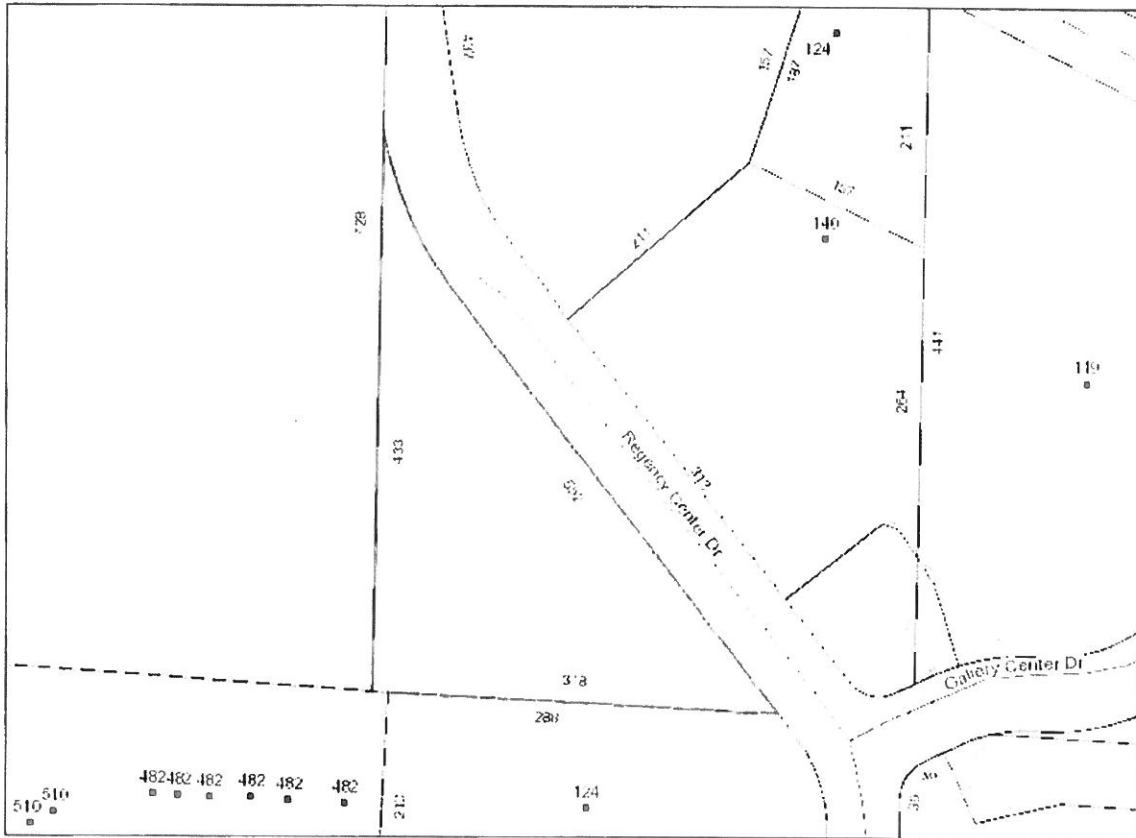
Property Data

Parcel Number: 4647579188.000

Inquiry Date: 3/8/2019

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, the County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Property Map



Owner/Property Info

Tax Account Number: 80053376

Old Parcel Number: Null

Owner Name: HAB GROUP LLC

Mailing Address: 544 BRAWLEY SCHOOL RD STE A&B MOORESVILLE NC 28117

Property Location: REGENCY CENTER DR

Lot Number: TR3

Legal Description: REGENCY CENTER P3 ANNEX PB30-86 REV PB31-38

Municipal Information

Township Code: 17

City Code: 03

Neighborhood Code: 17044

Value Information - Current Year Property Record Card (PRC)

Building Value: 0

Other Building Features: 0

Land Value: 602000

Tax Assessed Value: 602000

Deferred: 0

Land Information - Register of Deeds Online Search

Property Data

Date Recorded	Document Type	Deed Book	Deed Page	Plat Book & Page	Land Area	Land Type	Zoning
20180525	WD	2557	971	31-38	1.4	AC	HB
Tax Information							
Exemption	Tax Code 1	Tax Code 2	Tax Code 3	Tax Code 4	Tax Code 5		
Null	C ADVL TAX	CI03ADVL TAX	Null	Null	Null		

Current Zoning Contact Info.

Iredell County	704.878.3118
Harmony	704.878.3118
Love Valley	704.878.3118
City of Statesville	704.878.3575
Town of Troutman	704.528.7600
Town of Mooresville	704.662.7040
Village of Davidson	704.892.7591

Iredell County

Property Data

Parcel Number: 4647573429.000

Inquiry Date: 3/8/2019

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Property Map



Owner/Property Info

Tax Account Number: 80053376

Old Parcel Number: 1702Q0000A012

Owner Name: HAB GROUP LLC

Mailing Address: 544 BRAWLEY SCHOOL RD STE A&B MOORESVILLE NC 28117

Property Location: BLUEFIELD RD

Lot Number: TR2-5

Legal Description: CRIPPLE CREEK PB60-138 SR1467 ANNEX25-175

Municipal Information

Township Code: 17

City Code: 00

Neighborhood Code: 17044

Value Information - Current Year Property Record Card (PRC)

Building Value: 0

Other Building Features: 0

Land Value: 3173400

Tax Assessed Value: 3173400

Deferred: 0

Land Information - Register of Deeds Online Search

3/8/2019

Property Data

Date Recorded	Document Type	Deed Book	Deed Page	Plat Book & Page	Land Area	Land Type	Zoning
20180503	WD	2553	1213	60-138	15.867	AC	HB

Tax Information

Exemption	Tax Code 1	Tax Code 2	Tax Code 3	Tax Code 4	Tax Code 5
Null	C ADVL TAX	CI03ADVL TAX	FR02ADVL TAX	Null	Null

Current Zoning Contact Info.

Iredell County	704.878.3118
Harmony	704.878.3118
Love Valley	704.878.3118
City of Statesville	704.878.3575
Town of Troutman	704.528.7600
Town of Mooresville	704.662.7040
Village of Davidson	704.892.7591