



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

ROY COOPER • Governor
KODY H. KINSLEY • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

August 22, 2023

Samuel Walker
swalker@thekeithcorp.com

Exempt from Review – Physician Office or Medical Office Building

Record #: 4258
Date of Request: August 14, 2023
Business Name: TKC Land Development II, LLC
Business #: 3737
Project Description: Develop a medical office building
County: Mecklenburg

Dear Samuel Walker:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the project described above is exempt from certificate of need review in accordance with G.S. 131E-184(a)(9). Therefore, you may proceed to offer, develop, or establish the project described above without a certificate of need.

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,

A handwritten signature in cursive script that reads "Julie M. Faenza".

Julie M. Faenza
Project Analyst

A handwritten signature in cursive script that reads "Micheala Mitchell".

Micheala Mitchell
Chief

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

VIA EMAIL

August 14, 2023

Ms. Julie Faenza, Project Analyst
Certificate of Need Section
North Carolina Division of Health Service Regulation
809 Ruggles Drive
Raleigh, North Carolina 27603

RE: Exemption Request for Medical Office Building in Charlotte, North Carolina; HSA III;
Mecklenburg County

Dear Ms. Faenza:

The Keith Corporation is the developer of a medical office building to be owned by TKC Land Development II, LLC. TKC Land Development II, LLC is planning to construct an approximately 108,000 square foot medical office building to be located at 3712 Sugar Magnolia Dr. Charlotte, NC 28216 for use as a physician office and clinic support space. Novant Health, Inc. will be the tenant and the specialties to be located there are Surgical Timeshare Clinic, OBGYN, Pediatrics, Primary Care, Internal Medicine, Urgent Care, Cancer, Neurology and Cardiology. There will be no institutional health services offered or developed in the new building without first seeking the appropriate Certificate of Need approvals.

Based on the project described above and pursuant to N.C.G. Section 131E-184(a)(9), the project is exempt from Certificate of Need review. This letter serves as notification of our intent to proceed with this project. We would appreciate your written confirmation that this project is exempt from Certificate of Need review. If you have any questions or need additional information, please contact me.

Respectfully,



Samuel Walker
swalker@thekeithcorp.com
VP of Healthcare Development

From: [Griffin, Lisa L](#)
To: [Faenza, Julie M](#)
Cc: [Stancil, Tiffany C](#); swalker@thekeithcorp.com
Subject: [External] Medical Office Building Exemption Letter - Mountain Island Lake
Date: Monday, August 14, 2023 2:31:26 PM
Attachments: [2023.8.10 NH - TKC MIL CON Letter.pdf](#)

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Julie,

Attached is an MOB exemption notice that I am submitting on behalf of The Keith Corporation.

Let me or Sam Walker know if you have any questions or need additional information.

Thank you!

Lisa Griffin

Manager, Strategic Planning
Novant Health | Internal Consulting Group
(704) 351 – 1132

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