



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

October 11, 2023

Karn Gupta
guptakarn@gmail.com

Exempt from Review – Physician Office or Medical Office Building

Record #: 4276
Date of Request: September 27, 2023
Business Name: KingsLane Group, LLC
Business #: 3749
Project Description: Develop a medical office building
County: Nash

Dear Mr. Gupta:

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,

Gregory F. Yakaboski
Project Analyst

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

Delivered Via Email

March 23, 2021

Ms. Lisa Pittman, Assistant Chief
Division of Health Service Regulation
Healthcare Planning and Certificate of Need Section
2704 Mail Service Center
Raleigh, NC 27699-2704

RE: Request for Determination of Exemption for a Physician Office, Rocky Mount, Nash County

Dear Ms. Pittman,

Please accept this letter as required notification of KingsLane Group, LLC and its assignee CVC Holdings LLC's intent to develop a physician office in a building located at 58 Azimuth Court, Rocky Mount, NC 27804 (Woodstone Office Park, Lot 1).

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 I 3 IE-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.

Sincerely,



[Karn Gupta \(Sep 25, 2023 15:14 EDT\)](#)

Karn Gupta, MD
Managing Member

KingsLane Group, LLC
CVC Holdings LLC
3508 Gladwell Ct
Raleigh, NC 27605

From: [Kelly Ivey](#)
To: [Yakaboski, Greg](#)
Subject: [External] MOB additional information
Date: Wednesday, October 4, 2023 3:26:02 PM
Attachments: [image001.jpg](#)

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Greg,

The proposed MOB will be constructed at Woodstone Office Park Lot 1 on Azimuth Court, Rocky Mount, NC (Nash County). Construction and ownership will be through KingsLane Group, LLC.

Please let me know if you have any questions or need anything additional information.

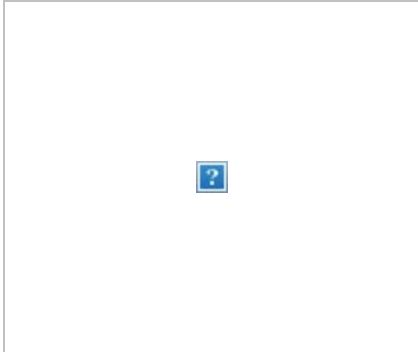
Thanks,

Kelly Ivey

kivey@pda-inc.net

919.754.0303

www.pdaconsultants.com



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Phys Off exemption letter RockyM

Final Audit Report

2023-09-25

Created:	2023-09-25
By:	Kelly Ivey (kivey@pda-inc.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAD7N6M4P_bMxSRkG2t5f79oEBn0zng1a1

"Phys Off exemption letter RockyM" History

-  Document created by Kelly Ivey (kivey@pda-inc.net)
2023-09-25 - 6:57:00 PM GMT
-  Document emailed to Karn Gupta (guptakarn@gmail.com) for signature
2023-09-25 - 6:57:32 PM GMT
-  Email viewed by Karn Gupta (guptakarn@gmail.com)
2023-09-25 - 7:13:39 PM GMT
-  Document e-signed by Karn Gupta (guptakarn@gmail.com)
Signature Date: 2023-09-25 - 7:14:15 PM GMT - Time Source: server
-  Agreement completed.
2023-09-25 - 7:14:15 PM GMT

From: [Yakaboski, Greg](#)
To: [Stancil, Tiffany C](#)
Subject: FW: [External] Exemption Letter Request
Date: Tuesday, October 3, 2023 11:32:55 AM
Attachments: [Phys Off exemption letter RockyM - signed.pdf](#)

Tiffany- This one was apparently sent just to me...

Sincerely,

Gregory F. Yakaboski

Gregory F. Yakaboski
Project Analyst
[Division of Health Service Regulation](#), Certificate of Need
[NC Department of Health and Human Services](#)

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#StayStrongNC and get the latest at nc.gov/covid19

Office: 919-855-3873
Greg.Yakaboski@dhhs.nc.gov

809 Ruggles Drive, Edgerton Building
2704 Mail Service Center
Raleigh, NC 27699-2704

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From: Kelly Ivey <kivey@pda-inc.net>
Sent: Wednesday, September 27, 2023 9:04 AM
To: Yakaboski, Greg <greg.yakaboski@dhhs.nc.gov>
Subject: [External] Exemption Letter Request

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Good morning Greg,

Attached is an exemption letter request for a new medical office building in Rocky Mount submitted on behalf of our client. Please let me know if you have any questions or need additional information.

Thanks!

Kelly Ivey
kivey@pda-inc.net
919.754.0303
www.pdaconsultants.com

PDA



Take a Problem, Make it a Feature.

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