



North Carolina Department of Health and Human Services
Division of Health Service Regulation

Pat McCrory
Governor

Aldona Z. Wos, M.D.
Ambassador (Ret.)
Secretary DHHS

Drexdal Pratt
Division Director

July 12, 2013

Tim Smith
Preston Development Company
100 Weston Estates Way
Cary NC 27513

Exempt from Review – Physician Office

Provider: Preston Development Company
Project Description: Develop a physician office building on Russet Run Road in Pittsboro
County: Chatham

Dear Mr. Smith:

In response to your letter of June 24, 2013, the above referenced proposal is exempt from certificate of need review in accordance with N.C.G.S 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 Construction and the Acute and Home Care Licensure and Certification Sections of the Division of Health Service Regulation 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 this Agency and a separate determination. If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Michael J. McKillip
Project Analyst

Craig R. Smith, Chief
Certificate of Need Section

cc: Chief, Construction Section, DHSR
Chief, Acute and Home Care Licensure and Certification Section, DHSR



Certificate of Need Section
www.ncdhhs.gov
Telephone: 919-855-3873 • Fax: 919-733-8139
Location: Edgerton Building • 809 Ruggles Drive • Raleigh, NC 27603
Mailing Address: 2704 Mail Service Center • Raleigh, NC 27699-2704
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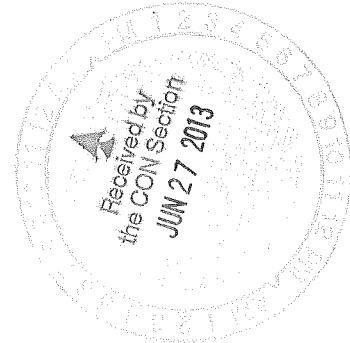


PRESTON DEVELOPMENT COMPANY

100 Weston Estates Way ■ Cary, North Carolina 27513 ■ 919-481-3000 ■ Fax 919-677-8600
www.prestondevelopment.com

June 24, 2013

Mr. Gene DePorter
Certificate of Need Section
DHSR, DHHS
2704 Mail Services Center
Raleigh, NC 27699-2704



Re: Notice of Development of Exempt Physician Office Building / Preston Development Company

Dear Mr. DePorter:

I am writing on behalf of Preston Development Company. Preston Development Company is planning to develop a building located at Russett Run road. The building is approximately 24,000 sf. Spaces within the building may be leased to physician offices. Any tenants will be unrelated to the Preston Development Company.

The Preston Development Company is requesting confirmation that the development of the physician office building is exempt from review pursuant to G.S. 131E-184(a)(9). G.S. 131E-184(a)(9) allows for the CON Section to exempt the acquisition of a physician office building, regardless of cost, unless a new institutional health service other than defined G.S. 131E-176(16)(b) is offered or developed in the building. At this time, plans are for the suites within the office building to be leased to unrelated provider-based practices and unrelated hospital-based clinics. For now, the office building and its future tenants is not being planned to include any new institutional health services as defined in G.S. 131E-176(16)(b).

Please do not hesitate to contact me at 919-481-3000 if you need any additional information. Thank you for consideration of this matter.

Sincerely,



Tim Smith

Preston Development Company