



NC DEPARTMENT OF HEALTH AND HUMAN SERVICES

ROY COOPER • Governor
MANDY COHEN, MD, MPH • Secretary
MARK PAYNE • Director, Division of Health Service Regulation

August 9, 2019

George York
York Properties
2108 Clark Avenue
Raleigh NC 27605

Exempt from Review – Physician Office

Record #: 3015
Business Name: 505 Oberlin, LLC
Business #: 3079
Project Description: Develop a physician office building at 505 Oberlin Road in Raleigh
County: Wake

Dear Mr. York:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that based on your letter of July 30, 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,

Michael J. McKillip
Project Analyst

Martha J. Frisone
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



2108 Clark Avenue
Raleigh, NC 27605



July 26, 2019

Via Electronic Mail to Martha.Frisone@dhhs.nc.gov

Ms. Martha J. Frisone, Chief
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
N.C. Department of Health and Human Services
2704 Mail Service Center
Raleigh, NC 27699-2704

**Re: Request for Exemption from Review to Develop Physician Office Building
Cameron Village MOB I
505 Oberlin Road
Raleigh, North Carolina**

Dear Ms. Frisone:

As part of the redevelopment of the Cameron Village area, ³⁰⁷⁹ 505 Oberlin, LLC is planning to develop a new physician office building located at 505 Oberlin Road in Raleigh, North Carolina.

As the owner of the property, 505 Oberlin, LLC is therefore requesting confirmation that the development of the new physician office building is exempt from Certificate of Need review pursuant to N.C.G.S. §131E-184(a)(9), regardless of cost, provided that prior written notice is provided to the CON Section. No new institutional health services will be developed at this site without a prior certificate of need application.

We would greatly appreciate your acknowledgement that this proposed physician office building is exempt from Certificate of Need review. Thank you for your prompt consideration of this matter.

Sincerely,

George York
Authorized Signatory
505 Oberlin, LLC

1442





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Wake County Real Estate Data Account Summary

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Real Estate ID **0080363**

PIN # **0794937042**

[Account Search](#)

Location Address
505 OBERLIN RD

Property Description
505 ASSOCIATES

[Pin/Parcel History](#) [Search Results](#) [New Search](#)



[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner 505 OBERLIN LLC (Use the Deeds link to view any additional owners)		Owner's Mailing Address 2108 CLARK AVE RALEIGH NC 27605-1606		Property Location Address 505 OBERLIN RD RALEIGH NC 27605-1327	
Administrative Data Old Map # D034-- Map/Scale 0794 16 VCS NCRA001 City RALEIGH Fire District Township RALEIGH Land Class COMMERCL ETJ RA Spec Dist(s) Zoning O&I-1 History ID 1 History ID 2 Acreage 1.91 Permit Date 11/13/2003 Permit # 0000032347		Transfer Information Deed Date 3/21/2017 Book & Page 16727 0913 Revenue Stamps Pkg Sale Date Pkg Sale Price Land Sale Date Land Sale Price Improvement Summary Total Units 0 Recycle Units 0 Apt/SC Sqft Heated Area 42,184		Assessed Value Land Value Assessed \$2,329,410 Bldg. Value Assessed \$1,160,944 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$3,490,354	

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wakegov.com or call 919-856-5400.