June 7, 2022

Elizabeth V. Kirkman
Elizabeth.Kirkman@atriumhealth.org

Exempt from Review – Physician Office or Medical Office Building
Record #: 3915
Date of Request: May 27, 2022
Business Name: The Charlotte-Mecklenburg Hospital Authority
Business #: 1770
Project Description: Develop a new medical office building
County: Mecklenburg

Dear Ms. Kirkman:

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,

Julie M. Faenza
Project Analyst

Micheala Mitchell
Chief
May 27, 2022

Ms. Micheala Mitchell, Chief
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
N. C. Department of Health & Human Services
809 Ruggles Dr.
Raleigh, NC 27603

RE: Exemption Request for Physician Office Building in Cornelius, North Carolina (Mecklenburg County)

Dear Ms. Mitchell:

The Charlotte-Mecklenburg Hospital Authority is planning to upfit approximately 11,000 square feet of leased space in a new physician office building located at 20042 Zion Avenue in Cornelius, NC 28031. A third-party developer is constructing the building and the associated parking. There will be no new institutional health services offered or developed in the new building without first obtaining the necessary certificate of need approval. The estimated cost of the upfit is greater than $4,000,000.

Based upon the project as described above and pursuant to N.C.G.S. § 131E-184(a)(9) this project is exempt from CON review. This letter serves as notification of our intent to proceed with this project. We would appreciate your written concurrence that this project is exempt from CON review. If you have any questions or require further information regarding this project, please contact me at 980-622-7049.

Sincerely,

Elizabeth V. Kirkman
Assistant Vice President
Atrium Health Strategic Services Group