



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

May 23, 2023

Melissa K. Shearer

Melissa.Shearer@conehealth.com

Exempt from Review – Physician Office or Medical Office Building

Record #: 4197

Date of Request: May 2, 2023

Business Name: The Moses H. Cone Memorial Hospital

Business #: 1811

Project Description: Develop a medical office building with a parking deck

County: Guilford

Dear Ms. Shearer:

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

May 1, 2023

Ms. Micheala Mitchell, Chief
Mr. Greg Yakabowski, Project Analyst
Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation, NC DHHS
2704 Mail Service Center
Raleigh, NC 27699-2704

Re: Exemption Request for Physician Office Building and Parking Deck in Greensboro, North Carolina (Guilford County)

Dear Ms. Mitchell and Mr. Yakabowski:

The purpose of this letter is to notify you of the intent of The Moses H. Cone Memorial Hospital (dba Cone Health) to construct a physician office building with a parking deck in Greensboro, North Carolina, and to request the Agency confirm that the project is exempt from certificate of need review. North Carolina G. S. Section 131E- 184 "Exemption from Review" identifies certain projects as exempt from Certificate of Need review upon prior written notice. Included among these designated projects are the following:

- (a)(4) *To provide parking, heating or cooling systems, elevators, or other basic plant or mechanical improvements, unless these activities are integral portions of a project that involves the construction of a new health service facility or portion thereof and that is subject to certificate of need review.*
- (a)(9) *To develop or acquire a physician office building regardless of cost, unless a new institutional health service other than defined in G.S. 131E-176(16)b. is offered or developed in the building.*

The planned 78,000 square foot physician office building and the parking deck will be located at 200 E Northwood Street, Greensboro, NC 27401. The estimated cost is greater than \$4,000,000 for each component.

Cone Health will not offer any new institutional health services in the physician office building without first seeking any necessary approvals from the Agency.

Please let me know if you have any questions regarding this project. This letter serves as notification of our intent to proceed with this exempt project. I look forward to the Healthcare Planning and CON Section's confirmation that this project is exempt from review.

Sincerely,



Melissa K. Shearer
Executive Director
Strategy and Planning

cc: Preston Hammock, SVP, President, Cone Health Central Region
Ruth Fisher, Vice President, Heart & Vascular Center
Karin Henderson, Executive Director, Construction Management

From: [Shearer, Melissa](#)
To: [Yakaboski, Greg](#); [Stancil, Tiffany C](#)
Cc: [Allen, Amanda](#)
Subject: [External] Exemption Request - MOB and Parking Deck
Date: Tuesday, May 2, 2023 7:30:51 AM
Attachments: [image001.png](#)
[Cone Health MOB and Deck Exemption Req.pdf](#)

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Hi Mr. Yakaboski,

Please find attached an Exemption Request letter for a Medical Office Building and Parking Deck in Greensboro, NC. We look forward to confirmation that this project is exempt.

Thank you,

Melissa K. Shearer

Cone Health | Strategic Development
Executive Director, Strategy and Planning
Cell: 336.682.9742
Email: Melissa.shearer@conehealth.com
Website: conehealth.com



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