



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

July 10, 2024

Lisa Griffin

lgriffin@novanthealth.org

Exempt from Review – Physician Office or Medical Office Building

Record #: 4493
Date of Request: June 24, 2024
Business Name: Novant Health, Inc.
Business #: 1341
Project Description: Develop a medical office building
County: Buncombe

Dear Ms. Griffin:

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,

Ena Lightbourne
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



VIA EMAIL

June 21, 2024

Ms. Ena Lightbourne, Project Analyst
Certificate of Need Section
North Carolina Division of Health Service Regulation
809 Ruggles Drive
Raleigh, North Carolina 27603

RE: Exemption Request for Medical Office Building in Asheville, North Carolina; HSA I;
Buncombe County

Dear Ms. Lightbourne:

Pulliam Developers, LLC, intends to lease an existing building located at 1815 Hendersonville Road, Asheville, NC 28803 for medical office use. Novant Health, Inc. will be the tenant and is responsible for upfitting the building for use as physician office and clinic space. There will be no institutional health services offered or developed in the building without first seeking the appropriate Certificate of Need approvals.

Based on the project described above and pursuant to N.C.G. Section 131E-184(a)(9), the project is exempt from Certificate of Need review. This letter serves as notification of our intent to proceed with this project. We would appreciate your written confirmation that this project is exempt from Certificate of Need review. If you have any questions or need additional information, please contact me.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rusty Pulliam', written over a white background.

Rusty Pulliam, President & CEO Pulliam Properties, Inc.
and Sole Member/Manager of Pulliam Developers, LLC

From: [Griffin, Lisa L](#)
To: [Lightbourne, Ena](#)
Cc: [Stancil, Tiffany C](#); [Eller, Nick R](#); [Rusty Pulliam](#); [Cremeens, Cameron L](#)
Subject: [External] Buncombe County MOB Exemption Letter
Date: Monday, June 24, 2024 2:44:58 PM
Attachments: [Asheville MOB - Pulliam Developers.pdf](#)

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.

Good afternoon, Ena,

Attached is an MOB exemption letter that I am submitting on behalf of Pulliam Properties regarding a medical office building project in Buncombe County.

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

Thank you,

Lisa Griffin

Manager, Strategic Planning
Novant Health | Internal Consulting Group
(704) 351 – 1132

We are here to help you get the care you need. Visit [Novant Health](#) for up-to-date information.

Estamos aquí para ayudarle con el cuidado que usted necesita. Visite [Novant Health](#) para información actualizada.

This message and any included attachments are from NOVANT HEALTH INC. and are intended only for the addressee(s). The information contained herein may include trade secrets or privileged or otherwise confidential information. Unauthorized review, forwarding, printing, copying, distributing, or using such information is strictly prohibited and may be unlawful. If you received this message in error, or have reason to believe you are not authorized to receive it, please promptly delete this message and notify the sender by email. If you believe that any information contained in this message is disparaging or harassing or if you find it objectionable please contact Novant Health, Inc. at 1-844-266-8268 or forward the email to reports@novanthealth.org.