



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

October 15, 2024

Andrea Gymer

[amgymer@novanthealth.org](mailto:amgymer@novanthealth.org)

**Exempt from Review**

**Record #:** 4595  
**Date of Request:** September 30, 2024  
**Facility Name:** Novant Health Presbyterian Medical Center  
**FID #:** 943501  
**Business Name:** Novant Health, Inc.  
**Business #:** 1341  
**Project Description:** Construct a new tower on the main campus  
**County:** Mecklenburg

Dear Andrea Gymer:

The Healthcare Planning and Certificate of Need Section, Division of Health Service Regulation (Agency), determined that the above referenced proposal is exempt from certificate of need review in accordance with G.S. 131E-184(g). Therefore, you may proceed to offer, develop or establish the above referenced project without a certificate of need.

It should be noted that this determination is binding only for the facts represented by you. Consequently, if changes are made in the project or in the facts provided in your correspondence referenced above, a new determination as to whether a certificate of need is required would need to be made by the Agency. Changes in a project include but are not limited to: (1) increases in the capital cost; (2) acquisition of medical equipment not included in the original cost estimate; (3) modifications in the design of the project; (4) change in location; and (5) any increase in the number of square feet to be constructed.

If you have any questions concerning this matter, please feel free to contact this office.

Sincerely,

Chalice L. Moore  
Project Analyst

Micheala Mitchell  
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

September 27, 2024



**VIA EMAIL**

Ms. Micheala Mitchell, Chief  
Healthcare Planning and Certificate of Need  
NC Division of Health Service Regulation  
809 Ruggles Drive  
Raleigh, North Carolina 27603

2085 Frontis Plaza Boulevard  
Winston-Salem, NC 27103

**Re: Novant Health Presbyterian Medical Center (License # (H0010)  
Notice of Exemption for Construction of a New Tower  
Charlotte, North Carolina (FID # 943501; Mecklenburg County)**

Dear Ms. Mitchell:

This letter serves as notice of Novant Health Presbyterian Medical Center's (NH Presbyterian) intention to construct a new tower on its main campus located in Charlotte, North Carolina, pursuant to N.C.G.S. §131E-184(g). This new building will comprise nine (9) stories. The new tower will be located on NH Presbyterian's main campus on the southeast side of the hospital along N. Caswell Road and will connect to the main structure on the first floor adjacent to the existing Emergency Department.

The new tower is an expansion in that it will be connected to the existing main building. Related to the addition of the new tower, a new parking deck is to be constructed and the hospital's utility plant will also require expansion. Pursuant to N.C.G.S. §131E-184(a)(4), exemption notices for these projects will be submitted separately.

See Attachment A for a site map of the NH Presbyterian campus indicating the location of the new tower. Also indicated are the planned new parking deck, and expanded utility plant. The total capital costs of the new tower will exceed \$4,000,000.

The new tower expansion will be comprise the following:

- Ground Floor – Storage and Building Support
- First Floor – Expansion of ED services including relocation of the existing Pediatric ED
- Second Floor – Expansion of Surgical services to relocate Pre-, Post-, and PACU
- Third Floor – Shelled Space for Future Use
- Fourth Floor – Interstitial/Mechanical Systems
- Fifth Floor – Shelled Space for Future Use
- Sixth Floor – Shelled Space for Future Use
- Seventh Floor – Shelled Space for Future Use
- Eighth Floor – Shelled Space for Future Use
- Ninth Floor – Shelled Space for Future Use

### Expansion of Emergency Department (First Floor)

The first floor expansion will involve expanding the current Emergency Department space and relocating the existing dedicated Pediatric Emergency Department. The tower will rework and consolidate the ED entrance sequence to separate patient traffic from Ambulance traffic, and simplify patient wayfinding. No additional treatment rooms are proposed.

### Expansion of Surgical Services (Second Floor)

Surgical Services currently exists on the Second Floor. The new tower construction will create more space to enlarge the area and relocate pre-surgical services from the First Floor. Post-surgical services and the PACU will be relocated and reconfigured in the new space for better efficiency and patient flow. No additional operating rooms are proposed.

### Shelled Space for Future Use (Third Floor – Ninth Floor)

In designing this new tower and as part of NH Presbyterian's ongoing review of its Master Facility Plan, it is prudent to plan for additional floors for future use. NH Presbyterian's best option for expansion is vertically given its location in metro-Charlotte. Shelling in the space when the new tower is originally constructed is more economical and less disruptive to patients, staff, and the surrounding community.

The project will not increase the number of licensed beds, operating rooms, or other regulated assets. NH Presbyterian will file a certificate of need application for any additional new institutional health services that would be developed in any newly constructed space.

Pursuant to N.C.G.S. §131E-184 (g), "[t]he Department shall exempt from certificate of need review any capital expenditure that exceeds the [four million dollar (\$4,000,000)] threshold set forth in G.S. 131E- 176(16)b . if all of the following conditions are met:

- (1) *The sole purpose of the capital expenditure is to renovate, replace on the same site, or expand the entirety or a portion of an existing health service facility that is located on the main campus.*
- (2) *The capital expenditure does not result in (i) a change in bed capacity as defined in G.S. 131E-176(5) or (ii) the addition of a health service facility or any other new institutional health service other than that allowed in G.S. 131E-176(16)b .*
- (3) *The licensed health service facility proposing to incur the capital expenditure shall provide prior written notice to the Department, along with supporting documentation to demonstrate that it meets the exemption criteria of this subsection."*

N.C.G.-S. §131E-176(14n) states, "' Main campus [means] all of the following for the purposes of G.S. 131E- 184(f) and (g) only:

- a. *The site of the main building from which a licensed health service facility provides clinical patient services and exercises financial and administrative control over the entire facility, including the buildings and grounds adjacent to that main building.*
- b. *Other areas and structures that are not strictly contiguous to the main building but are located within 250 yards of the main building."*

The NH Presbyterian project meets each of the applicable conditions set forth above:

- The estimated capital cost of the project exceeds \$4,000,000.
- The sole purpose of the capital expenditure is to expand an existing health service facility, NH Presbyterian, on the main campus located at 200 Hawthorne Lane, Charlotte, North Carolina, 28204. As is shown on Exhibit A, the new tower will be adjacent and connected to the main building.
- The capital expenditure will not result in a change in bed capacity or the addition of a health service facility or any other new institutional health service other than that allowed by G.S. § 131E-176(16)(b).
- NH Presbyterian provides clinical patient services and exercises financial and administrative control from its location on Hawthorne Lane in Charlotte, North Carolina. The NH Presbyterian's President's office is located on the first floor of the hospital in Administration. NH Presbyterian's current hospital license is included as Attachment B.
- This letter constitutes the required prior written notice.

Based on the foregoing, we respectfully request that the CON Section issue written confirmation that this project is exempt from Certificate of Need review under N.C.G.S § 131E-184(g). If you have any questions about this project, please contact me at (336) 277 – 1523.

Sincerely,

DocuSigned by:  
*Andrea Gymer*  
15FFC84DBF354FC...

Andrea Gymer

Vice President, Strategic and Business Planning  
Novant Health, Inc.

Attachments

**Attachment A**  
**--Site Map**



Site plan based on limited information and does not reflect final site features. No site research has been conducted. Site conditions may change significantly.

## **Attachment B**

- **NH Presbyterian Hospital License**

# State of North Carolina

Department of Health and Human Services  
Division of Health Service Regulation

Effective January 1, 2024, this license is issued to

**The Presbyterian Hospital**

to operate a hospital known as

**Novant Health Presbyterian Medical Center**

located at Charlotte, NC, Mecklenburg County.

This license is issued subject to the statutes of the State of North Carolina, is not transferable and shall remain in effect until amended by the issuing agency.

**Facility ID: 943501**

**License Number: H0010**

**Bed Capacity: 634**

General Acute: 519    Rehabilitation: 10    Psych: 75    Nursing: 16    Hospice: 14

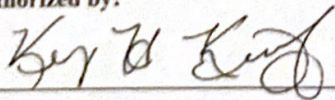
Dedicated Inpatient Surgical Operating Rooms: 6    Shared Surgical Operating Rooms: 28

Dedicated Ambulatory Surgical Operating Rooms: 6    Dedicated Endoscopy Rooms: 9

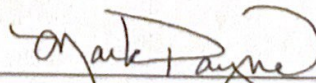
**License Categories:**

.1100 Partial Hospitalization, .1400 Day Treatment, .5200 Dedicated Inpatient Unit for mental disorders,

Authorized by:



Secretary, N.C. Department of Health and Human Services



Director, Division of Health Service Regulation



**From:** [Mitchell, Micheala L](#)  
**To:** [Waller, Martha K](#)  
**Cc:** [Stancil, Tiffany C](#)  
**Subject:** FW: [External] Exemption Letter re: Novant Health Presbyterian Tower Construction  
**Date:** Monday, September 30, 2024 4:34:34 PM  
**Attachments:** [Signed PMC Tower Exemption 2024 Final.pdf](#)

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Last one. Thank you!

Micheala Mitchell, JD  
[NC Department of Health and Human Services](#)  
[Division of Health Service Regulation](#)  
Section Chief, Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
2704 Mail Service Center  
Raleigh, NC 27699-2704  
Office: 919 855 3879  
[Micheala.Mitchell@dhhs.nc.gov](mailto:Micheala.Mitchell@dhhs.nc.gov)

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**From:** Mitchell, Micheala L  
**Sent:** Friday, September 27, 2024 3:20 PM  
**To:** Stancil, Tiffany C <[Tiffany.Stancil@dhhs.nc.gov](mailto:Tiffany.Stancil@dhhs.nc.gov)>  
**Cc:** Moore, Chalice L <[chalice.moore@dhhs.nc.gov](mailto:chalice.moore@dhhs.nc.gov)>  
**Subject:** FW: [External] Exemption Letter re: Novant Health Presbyterian Tower Construction

Hey Tiffany,

I hope you're feeling better! Let me know if you need anything!

Would you mind logging this exemption whenever you log back on, be it today or next week? It gets assigned to Chalice.

Thanks!

Micheala Mitchell, JD  
[NC Department of Health and Human Services](#)  
[Division of Health Service Regulation](#)  
Section Chief, Healthcare Planning and CON Section  
809 Ruggles Drive, Edgerton Building  
2704 Mail Service Center  
Raleigh, NC 27699-2704  
Office: 919 855 3879  
[Micheala.Mitchell@dhhs.nc.gov](mailto:Micheala.Mitchell@dhhs.nc.gov)

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**From:** Griffin, Lisa L <[lgriffin@novanthealth.org](mailto:lgriffin@novanthealth.org)>

**Sent:** Friday, September 27, 2024 3:05 PM

**To:** Mitchell, Micheala L <[Micheala.Mitchell@dhhs.nc.gov](mailto:Micheala.Mitchell@dhhs.nc.gov)>

**Cc:** Gymer, Andrea M <[amgymer@novanthealth.org](mailto:amgymer@novanthealth.org)>; Cremeens, Cameron L <[clcremeens@novanthealth.org](mailto:clcremeens@novanthealth.org)>; Moore, Chalice L <[chalice.moore@dhhs.nc.gov](mailto:chalice.moore@dhhs.nc.gov)>

**Subject:** [External] Exemption Letter re: Novant Health Presbyterian Tower Construction

**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.

Ms. Mitchell,

Attached is an exemption letter regarding the development of a new patient services tower on the main campus of Novant Health Presbyterian Medical Center in Charlotte.

Please let me or Andrea Gymer know if you have questions or need additional information.

Sincerely,

***Lisa Griffin***

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

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