



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

JOSH STEIN • Governor

DEVPUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

April 11, 2025

Kyle Marek

kmarek@carterethealth.org

Exempt from Review – Physician Office or Medical Office Building

Record #: 4753

Date of Request: April 4, 2025

Business Name: Vital Holdings LLC

Business #: 3940

Project Description: Develop a physician office building

County: Carteret

Dear Mr. Marek:

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

CARTERET COUNTY GENERAL HOSPITAL
CORPORATION
PO BOX 1619
MOREHEAD CITY, NC 28557-1619
ACCOUNT NUMBER: 27741

Tax Districts
01 County, 1561 Town of Cedar Point , 19 Western Carteret Rescue, 37 Western Carteret Fire

Route Number: Appraiser Area: JSCHILEN Reval Year: 2020 Visited By: Information Source:

PARCEL INFORMATION		PROPERTY DESCRIPTION	VALUE SUMMARY	
ADDRESS:	500 LIGHTHOUSE LN CEDAR POINT 28584	PH. 5 THE VILLAGE AT MAGENS 1.4200 AC	LAND VALUE:	284,000
NBHD:	61000100-CEDAR POINT		BUILDING VALUE:	0
TOWNSHIP:	15 - WHITE OAK		OBXF VALUE:	0
MAP #:			APPRAISED VALUE:	284,000
PIN #:			DEFERRED VALUE:	0
			ASSESSED VALUE:	284,000
		Subd: 30/803	TAX EXEMPT(05.0):	Not Available

NOTES	PERMIT INFORMATION				SALES INFORMATION					
	Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
					4/14/2021	1,000,000	V		1717/145	N
					10/19/2007		0	V	1244/0121	N
					Ratio: 28%					

[illegible][illegible]

BUILDING DESCRIPTION	BUILDING SKETCH
MODEL: ARCHITECTURE: IMPROVEMENT TYPE: QUAL: STORY HEIGHT: PLUS/MINUS: CONDITION: FOUNDATION: FRAME: A/C: EXTERIOR WALL: ROOF STRUCTURE: HEATING SYSTEM: ROOFING COVER: INTERIOR WALL: INTERIOR FLOOR: BEDROOMS: BATHS FULL/HALF: / FIREPLACE: HEATING FUEL TYPE: SPECIAL CONDITION: ACTUAL YR BLT: EFFECTIVE YR BLT: INFO SOURCE:	

BUILDING SECTIONS								VIEW PHOTO
DESCRIPTION	ACTUAL	ADJUSTED	HEATED	RATE	VALUE	% GOOD	RCNLD	

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PARCEL INFORMATION		PROPERTY DESCRIPTION	VALUE SUMMARY	
ADDRESS:	600 LIGHTHOUSE LN CEDAR POINT 28584	PH. 6 THE VILLAGE AT MAGENS 1.3300 AC	LAND VALUE:	266,000
NBHD:	61000100-CEDAR POINT		BUILDING VALUE:	0
TOWNSHIP:	15 - WHITE OAK		OBXF VALUE:	0
MAP #:			APPRAISED VALUE:	266,000
PIN #:			DEFERRED VALUE:	0
			ASSESSED VALUE:	266,000
		Subd: 30/803	TAX EXEMPT(05.0):	Not Available

NOTES	PERMIT INFORMATION				SALES INFORMATION					
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					10/19/2007		0	V	1244/0121	N
					Ratio: 27%					

[illegible][illegible]

BUILDING DESCRIPTION	BUILDING SKETCH
MODEL: ARCHITECTURE: IMPROVEMENT TYPE: QUAL: STORY HEIGHT: PLUS/MINUS: CONDITION: FOUNDATION: FRAME: A/C: EXTERIOR WALL: ROOF STRUCTURE: HEATING SYSTEM: ROOFING COVER: INTERIOR WALL: INTERIOR FLOOR: BEDROOMS: BATHS FULL/HALF: / FIREPLACE: HEATING FUEL TYPE: SPECIAL CONDITION: ACTUAL YR BLT: EFFECTIVE YR BLT: INFO SOURCE:	

BUILDING SECTIONS								VIEW PHOTO
DESCRIPTION	ACTUAL	ADJUSTED	HEATED	RATE	VALUE	% GOOD	RCNLD	

April 1, 2025

Michaela Mitchell, Chief
Greg Yakaboski, CON Analyst
Division of Health Service Regulation
Healthcare Planning and Certificate of Need Section
2704 Mail Service Center
Raleigh, NC 27699-2704
micheala.mitchell@dhhs.nc.gov
greg.yakaboski@dhhs.nc.gov

RE: Request for Determination of Exemption for a Physician Office, Cape Carteret, Carteret County

Dear Ms. Pittman and Mr. Yakaboski,

Please accept this letter as required notification of Vital Holdings LLC intent to develop a physician office in a building located at **500 & 600 Lighthouse Lane; 1130 Cedar Point Blvd, Cedar Point, NC 28584**

The project is needed to improve access to health care services for the growing population of western Carteret County and surrounding communities.

No new institutional health services will be offered at this site without first filing a certificate of need application. We therefore understand that this project is exempt from certificate of need review as the development of a physician office building under NCGS 13 IE-184(a)(9) and would appreciate your confirmation of this understanding. Please let us know if you have any questions. We appreciate your attention to this request.

Sincerely,



Kyle Marek
Principal
Vital Holdings LLC

From: [Kelly Ivey](#)
To: [Yakaboski, Greg](#); [Stancil, Tiffany C](#)
Cc: [Kyle Marek](#)
Subject: [External] Exempt from Review
Date: Friday, April 4, 2025 3:05:23 PM
Attachments: [PhysicianOfficeExemptCCHWest.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.

Greg,

Attached is a request for CON Review Exemption for a new MOB in Carteret County. Please let me know if you need anything else.

Thanks,

Kelly Ivey
kivey@pda-inc.net
919.754.0303
www.pdaconsultants.com

PDA



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