



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

JOSH STEIN • Governor

DEVPUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

August 22, 2025

John Stubbs
jstubbs@davismoorehealthcare.com

Exempt from Review – Physician Office or Medical Office Building

Record #: 4881
Date of Request: August 5, 2025
Business Name: Davis Moore Investment Management, LLC
Business #: 3979
Project Description: Develop a medical office building
County: Buncombe

Dear Mr. Stubbs:

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,

Gloria C. Hale
Team Leader

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

August 4, 2025

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

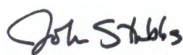
RE: Exemption Request for Medical Office Building in Arden, North Carolina; HSA I;
Buncombe County

Dear Ms. Lightbourne:

Davis Moore Investment Management, LLC ("Davis Moore IM") intends to develop a medical office building at 433 Long Shoals, Road, Arden, NC 28704 (the "MOB"). Novant Health, Inc. will be the tenant and is responsible for upfitting the MOB for use as clinical space. There will be no institutional health services offered or developed in the MOB without first seeking the appropriate Certificate of Need approvals.

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

Respectfully,



John Stubbs

Davis Moore IM

From: [Griffin, Lisa L](#)
To: [Lightbourne, Ena](#)
Cc: [Stancil, Tiffany C](#); jstubbs@davismoorehealthcare.com; [Eller, Nick R](#)
Subject: [External] MOB Exemption for Buncombe County
Date: Monday, August 4, 2025 2:48:47 PM
Attachments: [Davis Moore - Long Shoals MOB Exemption Request \(8-4-25\).pdf](#)

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Good afternoon,

Attached is a medical office building exemption letter that I am submitting on behalf of Davis Moore. Please let me or John Stubbs know if you have any questions.

Regards,

Lisa Griffin

Manager, Strategic Planning
Novant Health | Novant Health Enterprises
(704) 351 – 1132

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