



NC DEPARTMENT OF
**HEALTH AND
HUMAN SERVICES**

JOSH STEIN • Governor

DEVPUTTA SANGVAI • Secretary

MARK PAYNE • Director, Division of Health Service Regulation

VIA EMAIL ONLY

June 24, 2025

Lisa Griffin

llgriffin@novanthealth.org

Exempt from Review

Record #: 4814

Date of Request: June 12, 2025

Facility Name: Novant Health Huntersville Medical Center

FID #: 990440

Project Description: Expansion of facility on main campus with no change in bed capacity

County: Mecklenburg

Dear Lisa Griffin:

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

June 12, 2025

VIA EMAIL

2085 Frontis Plaza Boulevard
Winston-Salem, NC 27103

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

**Re: Novant Health Huntersville Medical Center (License # H0282) Notice of
Exemption for Hospital Expansion Project, Huntersville, North Carolina
(FID # 990440; Mecklenburg County)**

Dear Ms. Mitchell:

This letter serves as notice of Novant Health Huntersville Medical Center's (NH Huntersville) intention to expand its facility on its main campus located in Huntersville, North Carolina, pursuant to N.C.G.S. §131E-184(g). This expansion involves expanding with new construction on Floors 1 – 3 of the existing main campus building located at 10030 Gilead Road, Huntersville, North Carolina 28078.

Related to this expansion, the hospital's utility plant will also require expansion. Pursuant to N.C.G.S. §131E-184(a)(4), exemption notices for this project will be submitted separately.

See Attachment A for a site map of the NH Huntersville campus indicating the existing hospital footprint and the planned expansion. The total capital costs of the expansion will exceed \$4,119,200. The expansion project is planned as follow:

First Floor – Expansion of ED services
Second Floor – Shelled Space for Future Use
Third 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 adding twenty-four (24) observations beds/bays. An additional eight (8) treatment rooms are proposed.

Shelled Space for Future Use (Second – Third Floor)

In designing this facility expansion and as part of NH Huntersville's ongoing review of its Master Facility Plan, it is prudent to plan for constructing new space on its existing floors above the Emergency Department for future use. Shelling in the space as part of this expansion project 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 Huntersville 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."

Furthermore, 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 Huntersville expansion project meets each of the applicable conditions set forth above:

- The estimated capital cost of the project exceeds \$4,119,200.
- The sole purpose of the capital expenditure is to expand an existing health service facility, NH Huntersville, on the main campus located at 10030 Gilead Road, Huntersville, North Carolina 28078. See the site plan included in Attachment A.
- 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 Huntersville provides clinical patient services and exercises financial and administrative control from its location on Gilead Road in Huntersville, North Carolina. The NH Huntersville President's office is located on the first floor of the hospital in Administration. NH Huntersville's current hospital license is included as Attachment B.
- This letter constitutes the required prior written notice.

Based on the above facts, we respectfully request that the CON Section issue written confirmation that this project is exempt from Certificate of Need review. If you have any questions about this project, please contact me.

Sincerely,

DocuSigned by:

867A9532E8AD4F5...

Bryan Dunn

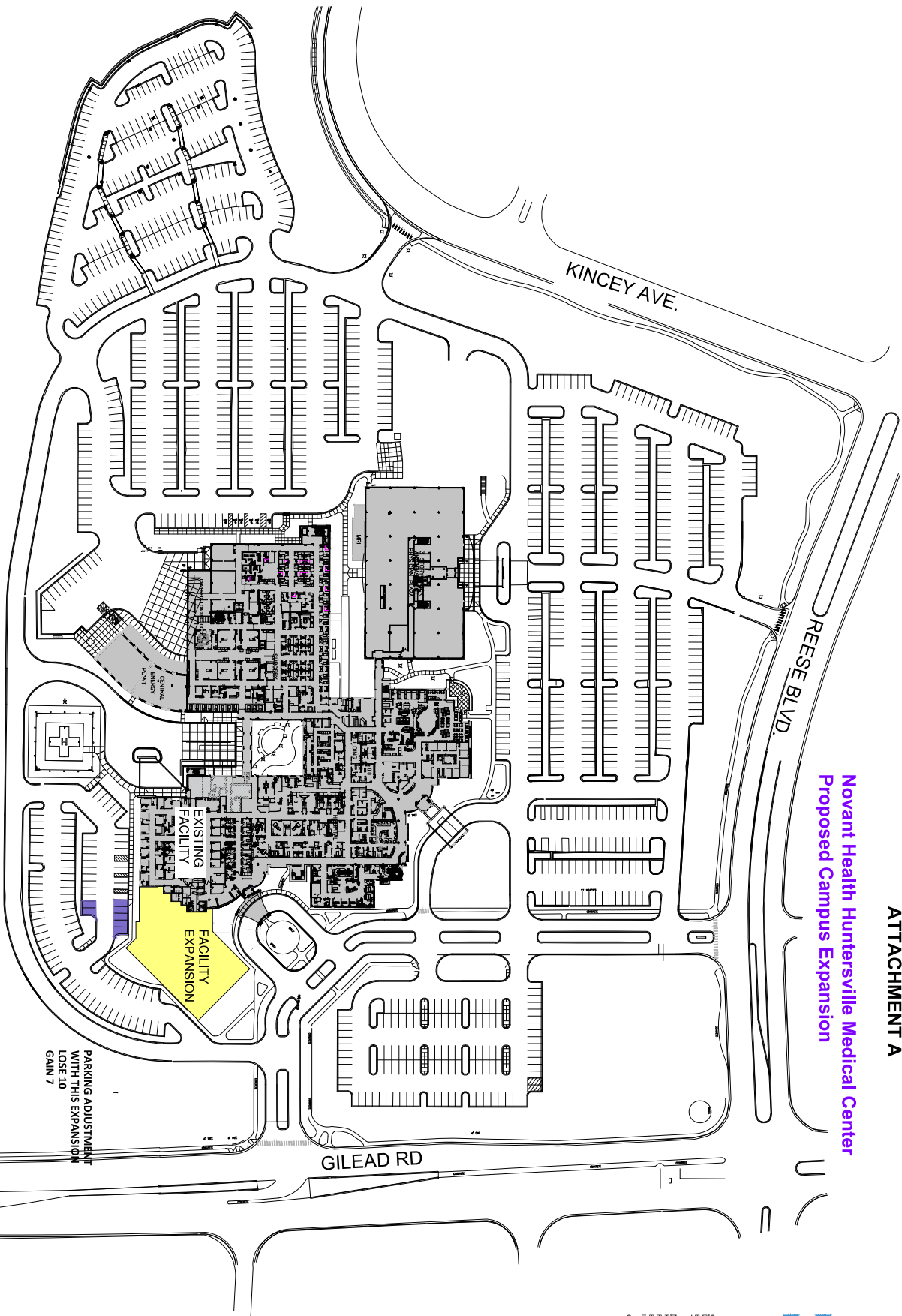
Senior Vice President, Corporate Strategy & Development, Novant Health Enterprises
Novant Health, Inc.

ATTACHMENT A

Novant Health Huntersville Medical Center Proposed Campus Expansion



CODE REQUIRED PARKING: 2.1000 and 2.001 2nd Ed.
 Existing Project (2020-2024 #)
 Existing Project (2020-2024 #)
 TOTAL (483,340 #)
 New Construction Parking Requirements per Code
 Full ED Expansion and Full Second Floor 80 #
 Full ED Expansion and Full Second Floor 80 #
 ED with Unconnected 2nd Floor 62 #
 Unconnected 2nd Floor 51 #
 CURRENT PARKING COUNT 1149 #



TOP: 0.11.18

SITE PLAN

State of North Carolina

Department of Health and Human Services
Division of Health Service Regulation

Effective January 1, 2025, this license is issued to

The Presbyterian Hospital

to operate a hospital known as

Novant Health Huntersville Medical Center

located at Huntersville, 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: 990440

License Number: H0282

Bed Capacity: 151

General Acute: 151

Dedicated Inpatient Surgical Operating Rooms: 2

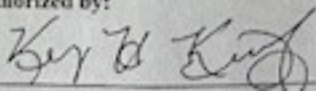
Shared Surgical Operating Rooms: 7

Dedicated Ambulatory Surgical Operating Rooms: 0

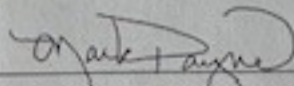
Dedicated Endoscopy Rooms: 3

License Categories:

Authorized by:



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



Director, Division of Health Service Regulation

From: [Mitchell, Micheala L](#)
To: [Stancil, Tiffany C](#)
Cc: [Waller, Martha K](#)
Subject: FW: [External] Notice of Exemption regarding Novant Health Huntersville Medical Center Expansion
Date: Thursday, June 12, 2025 1:35:39 PM
Attachments: [HMC Expansion Exempt Notice June 2025 Final.pdf](#)

Tiffany,

Would you mind logging this and assigning it to Chalice?

Thanks,

Micheala

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

From: Griffin, Lisa L <llgriffin@novanthealth.org>
Sent: Thursday, June 12, 2025 1:32 PM
To: Mitchell, Micheala L <Micheala.Mitchell@dhhs.nc.gov>
Cc: Waller, Martha K <martha.waller@dhhs.nc.gov>; Dunn, Bryan W <BDunn@novanthealth.org>
Subject: [External] Notice of Exemption regarding Novant Health Huntersville Medical Center Expansion

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Good afternoon, Micheala,

Attached is an exemption notice regarding the expansion of the existing campus of Novant Health Huntersville Medical Center.

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

Regards,

Lisa Griffin

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

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