

## Donna Johnson

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**From:** Beth Ezell <bezell@lmht.com>  
**Sent:** Tuesday, March 30, 2021 11:04 AM  
**To:** Donna Johnson  
**Subject:** FW: 21114 BNE Coats NC - Hardee's restaurant - limited exterior remodel project located at 459 N McKinley St - Plan Review - Building (revised)

**Follow Up Flag:** Follow up  
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Good morning Donna,

Per today's email response from your Building Inspector, Brad Sutton, the Tower element will also need to be reviewed by the Building Department. Therefore, please see below for the (13) discussion points & note the revisions to #1 and #5 updated with the Tower review in addition to only reviewing the Awnings/Canopies from our original phone call.

Please confirm the discussion points listed below are correct when you have a chance.

Also, will the Building Department still be the only Department from Harnett County reviewing the plans?

Thank you for taking my call yesterday & for answering my questions! Please confirm I understood the Building Plan Review/approval process correctly per the (13) discussion points listed below when you have a chance.

As a reminder, I'm with the Architecture/Engineering firm that will be heading a limited exterior remodel project of the Hardee's restaurant located at **459 N McKinley St** in Coats, NC. The PID is 07069015010013 01.

The property appears to be within the city limits of Coats. So, I've already been in contact with Nick Holcomb to discuss the Zoning review process. Note per Nick, a Site Plan will not be required since we are not changing the footprint. However, we will be submitting to the Town of Coats for a Zoning permit.

### Project Scope:

- ❖ Exterior Only remodel to existing Hardee's Restaurant (no interior work)
- ❖ No change in footprint or occupancy
- ❖ No site work
- ❖ New exterior finishes (EIFS & tile)
- ❖ Remove old awnings, new hanger rod canopies
- ❖ New Tower elements
- ❖ Signage to remain
- ❖ No Civil Engineer on project due to limited scope & budget constraints

### Plan Review requirements & process:

1. The **Building permit** to be issued per this limited scope is for the Tower Elements and the **Awnings/Canopies**.
2. Preceding reviews: must receive Zoning approval from Town of Coats **prior to** Building plan review
3. Only Central Permitting will review the Building (Awnings/Canopies) submittal
4. Plan review fee: **\$50** (due upon approval of plans)
5. Building permit fee: **\$1,710\*** (due upon approval of plans)

- *Estimated Project Cost for Limited Exterior remodel is \$120,000*
- *Per Commercial fee schedule, if project cost is \$100,001-200,000, then permit fee = \$1,710*

6. **Payment Options:**

- Checks payable to: Harnett County
- May pay by credit card
  - County does **not** accept American Express
  - Call you to give cc #
  - No extra cc processing cost

7. Email you the following submittal items:

A. **Commercial Building permit application >**

<https://www.harnett.org/permits/downloads/BuildingappCommercial2018.pdf>

B. **PDF of Architectural plans** (digital seals/signatures ok)

C. **Rendering** (send if we already have one)

NOTES:

- Only need to fill out the top portion of the Application for Plan Review
- Ok to list TBD for Contractor info for Plan Review (will have info once Bids are in – prior to Bldg. Permit issuance)
- Site plan is not required since we are not changing footprint

8. Review time frame: **(10) business days**

- Harnett County does not inform Applicant when Plans are approved or Permit is ready \*\*\*Applicant must follow up\*\*\*
- Building permit will be emailed once approved & after Applicant has followed up
- No expedited review option available

9. No pre-construction meeting required

10. Permit expiration: 6 months for 1st inspection, then 1 year between inspections

11. Your phone # is 910-814-6431

12. Central Permitting office will be relocating by the end of April (**address TBD**)

13. Contact Building Inspector, Brad Sutton (910-814-6420) with questions on Building Codes & Special Inspections

Best regards,

Beth Ezell

**Project Coordinator**

**LMHT Associates / National Restaurant Designers**

3005 Carrington Mill Blvd, Ste 150

Morrisville, NC 27560

p: (919) 544-0087 ext. 160 f: (919) 544-9399

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**From:** Beth Ezell

**Sent:** Monday, March 29, 2021 6:53 PM

**To:** Djohnson@harnett.org

**Subject:** 21114 BNE Coats NC - Hardee's restaurant - limited exterior remodel project located at 459 N McKinley St - Plan Review - Building

Good evening Donna,

Thank you for taking my call earlier today & for answering my questions! Please confirm I understood the Building Plan Review/approval process correctly per the (13) discussion points listed below when you have a chance.

As a reminder, I'm with the Architecture/Engineering firm that will be heading a limited exterior remodel project of the Hardee's restaurant located at **459 N McKinley St** in Coats, NC. The PID is 07069015010013 01.

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**Project Scope:**

- ❖ Exterior Only remodel to existing Hardee's Restaurant (no interior work)
- ❖ No change in footprint or occupancy
- ❖ No site work
- ❖ New exterior finishes (EIFS & tile)
- ❖ Remove old awnings, new hanger rod canopies
- ❖ New Tower elements
- ❖ Signage to remain
- ❖ No Civil Engineer on project due to limited scope & budget constraints

**Plan Review requirements & process:**

1. The only **Building permit** to be issued per this limited scope is for the **Awnings/Canopies**.
2. Preceding reviews: must receive Zoning approval from Town of Coats **prior to** Building plan review
3. Only Central Permitting will review the Building (Awnings/Canopies) submittal
4. Plan review fee: **\$50** (due upon approval of plans)
5. Building permit fee: **\$80 - \$300\*** (due upon approval of plans)

*\*Client to verify project cost of Awnings/Canopies:*

- If project cost is \$0 - \$1,200, then fee = **\$80**
- If project cost is \$1,201 - \$2,500, then fee = **\$160**
- If project cost is \$2,501 - \$25,000, then fee = **\$300**

6. Payment Options:

- Checks payable to: Harnett County
- May pay by credit card
  - County does **not** accept American Express
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**Project Coordinator**

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