

# **CITY OF SMYRNA**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **MEMORANDUM**

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To: Mayor and Council

From: Rusty Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner II

Date: June 25, 2020

CC: Tammi Saddler-Jones, City Administrator

**RE: Approval for extended weekend work hours for Campbell High School**

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#### **BACKGROUND**

Carroll Daniel Construction, the general contractor for the construction of Campbell High School, is requesting an extension of normal work hours for the completion of various school construction projects. The project consists of an interior/exterior remodel of the existing school, Performing Arts Center addition, Classroom Building addition, and multiple site modifications including: parking lot additions, underground stormwater detention additions, utility relocations, etc. This is a phased project that will last through August 2022. According to the contractor, the site modifications and renovation will be occurring over the school's summer break and must be complete prior to teacher/student return. The other building additions must be complete at key milestones revolving around the school's academic calendar.

The applicant is requesting the following work hours:

- Monday through Sunday – 6 a.m. to 10 p.m. from July 7, 2020 to December 31, 2021

The proposed work hours would amount to twenty-one additional work hours per week. The time frame requested is beyond what is typically granted, which is usually a two month period. Additionally the applicant is requesting a work hour extension for future weather events that have not yet occurred.

The subject property is located at the intersection of Powder Springs Street and Ward Street and is bounded on all sides by single-family and multi-family residential development.

Per the City of Smyrna Code of Ordinance Section 46-1(b)(2)(d), noise in excess of 60 dBA for the construction of a structure shall only be permitted between the hours of 7 a.m. to 6 p.m. on weekdays, 9 a.m. to 6 p.m. on Saturday and no work is allowed on Sunday. The intent of the ordinance is to protect surrounding residential properties from the noise created by construction on-site.

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## STAFF COMMENTS

Carroll Daniel Construction is requesting a variance from the provisions of the Noise Ordinance from July 7, 2020 to December 31, 2021 for the completion of buildings and sitework at Campbell High School. The variance request includes the following:

- Extension of work hours from 6:00 a.m. to 10:00 p.m. on Monday through Sunday from July 7, 2020 to December 31, 2021 for the completion of school buildings and site work.

Carroll Daniel Construction has requested a work hour extension, without any specific rationale for the extension, over the whole construction period (July 2020 to December 2021). Community Development has reviewed the request for extended work hours and does not recommend the extension as the General Contractor has not provided a specific rationale for the work hour extension. Additionally, work hour extensions are generally only approved for a limited one to two-month time frame. Community Development does not support large construction vehicles and equipment that would disturb surrounding residents over such an extended period of time. Community Development recommends **denial** of the work hour extension.

Figure – 1

