

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Rusty Martin, AICP, Senior Planner

Date: July 13, 2015

RE: Approval for the Extension of Work Hours for Jonquil Village – Spring Road and Atlanta Road

BACKGROUND

Plateau Excavation, Inc. (Jonquil Village Grading Contractor) is requesting an extension of normal work hours during the grading of the site in preparation of the new redevelopment project. The grading permit for this project was issued on July 1, 2015 with a total estimated cost of construction of \$659,610. The grading permit allows for land disturbance activities and infrastructure removal/replacement. Plateau is working in coordination with the contractors on the Brave's Stadium site to bring in fill dirt to raise the elevation of the site by three to five feet. To avoid delays and remain in coordination with the work going on at the Braves Stadium site, Plateau is requesting an extension of normal work hours on Saturdays from 7 a.m. to 6 p.m.. This will provide two additional work hours on Saturday and allow Plateau to make up any production lost during peak traffic flows during the week. The completion date for the project is set for September 2015.

The subject property is bounded by the CSX railroad along the northeast property line. In addition, the railroad right-of-way is bounded by industrial property. The properties across Spring Road and Atlanta Road are commercially zoned properties and are occupied by businesses.

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 9 a.m. and 6 p.m. on Saturdays. The intent of the ordinance is to protect surrounding residential properties from the noise created by construction on-site.

STAFF COMMENTS

Plateau Excavation, Inc. is requesting a variance from the provisions of the Noise Ordinance for a two month period to complete grading work on the Jonquil Village site. Plateau Excavation, Inc.'s variance request includes the following:

1. Extend the work hours from 7 a.m. to 6 p.m. on Saturdays.

Community Development is **supportive** of the extended work hours from 7 a.m. to 6 p.m. on Saturdays. This extension will allow the project to be completed on schedule and in coordination with the work being done on the Braves Stadium site. Community Development recommends **approval** of the extended work hours.

Figure – 1

