

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: March 13, 2018

CC: Tammi Saddler-Jones

RE: Approval for the extension of work hours for the Legacy Academy building – 4390 South Cobb Drive

BACKGROUND

Blastoff Construction, Inc. is requesting an extension of normal work hours for the pouring of the concrete foundation for the building. The request is to extend work hours for three hours on one day during the week of March 19th to the 23rd to allow for the pouring of the concrete foundation. The proposed work hours would be from 5:00 a.m. to 7:00 p.m.. The proposed building is 12,000 sq. ft. in floor area. Concrete pours for large buildings generally take extensive amounts of time for site preparation, pouring, curing and finishing. The amount of work needed to complete these pours generally exceeds the work hours of a normal working day under the City Ordinance.

The subject property is bounded by a gas station to the north, townhomes to the west and a dental office to the south. The properties across South Cobb Drive 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 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 9 a.m. to 6 p.m. 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.

STAFF COMMENTS

Blastoff Construction is requesting a variance from the provisions of the Noise Ordinance for one day for the pouring of concrete for the Legacy Academy building. Blastoff Construction's variance request includes the following:

1. Extension of work hours from 5 a.m. to 7:00 p.m. for one day the week of March 19, 2018 to March 23, 2018 for the pouring of the concrete building foundation.

2. All concrete pouring on-site shall be coordinated with the Department of Community Development. Blastoff Construction shall comply with any implementation measures or requirements imposed by the Community Development Department to mitigate the effect of extended work hours on traffic patterns and on the surrounding residential property owners.

Community Development is **supportive** of the request and recommends **approval** of the extended work hours.

Figure – 1

