

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Joey Staubes, Planner - I

Date: June 5, 2014

CC: Eric Taylor – City Administrator

RE: Approval for the Extension of Work Hours for QuikTrip

BACKGROUND

QuikTrip is requesting an extension of normal work hours on weekdays from 7am to 8pm, and on Saturdays, from 7am until 8pm for the duration of their development, proposed to end November 15, 2014. Quiktrip will not work on Sundays. In order for the contractor KBD Group to finish the project within the time constraints requested by QuikTrip, the contractor will need to utilize additional work hours than what is allowed by code. The average amount of workers on site will approximately be 5 to 10. There is residential development to the north of the subject property and to the east across Cumberland Boulevard, both of which are located in Unincorporated Cobb County. The residential area in Cobb County to the north is buffered by a wooded lot.

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 7:00am. and 6:00 pm. Monday through Friday, and on Saturday from 9am to 6pm. No work is allowed on Sunday. The intent of the ordinance is to protect surrounding residential properties form the noise created by construction on-site.

STAFF COMMENTS

QuikTrip is requesting a variance from the provisions of the Noise Ordinance for the entirety of the development period to complete the QuikTrip at 4495 S Cobb Drive between the hours of 7am to 8pm, Monday through Saturday. Community Development believes stipulations can be put into place to mitigate these impacts. Community Development recommends **approval** of the extended work hours with the following conditions:

1. All lights used for the extended business hours shall be directed in a manner not to affect surrounding residential properties. All light shall be kept on-site and shall not escape the perimeter of the site.

2. QuikTrip and their contractor shall mitigate noise disturbance between the hours of 6pm and 8pm on weekdays, and on Saturdays from 7am to 9am, and 6pm to 8pm.

Figure – 1

