

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Rusty Martin, AICP, Acting Community Development Director

Date: February 11, 2020

CC: Tammi Saddler-Jones, City Administrator

RE: Approval for extended weekend work hours for Kings Springs Elementary

BACKGROUND

Balfour Beatty, the general contractor for the construction of Kings Springs Elementary School, is requesting an extension of normal work hours for the completion of the school building prior to the start of the new school year (August 3, 2020). Due to the adverse weather conditions of the past two months, the project is currently behind schedule and additional work hours are needed to catch back up. The applicant is requesting the following work hours on the weekend:

- Saturday – 7 a.m. to 5 p.m. from February 29th to June 7th
- Sunday – 7 a.m. to 5 p.m. from February 29th to June 7th

The proposed work hours would amount to eleven additional work hours per week and fifteen additional working days (or 165 hours) from February 29th to June 7th. The request is to ensure main school building and sitework are completed prior to the students returning to campus for the start of the school year (August 3rd). Balfour Beatty has stated that there will be site supervision during extended work hours to ensure all work is performed within the criteria allowed by the City.

The subject property is located on the northeast quadrant of the intersection of Reed Road and Gann Road and is bounded on all sides by single-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 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.

STAFF COMMENTS

Balfour Beatty is requesting a variance from the provisions of the Noise Ordinance from February 29, 2020 to June 7, 2020 for the completion of the main school building and sitework prior to the start of the new school year. Balfour Beatty's variance request includes the following:

- Extension of work hours from 7:00 a.m. to 5:00 p.m. on Saturday and Sunday from February 29, 2020 to June 7, 2020 for the completion of the main school building and the site work.

Community Development has reviewed the request for extended work hours and has concerns over starting work at 7:00 a.m. on Saturday and Sunday mornings due to the proximity of the surrounding residential neighborhoods. The large construction vehicles and equipment would disturb surrounding residents on Saturday and Sunday mornings when everyone is typically home. Community Development is **supportive** of starting the work hours at 8:00 a.m. and ending at 6:00 p.m. on Saturday and Sunday. The request for early start times on the weekend is due to a labor issue. The 9 a.m. start time is pushing laborers to go to other municipalities with earlier times, so they can get a full day of work in and end at an earlier time. The outcome of Community Development's proposal would be eleven additional work hours per week and fifteen extra days of work during the proposed time period. The start and end times have been adjusted, but still reflect the eleven total hours originally requested by the applicant. Therefore, Community Development recommends approval of the following work hours:

- Extension of work hours from 8:00 a.m. to 6:00 p.m. on Saturday and Sunday from February 28, 2020 to June 7, 2020 for the completion of the main school building and the sitework.

Figure – 1

