

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Rusty Martin, AICP, Acting Community Development Director

Date: June 7, 2019

CC: Tammi Saddler-Jones, City Administrator

RE: Approval for the extension of work hours for Kings Springs Elementary – 4390 South Cobb Drive

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 a large percentage of site work prior to the start of the new school year. The request is to extend work hours by one hour per day Monday through Friday and three hours per day on Saturdays. The proposed work hours would amount to eight additional work hours per week. The proposed new work hours would be 7:00 a.m. to 7:00 p.m. Monday to Saturday from June 18, 2019 to August 3, 2019. The proposed working hours would provide for five additional working days during that time. The request is to ensure all grading, utility and parking lot extension activities are completed prior to the students returning to campus for the start of the school year. 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 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

Balfour Beatty is requesting a variance from the provisions of the Noise Ordinance from June 18, 2019 to August 3, 2019 for the completion of site grading, utility installation and parking lot extensions 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 7:00 p.m. Monday to Saturday from June 18, 2019 to August 3, 2019 for site grading, utility installation and parking lot extension.

Community Development has reviewed the request for extended work hours and has concerns over starting work at 7:00 a.m. on Saturday mornings due to the proximity of the surrounding residential neighborhoods. The large construction vehicles and equipment would disturb surrounding residents on Saturday mornings when everyone is typically home. Community Development is **supportive** of starting the work hours at 7:00 a.m. and ending at 7:00 p.m. Monday through Friday. On Saturdays, work hours starting at 9:00 a.m. and ending at 7:00 p.m.. The outcome of Community Development's proposal would be 6 additional work hours per week and almost 4 extra days of work during the proposed time period. Therefore, Community Development recommends approval of the following work hours:

- Extension of work hours from 7:00 a.m. to 7:00 p.m. Monday to Friday and 9:00 a.m. to 7:00 p.m. from June 18, 2019 to August 3, 2019 for site grading, utility installation and parking lot extension.

Figure – 1

