

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT DEPARTMENT

### MEMORANDUM

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To: Mayor and Council

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

Date: May 30, 2016

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

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#### **BACKGROUND**

Benning Construction (Publix General Contractor) is requesting an extension of normal work hours for the erection of structural steel and the pouring of the concrete foundations for the building.

Benning Construction is requesting an extension of normal work hours for Sunday, June 5<sup>th</sup>, June 12<sup>th</sup> and June 19<sup>th</sup> from 7 a.m. to 7:30 p.m.. This will provide three additional days of work for during the erection of the structural steel. Plateau Excavation, Inc. is currently approved for extended work hours between the hours of 7 a.m. and 7:30 p.m. Monday through Saturday, with no work on Sunday for the completion of the site work. This request will allow Benning Construction the ability to work the next three Sundays (June 5<sup>th</sup>, June 12<sup>th</sup> and June 19<sup>th</sup>) from 7 a.m. to 7:30 p.m. to stay on schedule for the completion of the Publix building.

Benning Construction is also requesting extended work hours for the pouring of the concrete foundations for the building. These pours are planned to occur from June 20<sup>th</sup> to June 30<sup>th</sup>. 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 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 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.

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## **STAFF COMMENTS**

Benning Construction is requesting a variance from the provisions of the Noise Ordinance for a three-day period to complete erection of structural steel and for extended hours during the pouring of concrete for the Publix building. Benning Construction's variance request includes the following:

1. Extension of work hours from 7 a.m. to 7:30 p.m. on Sunday, June 5, 2016, June 12, 2016 and June 19, 2016 for the erection of structural steel for the building.
2. All concrete pouring on-site shall be coordinated with the Department of Community Development. Benning 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.
3. On days of the concrete pours, the extended work hours shall be from 3:30 a.m. to 7:30 p.m. These pours shall only be allowed on Monday to Friday and must be completed by July 1, 2016.

Community Development is **supportive** of the request for extended work hours. These extensions will allow the building to be completed on schedule. Community Development recommends **approval** of the extended work hours.

Figure – 1

