

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: March 30, 2016

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

BACKGROUND

Plateau Excavation, Inc. (Jonquil Village Grading Contractor) is requesting an extension of normal work hours during the grading of the site in preparation of the new redevelopment project. Plateau is requesting an extension of normal work hours from Monday through Saturday from 7 a.m. to 7:30 p.m.. This will provide one and a half hours of additional work time Monday through Friday and three and a half hours of additional work time on Saturday. These extended work hours Plateau to make up any production lost during peak traffic flows during the week or during inclement weather. Plateau estimates the grading portion of the project to be completed in six months.

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.

STAFF COMMENTS

Plateau Excavation, Inc. is requesting a variance from the provisions of the Noise Ordinance for a six month period to complete grading work on the Jonquil Village site. Plateau Excavation, Inc.'s variance request includes the following:

1. Extension of work hours from 7 a.m. to 7:30 p.m. Monday through Saturday.

Community Development is **supportive** of the extended work hours from 7 a.m. to 7:30 p.m. Monday through Saturdays. This extension will allow the project to be completed on schedule. Community Development recommends **approval** of the extended work hours.

Figure – 1

