

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: November 25, 2015

CC: Michael Jones – Interim City Administrator

RE: Extension of Work Hours for Homeland Self-Storage – 5218 Oakdale Road

BACKGROUND

WLM Contracting is requesting an extension of normal work hours during the construction of their new Homeland Self-Storage facility at 5218 Oakdale Road. WLM's is requesting the extension of normal working hours from 7 p.m. to 11 p.m. for eight concrete pours in the upcoming weeks. Due to the size of the buildings and the time of year in which the concrete pours are occurring, there will be eight concrete pours proposed between December and March. The concrete pours will begin at 7 a.m. and finish up several hours later. However, the finishing and curing process will take the job up to 11 o'clock at night, which will include the use of gas powered lights and finishing machines. In addition, WLM has worked with Boral Brick to stage the concrete trucks in their parking area prior to pouring and has contacted the Police Department to help mitigate traffic issues and assist with bringing trucks to the site from Boral Brick.

There is an adjoining residential neighborhood to the south of the subject property that immediately abuts the proposed construction. Six single-family homes directly back up to the construction site. The adjoining property to the north is a shopping center and is occupied several commercial 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 8 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

WLM Contracting is requesting a variance from the provisions of the Noise Ordinance for the eight concrete pours between December 2015 and March 2016 to complete the new Homeland Self- Storage facility at 5218 Oakdale Road. WLM's variance request includes the following:

1. Extend the City's work hours on the day of the concrete pour by five (5) hours. The new proposed work hours on the days of the concrete pours shall be 7 a.m. to 11 p.m.

Community Development is **in support** of extended work hours from 7 a.m. to 11 p.m. for the eight (8) proposed concrete pours. This extension will allow the project to be completed on schedule. Community Development believes stipulations can be put into place to mitigate some of the impacts created by extended work hours. Therefore, Community Development recommends **approval** of the extended work hours from 7a.m. to 11 p.m. for the eight proposed concrete pours 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. All concrete pouring on-site shall be coordinated with the Department of Community Development. WLM Contracting shall comply with any implementation measures or requirements imposed by the Community Development Department to mitigate the effect of extended work hours on the surrounding residential property owners.
3. The finishing and curing of concrete shall be the only form of work allowed during the extended hours of work. The finishing and curing of concrete during the extended hours of work shall only be allowed on Monday to Friday, with all work ending by 11:00 p.m. Extended work hours shall be prohibited on Saturday and Sunday.

Figure – 1

