

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Rusty Martin, AICP, Community Development Director

Date: August 12, 2019

CC: Tammi Saddler-Jones – City Administrator

RE: Extension of Work Hours for King Springs Elementary – 1041 Reed Road

BACKGROUND

Balfour Beatty is requesting an extension of normal work hours during the construction of the new King Springs Elementary School at 1041 Reed Road. Balfour Beatty is requesting extended working hours from 3:00 a.m. to 8:00 p.m. for five concrete pours in the upcoming weeks due to the size of the pours and the time of year in which they are scheduled. The contractor is requesting five concrete pours from September to November (9/16, 10/14, 10/25, 11/15 & 11/18). As fall and winter months near, the concrete will need additional time for placement, finishing and curing. Balfour Beatty will try to maintain the proposed dates, but the dates may shift due to unworkable weather conditions. The contractor will have supervision on site during the extended hours to ensure the work performed is done within the criteria allowed by the City of Smyrna.

There are adjacent single-family residential properties to the north, east, south and west of the subject property. In addition, Griffin Middle School adjoins the subject property to the north.

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 for the five concrete pours between September 2019 and November 2019 to complete the new King Springs Elementary at 1041 Reed Road. Balfour Beatty's variance request includes the following:

1. Extend the City's work hours on the day of the concrete pour by six (6) hours. The new proposed work hours on the days of the concrete pours shall be 3 a.m. to 8 p.m.

Community Development is **in support** of extended work hours from 3 a.m. to 8 p.m. for the five (5) proposed concrete pours. This extension will allow the project to be completed on schedule and will allow a majority of the concrete pour to take place prior to the kids arriving at school. 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 3 a.m. to 8 p.m. for the five 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 Community Development Department & the Public Works Department. Balfour Beatty shall comply with any implementation measures or requirements imposed by either the Community Development Department or the Public Works Department to mitigate the effect of extended work hours on the surrounding residential property owners.
3. Balfour Beatty shall post the site with signs notifying the public of the schedule concrete pours and extended work hours at least one week before the scheduled pour.
4. The extended hours of work shall only be allowed on Monday to Friday, with all work ending by 8:00 p.m. Extended work hours shall be prohibited on Saturday and Sunday.

Figure – 1

