

# **CITY OF SMYRNA**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **MEMORANDUM**

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To: Mayor and Council

From: Rusty Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner II

Date: November 21, 2021

CC: Joe Bennett, City Administrator

**RE: Approval for extended weekend work hours for 1885 Mitchell Road**

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#### **BACKGROUND**

The Conlan Company, the general contractor for the construction of 1885 Mitchell Road, is requesting an extension of normal work hours for the completion of concrete pouring and finishing. The project consists of constructing a 191,806 sq. ft. industrial building with loading docks.

The applicant is requesting the following work hours:

- Monday through Saturday – 10 p.m. to 7 a.m. from December 15, 2022, to February 15, 2023 with a total of 30 pours.

The applicant anticipates the work to be done between the dates of December 15, 2022, and February 15, 2023, between the hours of 10 p.m. to 7 a.m. The work will be done intermittently, with most weeks having 2 to 3 scheduled pours, most of which should not take up the full time between 10 and sunrise. Due to concrete availability and weather conditions the applicant is not able to provide a more precise timeline. The applicant anticipates about 30 total pours for panels and slab. The footing pours could be done during the day, as they are smaller and do not require finishing. The noise will be from concrete pouring and finishing, and trucks entering/leaving the site. It should not get above 85 decibels.

The subject property is located at the intersection of Mitchell Road and Oakdale Road. The property is bounded on all sides by commercial and industrial development and is adjacent to I-285. The closest residential property in The Enclave at Oakdale Ridge is located approximately 1,300 feet away from the subject property.

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. to 6 p.m. on weekdays, 9 a.m. to 6 p.m. on Saturday and 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**

The Conlan Company is requesting a variance from the provisions of the Noise Ordinance from December 15, 2022, to February 15, 2023, for the completion of concrete pours for the development at 1885 Mitchell Road. The variance request includes the following:

- Extension of work hours from 10:00 p.m. to 7:00 a.m. on Monday through Saturday, December 15, 2022 to February 15, 2023 for the purpose of concrete pouring.

Community Development believes the site is adjacent to commercial and industrial properties, and I-285, where no residential properties should be impacted.

Community Development recommends approval of the work hour extension, as requested by the Contractor, from December 15, 2022, to February 15, 2023, as follows:

- Monday through Saturday – 10 p.m. to 7 a.m.
- Sunday – No work

Extension of Work Hours – 1885 Mitchell Road  
December 5, 2022  
Page 3

### Figure – 1

