

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Rusty Martin, AICP, Community Development Director

Date: February 4, 2021

CC: Joe Bennett – Interim City Administrator

RE: Extension of Work Hours for Campbell High School – 5265 Ward Street

BACKGROUND

Carrol Daniel Construction is requesting an extension of normal work hours during the construction of the new classroom building and performing arts building at Campbell High School at 5265 Ward Street. Carrol Daniel Construction is requesting extended working hours from 4:00 a.m. to 7:00 p.m. for seven 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 seven concrete pours from February to April. These proposed pours would take place on either a Wednesday or a Saturday per the requirements of the Cobb County Board of Education. As fall and winter months near, the concrete will need additional time for placement, finishing and curing. 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 east, south and west of the subject property. In addition, the athletic fields 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

Carrol Daniel Construction is requesting a variance from the provisions of the Noise Ordinance for the seven concrete pours between February 2021 and April 2021 to complete the new classroom building and performing arts building at Campbell High School at 5265 Ward Street. Carrol Daniel Construction's variance request includes the following:

1. Extend the City's work hours on the day of the concrete pour by three (3) hours. The new proposed work hours on the days of the concrete pours shall be 4 a.m. to 7 p.m.

Community Development is not is support of extended work hours from 4 a.m. to 7 p.m. for the seven proposed concrete pours, but would support extended work hours from 7 a.m. to 9 p.m. on Wednesdays and 9 a.m. to 9 p.m. on Saturdays. The extended work hours 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 7 a.m. to 9 p.m. on Wednesdays and 9 a.m. to 9 p.m. on Saturdays for the seven proposed concrete pours between February 15th to April 30th 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. Carrol Daniel Construction 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. Carrol Daniel Construction 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. In addition, Carrol Daniel Construction shall notify adjoining residential properties via a letter of the proposed concrete pour at least one week before the concrete pour.
4. The extended hours of work shall only be allowed on Wednesdays and Saturdays, with all work ending by 9:00 p.m.

Figure – 1

