

RECEIVED
V-21-003
APR 13 2021

City of Johns Creek
Community Development

APRIL 9TH, 2021

TO
Ms. Ruchi Agarwal
Planner III
11360 Lakefield Drive
Johns Creek, Ga

RE
Alcon Laboratories, Inc.
LETTER OF APPEAL
Modular Office Building

Dear Ruchi:

We are pleased to submit this Letter of Appeal seeking a Building Material Variance for a proposed modular building to house additional office space to support the growth of manufacturing operations.

Background

Alcon has continued to grow over the last decade by expanding their product line and assisting people with medical solutions to improve their every day lives. Alcon JCM has implemented major infrastructure investments at this location and has become one of the largest employers in the County. Given the growth, investment into the plant and continued technology development, the manufacturing facility needs to be expanded to support the hiring growth by creating a new office space. The proposed project will provide Alcon a semi-permanent location to house new employees until a more permanent solution is constructed in the future. A modular building approach was selected given the timeline required for this project to house the new employees. Given the limitations provided with this type of construction and recognizing the Building Materials and Architectural Treatments set in the Code of Ordinances, Alcon is seeking to obtain a variance for the utilization of Stucco as part of the modular building design to improve the aesthetics of this semi-permanent structure. The stucco will match the appearance of the existing precast concrete walls panels installed on the adjacent manufacturing building.

Hardship

Based on the Building Materials and Architectural Treatments our proposed development will follow the items noted on the Code of Ordinances section 12E.3.D with the noted exceptions;

- The exterior building materials of all nonresidential building facades shall consist of a minimum of 75% (per vertical wall plane) of the following: brick, natural or pre-cast stone, or glass. Pre-cast concrete may be used of industrial, multi-office or hotel development. [Given that this is a modular type of structure for a semi-permanent use to house new employees, the use of these materials is not conducive given the structural limitations associated with this type of construction. The foundation system is generally designed to support light structures and not heavy type materials. Therefore, we are proposing the use of Stucco for this application.](#)
- The principle entry area of a building or if in a shopping center the largest tenant or a central location of a group of buildings shall be articulated and should express greater architectural detail than other portions of the building. [Our Architectural Team has designed the proposed building to integrate the proposed development within the existing site architecture.](#)
- Buildings shall include at least one architecture element such as columns, arcades, covered entry-walkways, arches, facade offsets, windows, balconies, offset walls, clock towers, cupolas and/or courtyards. [The design team has integrated a covered entry](#)

Ms. Ruchi Agarwal
City of Johns Creek
April 9th, 2021
Page 2

walkway and façade offsets within the design to improve the building appearance in compliance with this ordinance.

Justification

The color and finish of the stucco proposed for the new modular office building will match the precast concrete wall panels installed on the existing adjacent manufacturing building which will provide a unified and coherent appearance from Johns Creek Pkwy and from the adjacent "Easthaven" residential development. In addition, Building Material Variances have been provided in the past given the nature of being an industrial site.

Thank you for your consideration to review our project.

Very truly yours,

Alcon

Ted Snell
Campus Facilities Head

770-324-6529
Ted.snell@alcon.com

RECEIVED
V-21-003
APR 13 2021

City of Johns Creek
Community Development