

Board of Zoning Appeals, City of Johns Creek
Johns Creek Community Development
11360 Lakefield Drive Johns Creek, GA 30097

September 9, 2022

Re: Rivermont Golf Club – Building Materials Variance Request

This letter is on behalf of our client, Rivermont Golf Club. Rivermont is a long-standing, exclusive club which strives to offer valuable and enriching experiences to its members. These include multiple private events and junior golf tournaments held at the club every year.

To better serve its membership, Rivermont Golf Club plans to build a free-standing, two story 4,000 sf facility near the original club house (Attachment A). The new building will offer amenities that supplement those at the club house, including an upgraded pro shop, a Pilates studio and two administrative offices. In addition to that, the entire second level will be a rooftop deck for hosting member-only events. Aesthetically, the new building is conceived as a modernized companion to the existing club, which has a façade of natural stone, large glass windows, EIFS, pre-cast concrete and wood siding (Attachment B).

The new building's façade is similar to the existing club house, but the finishes are upgraded so that the EIFS and wood siding get replaced by a Nichiha cement board textured in a wood grain pattern (Attachment C). The building also has large windows that open up to the golf course views and the retaining walls are clad in the same natural stone as the club house. The observation deck is surrounded by cable railing and partially covered with a tensile roof that further softens the appearance of the pro shop building. All materials were selected because they offer a high-quality, friendlier and more contemporary look that enhances the site architecturally.

We ask for a variance to Johns Creek's current building material standards for two reasons:

1. The cementitious board considered for this project did not exist at the time the ordinance was originally written. This material is widely used in commercial construction due to its light weight, durability and upscale look. Nichiha was chosen over other materials because we believe its attributes are consistent with the intent of the ordinance. For your consideration, this material could be eventually added to the standards as a viable, contemporary alternative to different types of masonry.

2. The materials are combined in a tasteful and attractive way, however the proportion of surface areas do not match Johns Creek's requirements to the letter. Based on the scale and use of the proposed building, we believe that the 75% stone/brick/glass requirement will be detrimental to the design goals of the project. We propose a different mix because of the size and use of the proposed building (Attachment D),

The proportional relationships and the proposed materials are designed to complement the existing construction of the club house and to meet the unique structural requirements of a small building with a rooftop deck. In order to avoid the burden of additional structural costs, an aesthetically mismatched new building, or the necessity to abandon the construction project due to budget strains, we are seeking a variance to Johns Creek's Building Materials and Architectural Treatment Standards. This variance will allow us to construct the new Pro Shop building in an aesthetically pleasing way that meets or exceeds all the stakeholders' requirements.

We respectfully ask for your thoughtful consideration in this matter.

Sincerely,



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