

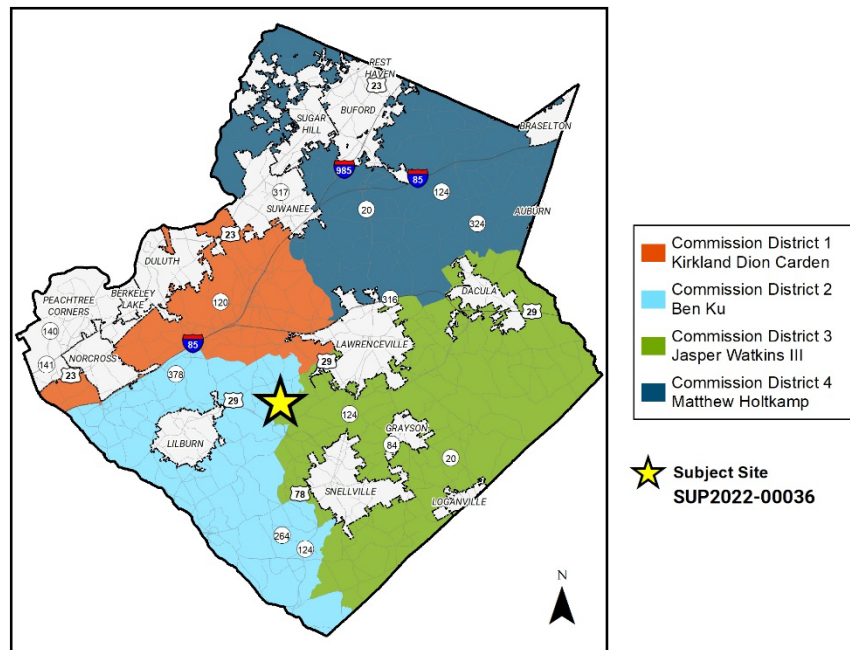


## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** SUP2022-00036  
**Current Zoning:** M-1 (Light Industry District)  
**Request:** Special Use Permit  
**Additional Request:** Variance  
**Address:** 195 Huff Drive  
**Map Number:** R5019 014  
**Site Area:** 45.14 acres  
**Square Feet:** 990  
**Proposed Development:** Truck and Vehicle Storage Lot  
**Commission District:** District 2 – Commissioner Ku  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS

**Planning Commission Recommendation:** DENIAL WITHOUT PREJUDICE



**Planning Commission Advertised Public Hearing Date:** 7/6/2022 (Public Hearing Tabled to 2/7/2023)  
**Board of Commissioners Advertised Public Hearing Date:** 7/26/2022 (Public Hearing Tabled to 2/28/2023)

**Applicant:** Alcides Duran Estevez  
6012 Meadowbrook Drive  
Norcross, GA 30093

**Owners:** Moro Trucking LLC  
6012 Meadowbrook Drive  
Norcross, GA 30093

**Contact:** Gregory Dyson

**Contact Phone:** 770.378.2301

## **Zoning History**

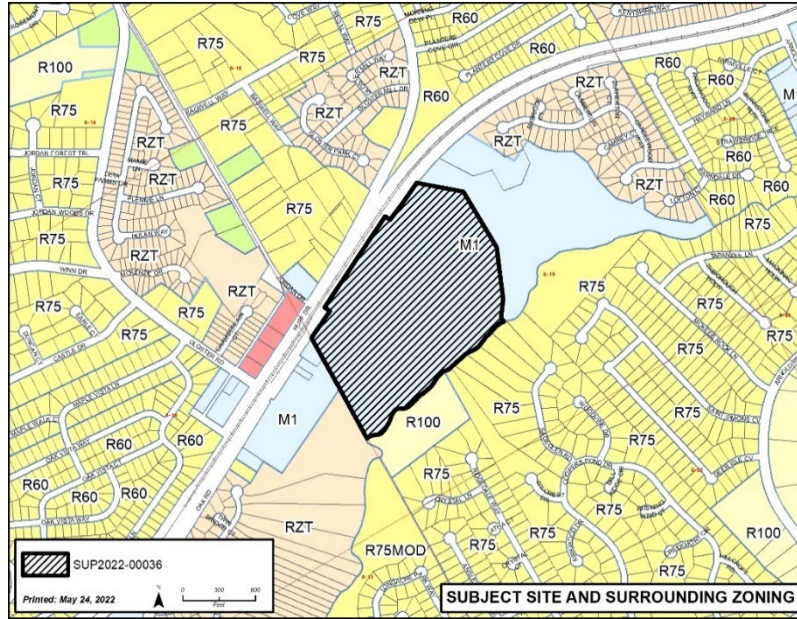
The subject property is zoned M-1 (Light Industry District). A 1975 areawide rezoning was approved on the property from RA-200 (Agriculture-Residence District) to M-1. No other zoning requests are on record for this property.

## **Existing Site Condition**

The subject site is a 45.14-acre undeveloped parcel located along Huff Drive, northeast of its intersection with Gloster Road and Oak Road. The site is undeveloped and heavily wooded. The Yellow River runs along the south property line. The site also contains wetlands and 100-year flood plain covers most of the site. A Seaboard Air Line Railroad runs along the front property line between the site boundary and Huff Drive. The property slopes down from the railroad frontage to the rear by approximately 30 feet. Access to the site is provided via a driveway across the adjoining parcel contained within the right of way at the western corner of the site. No sidewalks are present on this section of Huff Drive. The nearest Gwinnett County Transit stop is approximately 3.7 miles from the subject site.

## **Surrounding Use and Zoning**

The subject site is surrounded by a mixture of uses including large and small lot single-family homes, industrial uses, and undeveloped properties. To the north across Huff Drive are single-family detached homes. To the west is a building material company and River Stone subdivision community, to the south is undeveloped land and Coopers Pond, a single-family detached subdivision. An undeveloped wooded lot is located to east of the site. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Truck and Vehicle Storage	M-1	N/A
North	Single Family Residential	R-75	1.47 units per acre
East	Undeveloped	M-1	N/A
South	Undeveloped Single Family Residential	R-100 R-75	N/A 1.55 units per acre
West	Industrial Single Family Residential	M-1 R-ZT	N/A 2.48 units per acre

## Project Summary

The applicant requests a special use permit on a 45.14-acre property zoned M-1 for Automobile or Truck Storage Lot, including:

- A 103,708 square foot gravel parking lot with a total of 229 parking spaces. The storage lot will be used for the owner's business as well as a spaces available to rent or lease.
- Buffers as required by the Unified Development Ordinance for truck and vehicle storage lots, including a 15-foot-wide buffer adjacent to the right-of-way, a 25-foot-wide buffer adjacent to the M-1 zoned parcels to the east and west, a 50-foot-wide buffer adjacent to the R-ZT zoned parcel to the west and R-100 and R-75 zoned parcels to the south, and a 50-foot-wide undisturbed zoning buffer adjacent to R-ZT, R-100 and R-75 zoned parcels.
- A security chain link fence around the perimeter.
- An office building with a total floor area of 990 square feet.
- A 10-foot-wide landscape strip along Huff Drive.
- Access to the site via a driveway across the adjoining parcel within a 50-foot right of way at the western corner of the site.
- A code violation notice (COM2021-00305) issued for the property in 2021 for the work such as grading, removing trees, hauling, and dumping dirt, being done on property without a permit. The case is currently in review, pending approval of a building permit (COMDEV2022-00184).

## Zoning and Development Standards

The applicant is requesting a Special Use Permit for Truck and Vehicle Storage Lot in the M-1, Light Industry District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard?
Lot size	Minimum 1 acre	45.14 acres	YES
Front Yard Setback	Minimum 50 feet	>50 feet	YES
Side Yard Setback	Minimum 25 feet	>25 feet	YES
Rear Yard Setback	Minimum 50 feet	>50 feet	YES
Landscape Strip	10 feet	10 feet	YES
Supplemental Regulations			
Lot Size (Truck and Vehicle Storage Lot)	Minimum 10 acres	45.14	YES
Buffer adjacent to any public street	15 feet	15 feet	YES
Buffer adjacent to a non-residential zoning	25 feet	25 feet	YES
Buffer adjacent to residential zoning	50 feet	50 feet	YES
Surface parking	Paved	Gravel	NO

## Variance Request

In addition to the rezoning request, the applicant is seeking a variance from the following provision of Title II of the UDO:

240-10.3 Parking surfaces:

- A. In any non-residential district, the parking of any vehicle on other than a paved surface (or other system approved by the Director) is prohibited.***

The applicant requests a variance to eliminate the requirement for a surface parking lot to be paved. The applicant requests to allow a gravel parking lot.

## Internal and External Agency Review

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and external agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## Staff Analysis

**Special Use Permit Analysis:** According to the UDO, the staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20. Emphasis shall be given to the evaluation of characteristics of the proposed use in relationship

to neighboring properties and the compatibility of the proposed use with its surroundings. For Special Use Permits, the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO:

**A. Whether a proposed special use permit will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The subject site is surrounded by industrially and residentially zoned properties. The residential properties to the north are across the railroad and the residential properties to the south and west are buffered by the large wooded rear portion of the site. The industrially zoned property to the east is undeveloped. The land use on an adjacent parcel to the west is an industrial use which would be compatible with the proposed use. Therefore, with conditions, the proposed special use permit would be suitable given the surrounding use and development.

**B. Whether a proposed special use permit will adversely affect the existing use or usability of adjacent or nearby property.**

Residentially zoned properties are either separated by the railroad or the densely wooded part of the site. Roughly 4.07 acres out of the 45.14 acres lot will be utilized for a vehicle storage lot. The rest of the portion contains heavily wooded area. The adjacent residential lot in the subdivision to the west also has a densely wooded rear yard adding an additional buffer. The distance separating the non-compatible uses along with the dense vegetation should mitigate any potential negative impacts. Therefore, the proposed development would not adversely affect the existing use or usability of adjacent or nearby property.

**C. Whether the property to be affected by a proposed special use permit has a reasonable economic use as currently zoned.**

The property has reasonable economic use as currently zoned.

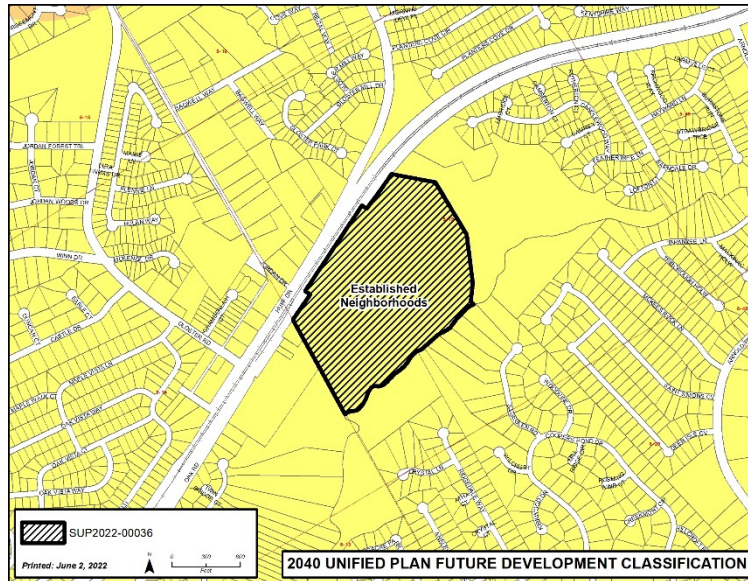
**D. Whether the proposed special use permit will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

An increased impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this special use permit request is attached (Exhibit D).

**E. Whether the proposed special use permit is in conformity with the policy and intent of the Unified Plan and Future Development Map.**

The 2040 Unified Plan Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. The Character Area intends for the development well established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. Corner/neighborhood-serving, non-residential or institutional developments/uses may be integrated into Established Neighborhoods. While the subject property would not typically fit into this Character Area as it is an industrial use, the site is adjacent to an existing building

material company and a railroad track runs along the front property line. As a result, the proposed vehicle storage use with the substantial buffer along adjacent residential uses would be appropriate within this Character Area.



**F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed special use permit.**

A railroad runs along the property frontage. Residential and office uses are generally not desirable next to a railroad line due to significant amount of noise and vibration. The existing residentially zoned parcels adjacent to the site are separated by either heavily wooded area or the railroad track. A brick company is adjacent to the site. The proposed parking lot for a purpose of vehicle storage would be an appropriate use. Therefore, the proposed special use permit would be suitable based on existing and changing conditions.

**Variance Request Analysis:** The standards for granting variances are outlined in Section 270-100.7 of the Unified Development Ordinance. The staff makes the following findings related to the variance request:

The requested variance is to eliminate the requirement for a surface parking lot to be paved. The applicant is proposing a gravel surface for a parking lot. Approximately 4.07 acres area will be covered by the parking lot. Driving on a gravel parking lot may cause dust, debris, and dirt to fly, which could affect the aesthetics of the subject property and nearby properties. In addition, it can also have an adverse effect on the health of the surrounding residents of the area. The applicant has not presented any hardship that would hinder their ability to pave the parking lot. Therefore, relief, if granted, would cause substantial detriment to the public good nor impair the purposes or intent of Title 2 of the UDO.

## Staff Recommendation

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the special use permit request.

In addition, staff recommends **DENIAL** of the following variance request:

1. To allow the truck storage lot to be gravel.

## Staff Recommended Conditions

Approval of a Special Use Permit for a Truck and Vehicle Storage Lot, subject to the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan, dated received May 26, 2022, with revisions required by conditions and the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Uses on the site shall be limited to truck and vehicle storage lot. No dumping or storing of materials shall be allowed on site.
3. Storage of inoperable or junk vehicles is prohibited.
4. Prior to issuance of a development permit, copy of a recorded access easement for this use, shall be provided for driveway connection across parcel R5015 671, if necessary.
5. Driveway from truck and vehicle storage lot to Gwinnett County right of way shall be paved.
6. Parking areas shall be screened with landscaping from the neighboring properties subject to review and approval of the Department of Planning and Development.
7. Applicant shall provide documentation of public right-of-way and intersection improvement plan for connection to Oak Road.
8. In the event that the entrance shown is confirmed as Gwinnett County right-of-way, developer shall provide an Intersection Control Evaluation (ICE) analysis for the proposed entrance from Oak Road and 3<sup>rd</sup> Avenue, to include truck traffic and turning movements.
9. The Developer shall upgrade the proposed access from Oak Road, up to the property line, to minimum Gwinnett County standards for a local road.

## Planning Commission Recommendation

Based on staff's evaluation of the request, information presented at the public hearing, and the Planning Commission's consideration of the standards governing the exercise of zoning power related to this application, the Planning Commission recommends **DENIAL WITHOUT PREJUDICE** of the special use permit request.

**Exhibits:**

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Application and Disclosure of Campaign Contributions
- E. Internal and External Agency Review Comments
- F. Code Enforcement Case Information
- G. Maps

**Exhibit A: Site Visit Photos**



**View of the site from Huff Drive**



**View of the site from Huff Drive**

**Exhibit B: Site Plan**

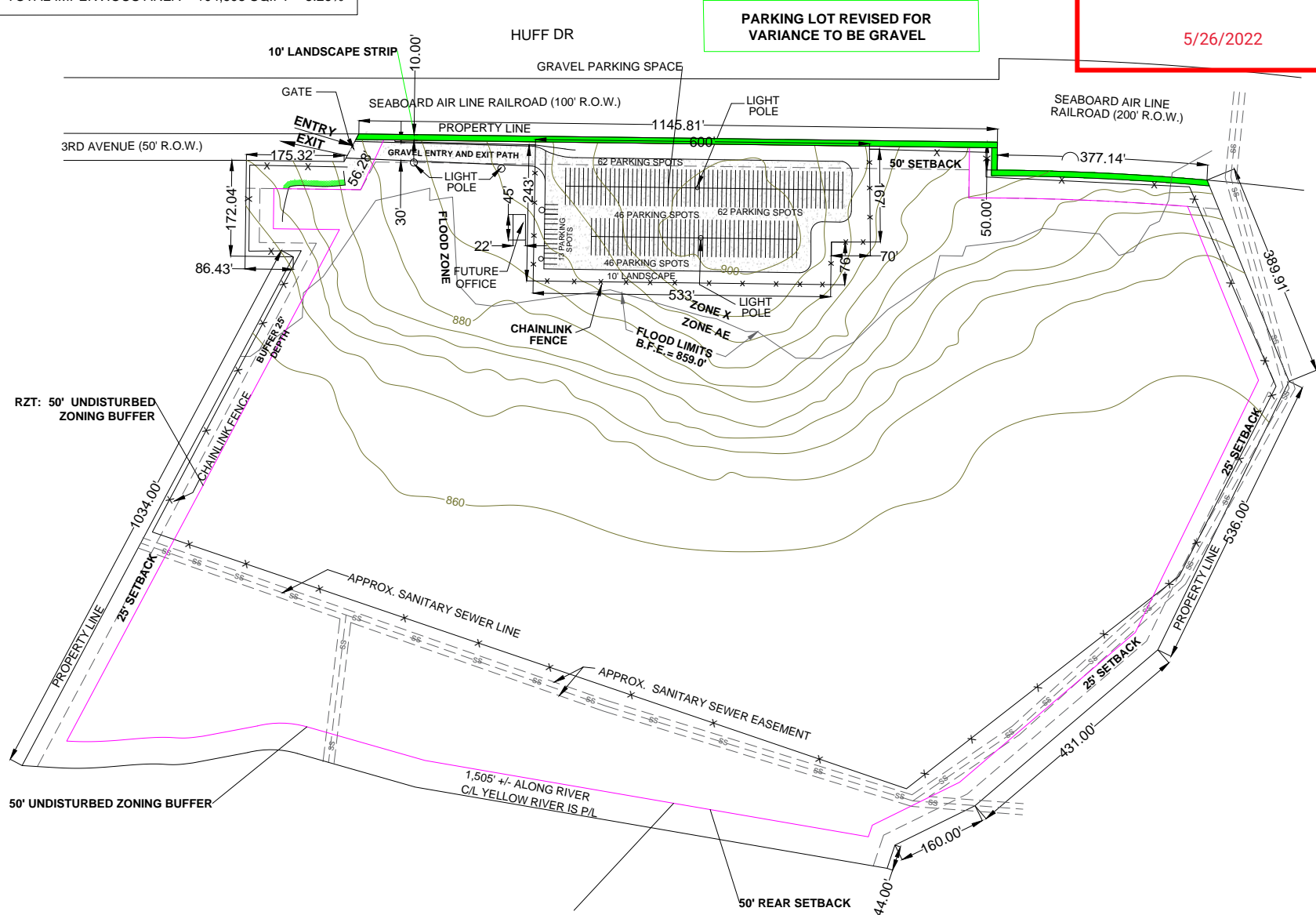
**[attached]**

IMPERVIOUS AREA CALCULATIONS:  
 FUTURE OFFICE = 990 SQ.FT.  
 PARKING AREA = 103,708 SQ.FT  
 TOTAL LOT AREA = 1,988,819 SQ.FT  
 TOTAL IMPERVIOUS AREA = 104,698 SQ.FT = 5.26%

**WINNETT COUNTY  
 PLANNING AND DEVELOPMENT**

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5/26/2022



**SUPPLEMENTAL USE**  
 15-foot indepth buffer adjacent to any public street.  
 25-foot in depth buffer adjacent to non-residential zoning district.  
 50-foot indepth buffer adjacent to any mixed-use or residential zoning district.

**NOTES:**

PROPOSED TOTAL  
 PARKING SPOTS-229

**ADDRESS:**  
 195 HUFF DR  
 LAWRENCEVILLE, GA 30044

**SITE PLAN**

PARCEL ID: R5019-014  
 LOT AREA: 45.657 ACRES  
 PLOT SIZE: 8.5" X 11"  
 DRAWING DATE: 04/25/2022  
 DRAWING SCALE: 1"=270'



**Exhibit C: Letter of Intent and Applicant's Response to Standards**

**[attached]**

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**Moro Trucking LLC**  
195 Huff Drive  
Lawrenceville, GA 30044  
Phone: 470.772.7022  
<https://morotrucking.com>

## LETTER OF INTENT

### Business Summary:

Moro Trucking LLC., will be a registered and licensed dump truck business that will be located at 195 Huff Drive Lawrenceville, GA 30044. The proposed project to build a parking lot for our business will be based on providing hauling and transport services for raw materials and dumps. To run the business, the owner will be purchasing standard dump trucks. The business was founded and is managed by Alcides Duran Estevez.

The business will offer services to anyone seeking to rent a truck for their personal or work needs, in addition for our own business needs to haul and transport construction materials to work sites. Our target is to provide exclusive services to our customers.

### Description:

Moro Trucking LLC., will be designed to bring positive additions to the community. The customers of Moro Trucking LLC., will be construction companies, mining and quarrying industries, property maintenance service providers, and chemical and materials manufacturing companies.

### Business Experience:

Alcides Duran Estevez, owner of Moro Trucking LLC., has been in the trucking industry for seven years. At the start of his career, Alcides had always wished to have his own trucking business. The desire of being his own boss led him to start a dump truck business. After researching he came to find the great opportunity to invest his savings into purchasing his own land. Once he bought this land, he knew it was the perfect timing to start from the ground up and construct his new commercial parking lot for his dump truck business.

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## Business Requirements Summary:

4/29/2022

Requirements for Moro Trucking LLC includes licenses and permits including a Special Use Permit, Development Permit, Grading Permit, Clearing & Grubbing Permit, Clearing Permit, Building Permit, and a Signage Permit.

***In reference to Section 240-10.3 A., In any non-residential district, the parking of any vehicle on other than a paved surface (or other system approved by Director) is prohibited. We are requesting that the Special Use Permit for the proposed project be approved with the project being completed as a parking lot with gravel instead of being paved.***

To obtain these permits and licenses, the Development, Grading, Clearing & Grubbing, and Clearing Permit plan requirements are: Obtain a Site Plan, Grading Plan, Soil Erosion & Sediment Control Plan, Landscape, Tree Preservation and/or Replacement Plan, Storm Water Management Plan & Report, Flood Study (if required) and Wetlands COE Permit (if required.)

For the Building Permit the following are requirements: Development Permit, Architectural, Structural, Plumbing, and Mechanical & Electrical Plans.

## Competitive Edge:

Moro Trucking LLC has created a competitive edge through the cultivation and retention of its most valuable assets – its drivers. Alcides Duran Estevez is tied to the business as an owner and the drivers are well rewarded for their work through great pay for their dedicated time to the business. By not having to worry about overhead, rent, or other business concerns, this is a perfect time to focus on constructing a brand new parking lot for Moro Trucking LLC.

## Marketing Strategy:

According to the IBISWorld report, more than 27 thousand dump truck businesses are running in the United States and revenue generated by them is expected to increase over the next five years. The businesses collectively have generated a revenue of \$19 billion in 2020 so it's really satisfying to hear an increase in even that amount.

The detailed analysis of our target audience is as follows:

### ***Chemical & Construction Material Manufacturing Companies:***

The first group comprises of the companies who need transport services by trucks to get raw materials delivered in large amounts. We'll transport dry bulk materials such as iron, gravel, coal, silicon, metals, plywood, and other heavy objects for them.

### ***Mining Industries:***

Our second target group will be the companies that carry out mining and quarrying operations. As there is a need to plow and remove huge stones, and earthly particles from the sites where such operations are to be performed, our heavy-duty trucks capable of lifting mighty weights will be needed to help them out.

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**Earthwork Companies:**

The third category includes construction companies that'll need our services to get sand, gravel, soil, asphalt, and other materials for infrastructure development. This group will also comprise of earthwork industries who'll need our hauling and dumping services.

**Maintenance Authorities:**

The last group of our target customers will be the authorities responsible for maintaining city sites. From them, we're expected to get projects like removal of damaged building materials following a demolition process or natural disaster.

The detailed market analysis of our potential customers is given in the following table:

**Market Analysis**

Potential Customers	Growth	Year 1	Year 2	Year 3	Year 4	Year 5	CAGR
Chemical & Construction Material Manufacturing	28 %	1,800	2,240	2,760	3,140	3,850	8 %
Mining Industries	35 %	2,100	2,980	3,010	3,450	4,100	10 %
Earthwork Companies	24 %	1,430	1,840	2,040	2,410	2,630	11 %
Maintenance Authorities	13 %	510	575	630	720	970	9 %
Total	100 %	6,780	7,540	9,850	10,400	11,340	12 %

**Business Target:**

SMART business targets as set by Moro Trucking LLC are given here:

- To achieve the net profit margin of 10k per month by the end of the first year
- To obtain an average of 62 projects per month by the end of the first year
- To maintain a customer churn rate of less than 1% by the end of the first three years
- To balance startup costs with profits by the end of the first six months
- To extend our business to a nearby city by buying 10 more trucks by the end of the second year

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**Competitive Analysis:**

4/29/2022

To take lead upon our competitors, we'll be coming up with several competitive aspects. Firstly, our services will be highly managed and organized so that our customers may never feel any inconvenience while working with us. Secondly, we are highly customer service oriented and will amend our strategies according to customer's feedback. Lastly, the personal contacts of Moro Trucking with some of the companies included in our target groups will also help us in gaining more projects as well as popularity.

**Zoning Information:**

- Requested Zoning Classification: M-1
- Site Acreage: 4.07 out of 44.66 acres
- Number of Parking Spaces: 229
- Land Lot: 19
- Land District: 5th being in Tract 1

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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. A Special Use Permit is suitable in view of the use and development of adjacent quarry, nearby industrial uses, and nearby properties.
- B. A Special Use Permit will not affect the adjacent businesses negatively.
- C. The addition of Moro Trucking to the area will be a positive boost to the area as it currently is just woods and trees on the property, a new business means more funds for not only the business but for the County and State as well.
- D. Moro Trucking would not create a burden on existing streets, transportation facilities, utilities, or schools as only a maximum of 13 dump trucks are currently owned by Moro Trucking and most of the time 6 out of 13 are transporting at the same time, having different dispatch and arrival times to the proposed parking lot.
- E. Yes, the M-I Light Industry District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes.
- F. To our knowledge there are no other existing or changing conditions affecting the use and development of the property. In addition to the Special Use Permit, it is required that a Phasing Plan, Concept Plan, Building Plans, and any other requirements be submitted and approved by the Director in accordance with the Unified Development Ordinance of Gwinnett County.

**Exhibit D: Application and Disclosure of Campaign Contributions**

**[attached]**

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4/29/2022

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Alcides Duran Estevez</u>	NAME: <u>Moro Trucking LLC</u>
ADDRESS: <u>6012 Meadowbrook Dr</u>	ADDRESS: <u>6012 Meadowbrook Dr</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>470.772.7022</u>	PHONE: <u>470.772.7022</u>
EMAIL: <u>info@morotrucking.com</u>	EMAIL: <u>morotrucking@outlook.com</u>
CONTACT PERSON: <u>April Alonzo</u> PHONE: <u>470.307.1896</u>	
CONTACT'S E-MAIL: <u>april@alonzotaxservices.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-I</u> BUILDING/LEASED SQUARE FEET: <u>103,708 SQ. FT</u>
PARCEL NUMBER(S): <u>R5019 014</u> ACREAGE: <u>4.07 out of 45.14 acres</u>
ADDRESS OF PROPERTY: <u>195 Huff Drive Lawrenceville, GA 30044</u>
SPECIAL USE REQUESTED: <u>Truck or Vehicle Storage Lot</u>

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**



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**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Alcides  
Signature of Applicant

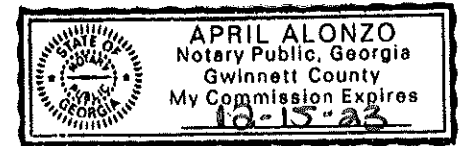
04-26-2022  
Date

Alcides Duran Estevez - Owner

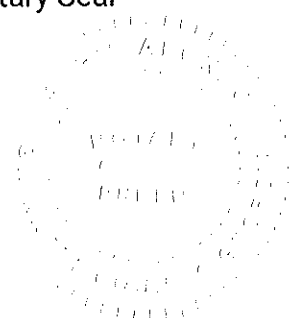
Type or Print Name and Title

April Alonzo  
Signature of Notary Public

04/26/22  
Date



Notary Seal



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**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Alcides*  
\_\_\_\_\_  
Signature of Property Owner

*04-26-22*  
\_\_\_\_\_  
Date

Alcides Duran Estevez - Owner

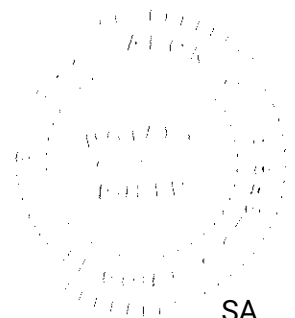
\_\_\_\_\_  
Type or Print Name and Title

*April Alonzo*  
\_\_\_\_\_  
Signature of Notary Public

*04-26-22*  
\_\_\_\_\_  
Date



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**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

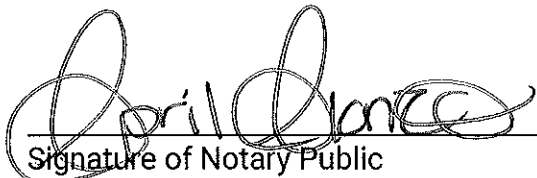
(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

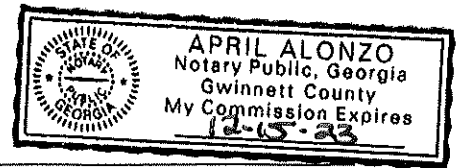
  
\_\_\_\_\_  
Signature of Applicant

Alcides Duran Estevez  
\_\_\_\_\_  
Type or Print Name

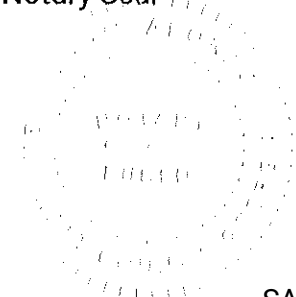
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Date

  
\_\_\_\_\_  
Signature of Notary Public

04-26-22  
\_\_\_\_\_  
Date



Notary Seal



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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**                      5th                      -                      19                      -                      R5019 014  
(Map Reference Number)                      District                      Land Lot                      Parcel

Alcides  
Signature of Applicant

04-26-2022  
Date

Alcides Duran Estevez - Owner

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Nickie Schakey  
NAME

TSA II  
TITLE

4/29/2022  
DATE

**Exhibit E: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		6.15.22	
Department/Agency Name:		Transportation	
Reviewer Name:		Brent Hodges	
Reviewer Title:		Construction Manager 1	
Reviewer Email Address:		<a href="mailto:Brent.Hodges@gwinnettcountry.com">Brent.Hodges@gwinnettcountry.com</a>	
Case Number:		SUP2022-00036	
Case Address:		195 Huff Drive (Access per Oak Road)	
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Huff Drive is a major collector. ADT = 7,493. Oak Road is a major collector. ADT = 8,421.		
2	3.7 miles to nearest transit facilities (#2335079) Lawrenceville Suwanee and Radio Shack and (#2335220) Pleasant Hill Road and Lawrenceville Highway.		
3			
4			
5			
6			
7			
<b>Recommended Zoning Conditions:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		<b>YES</b>	<b>NO</b>
1	Applicant shall provide documentation of public right-of-way and intersection improvement plan for connection to Oak Road.		
2	In the event that the entrance shown is confirmed as Gwinnett County right-of-way, developer shall provide an Intersection Control Evaluation (ICE) analysis for the proposed entrance from Oak Road and 3 <sup>rd</sup> Avenue, to include Truck traffic and turning movements.		
3	The Developer shall upgrade the proposed access from Oak Road, up to the property line, to minimum Gwinnett County standards for a local road.		
4			
5			
6			
7			

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

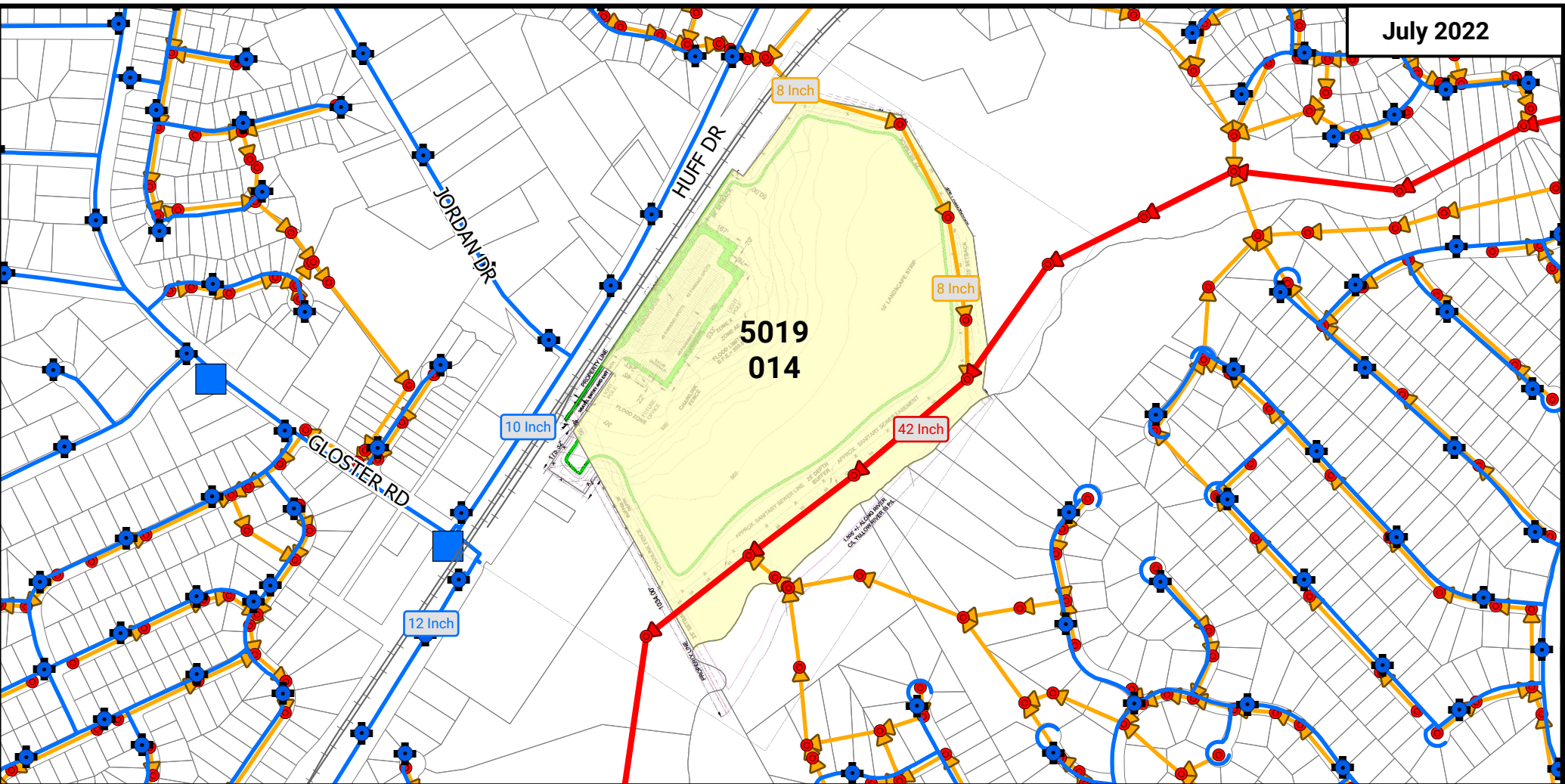


**Department of Planning and Development  
TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		June 15, 2022		
Department/Agency Name:		DWR		
Reviewer Name:		Mike Pappas		
Reviewer Title:		GIS Planning Manager		
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcountry.com">Michael.pappas@gwinnettcountry.com</a>		
Case Number:		SUP2022-00036		
Case Address:		195 Huff Drive		
<b>Comments:</b>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1</b>	Water: The development may connect to the existing 12-inch water main located approximately 900ft southwest at the intersection of Huff Drive and Gloster Road.			
<b>2</b>	Sewer: The development may connect to the existing 42-inch gravity sewer on the property.			
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

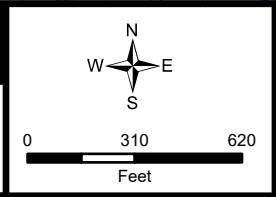


LEGEND

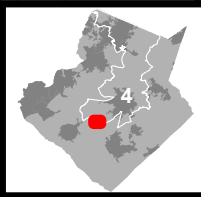
- Flow Management
- Pump Station
- Regional
- Manhole
- Hydrant
- City
- Water Main
- Reuse Main
- Sewer Force Main
- Effluent Outfall
- Sewer Collector
- Sewer Interceptor

SUP2022-00036  
M-1

# Water & Sewer Utility Map



LOCATION



**Water Comments:** The development may connect to the existing 12-inch water main located approximately 900ft southwest at the intersection of Huff Drive and Gloster Road.

**Sewer Comments:** The development may connect to the existing 42-inch gravity sewer on the property.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance by the County, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit F: Code Enforcement Case Information**

**[attached]**

**CASE NUMBER : COM2021-00305**

<b>PRIMARY ADDRESS:</b>	195 HUFF DR, LAWRENCEVILLE, GA 30044
<b>PARCEL:</b>	5019 014
<b>RECEIVED DATE:</b>	11/16/2021
<b>APPLICATION STATUS:</b>	Notice of Violation
<b>DESCRIPTION:</b>	Per New CSR Work being done on property without permit. Grading , removing trees , hauling and dumping dirt. No silt fence

OWNER NAME	ADDRESS	CITY/STATE/ZIP
AMERICAN BUILDER & CONTRACTOR LLC	3195 BUFORD HWY STE 6A	DULUTH, GA, 30096-3379
Ronney Martinez manager of Moro Trucking LLC		, GA,

**Phone:**

CONTACTS ROLE	NAME	ADDRESS	CITY/STATE/ZIP
Complainant			GA
Property Owner	Brian William		GA

**Phone:**

**COMMENTS**

View ID	COMMENTS	DATE

**INSPECTIONS**

Inspection	Requested	Scheduled	Completed	Status	Inspector	Comment
Progress Investigation	5/27/2022	6/17/2022	6/17/2022	In Violation	Son Phan	follow up as needed.
Progress Investigation	5/27/2022	6/17/2022	6/17/2022	In Violation	Son Phan	In review. Refer Comdev2022-00184.
Progress Investigation	5/13/2022	5/27/2022	5/27/2022	In Violation	Son Phan	follow up as needed
Progress Investigation	5/13/2022	5/27/2022	5/27/2022	In Violation	Son Phan	in review.
Progress Investigation	4/29/2022	5/13/2022	5/13/2022	In Violation	Son Phan	Follow up as needed.
Progress Investigation	4/29/2022	5/13/2022	5/13/2022	In Violation	Son Phan	Working with Storm Water.
Progress Investigation	3/23/2022	4/29/2022	4/29/2022	In Violation	Son Phan	Follow up with survey.
Progress Investigation	3/23/2022	4/29/2022	4/29/2022	In Violation	Son Phan	Mr. William stated he has submitted engineer survey two weeks, waiting for reply.
Progress Investigation	3/8/2022	3/29/2022	3/23/2022	In Violation	Son Phan	Follow up with survey, Citation will be issued if no survey.
Progress Investigation	3/8/2022	3/29/2022	3/23/2022	In Violation	Son Phan	Need more time.

**CASE NUMBER : COM2021-00305**

Progress Investigation	2/8/2022	3/8/2022	3/8/2022	In Violation	Son Phan	Follow up with site survey.
Progress Investigation	2/8/2022	3/8/2022	3/8/2022	In Violation	Son Phan	Spoke to Brian Williams and advised last extension for survey. Next step will be citation.
Progress Investigation	12/13/2021	2/8/2022	2/8/2022	In Violation	Son Phan	Follow up with survey and permit.
Progress Investigation	12/13/2021	2/8/2022	2/8/2022	In Violation	Son Phan	Spoke to Mr. William and was informed that site survey will be done in the next 30 days.
Phone Call	2/4/2022	2/4/2022	2/4/2022	Done	Son Phan	Update per phone call indicating ownership may have changed.
Phone Call	2/4/2022	2/4/2022	2/4/2022	Done	Son Phan	Spoke to new PO on the phone and advised of Violations for that property, and PO needs a site survey with limits to verify limits of disturbance. 904-701-8472
Notice of Violation Reinspection	11/16/2021	12/14/2021	12/13/2021	In Violation	Son Phan	Follow up with LDP and Buffer restoration. Brian 404-358-6149
Notice of Violation Reinspection	11/16/2021	12/14/2021	12/13/2021	In Violation	Son Phan	Mr. William called and left a message stating that he has spoken to Michael and were informed that a site survey with limit of disturbance need. Mr. William has scheduled a site survey at the end of January.
Notice of Violation 1st	11/16/2021	11/16/2021	11/16/2021	In Violation	Son Phan	Per New CSR Work being done on property without permit. Grading , removing trees , hauling and dumping dirt. No silt fence
Notice of Violation 1st	11/16/2021	11/16/2021	11/16/2021	In Violation	Son Phan	Issued NOV.
Stop Work Order	11/16/2021	11/16/2021	11/16/2021	In Violation	Son Phan	Per New CSR Work being done on property without permit. Grading , removing trees , hauling and dumping dirt. No silt fence
Stop Work Order	11/16/2021	11/16/2021	11/16/2021	In Violation	Son Phan	Posted SWO
Residential Building Complaint Investigation	11/16/2021	11/16/2021	11/16/2021	In Violation: See Comment	Son Phan	Per New CSR Work being done on property without permit. Grading , removing trees , hauling and dumping dirt. No silt fence
Residential Building Complaint Investigation	11/16/2021	11/16/2021	11/16/2021	In Violation: See Comment	Son Phan	On this day site visit was made. I observed land was cleared. Stream buffer was disturbed. No silt fence. No permit. Culvert pipe was installed in the stream buffer. Issued NOV and posted SWO.
Initial Investigation	11/16/2021	11/16/2021	11/16/2021	Field NOV - Immediate	Son Phan	Per New CSR Work being done on property without permit. Grading , removing trees , hauling and dumping dirt. No silt fence
Initial Investigation	11/16/2021	11/16/2021	11/16/2021	Field NOV - Immediate	Son Phan	On this day site visit was made. I observed Land was cleared. Stream buffer was violated. No Silt fence. No Permit. Culvert pipe was installed within stream buffer.
Fire Re-Inspection	11/16/2021	11/18/2021		Scheduled		Scheduled via Script
Progress Investigation	6/17/2022	7/1/2022		Scheduled	Son Phan	Follow up as needed.

**WORKFLOW HISTORY**

Workflow Task	Assigned	Due	Completed	Status	Inspector	Comment
Initial Investigation	11/16/2021	11/16/2021	11/16/2021	In Violation	Son Phan	Script
Enforcement	11/16/2021	11/16/2021	11/16/2021	Field Notice of Violation	Son Phan	Script

**CASE NUMBER : COM2021-00305**

**VIOLATIONS**

ORDINANCE	CODE SECTION	VIOLATION DATE	COMPLIANCE DATE	VIOLATION STATUS
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**CITATIONS**

ORDINANCE	CODE SECTION	DATE OF CITATION	CITATION NUMBER	COURT DATE
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**DOCUMENTS**

DOCUMENT NAME	FILE NAME	DESCRIPTION	UPLOADED BY	UPLOADED ON
site photo	20211116_094106[1].jpg		SON.PHAN	11/16/2021 1:44:53 PM
site photo	20211116_094108[1].jpg		SON.PHAN	11/16/2021 1:44:55 PM
site photo	20211116_094016[1].jpg		SON.PHAN	11/16/2021 1:44:56 PM
NOV_11/16/2021	COM2021-00305_NOV.pdf		JYUCHIMIUK	11/22/2021 8:46:23 AM

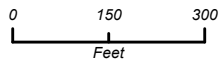
**Exhibit G: Maps**

**[attached]**



SUP2022-00036

Printed: May 24, 2022



CHAMBERLAIN CT

GLOSTER RD

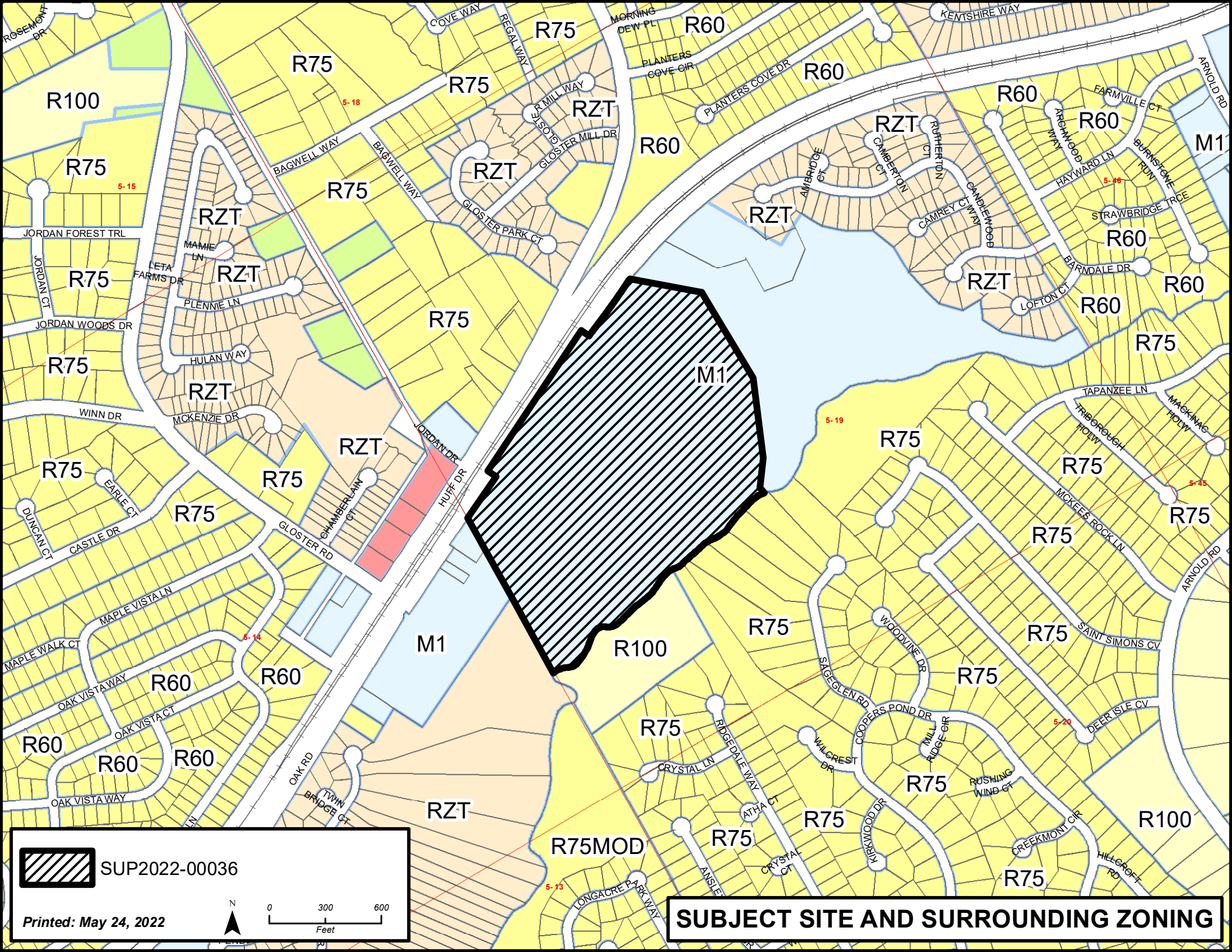
JORDAN DR


HUFF DR

SAINT SIMONS CV

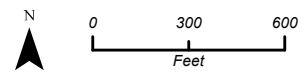
WOODYNE DR

SAGEGLEN RD

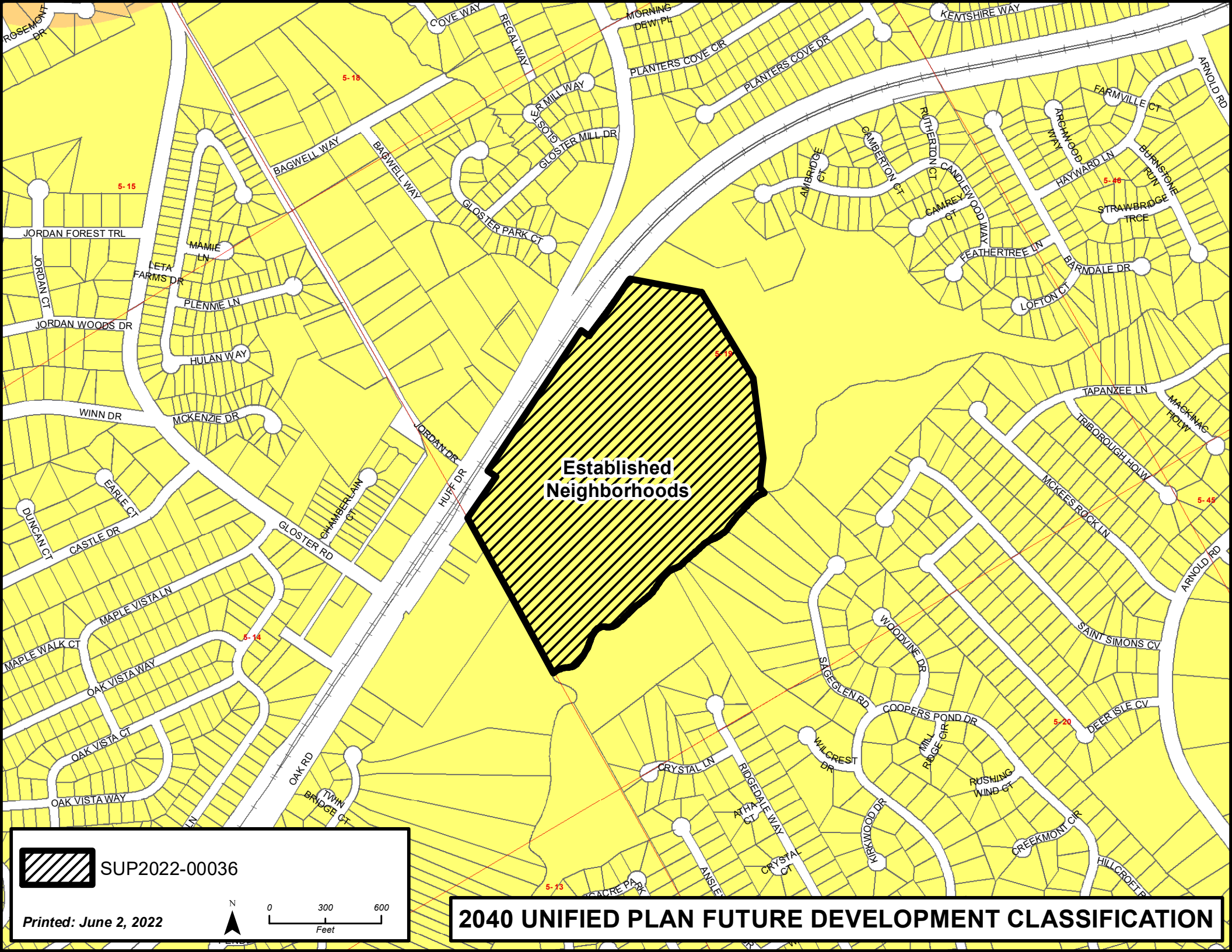


 SUP2022-00036

Printed: May 24, 2022



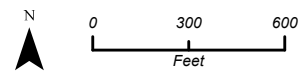
**SUBJECT SITE AND SURROUNDING ZONING**



Established  
Neighborhoods

 SUP2022-00036

Printed: June 2, 2022



**2040 UNIFIED PLAN FUTURE DEVELOPMENT CLASSIFICATION**

**RECEIVED**

4/29/2022

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Alcides Duran Estevez</u>	NAME: <u>Moro Trucking LLC</u>
ADDRESS: <u>6012 Meadowbrook Dr</u>	ADDRESS: <u>6012 Meadowbrook Dr</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>470.772.7022</u>	PHONE: <u>470.772.7022</u>
EMAIL: <u>info@morotrucking.com</u>	EMAIL: <u>morotrucking@outlook.com</u>
CONTACT PERSON: <u>April Alonzo</u> PHONE: <u>470.307.1896</u>	
CONTACT'S E-MAIL: <u>april@alonzotaxservices.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-I</u> BUILDING/LEASED SQUARE FEET: <u>103,708 SQ. FT</u>
PARCEL NUMBER(S): <u>R5019 014</u> ACREAGE: <u>4.07 out of 45.14 acres</u>
ADDRESS OF PROPERTY: <u>195 Huff Drive Lawrenceville, GA 30044</u>
SPECIAL USE REQUESTED: <u>Truck or Vehicle Storage Lot</u>

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

**RECEIVED**

4/29/2022

**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Alcides                      4-29-22                      Alcides Duran Estevez - Owner  
SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

April Alonzo                      4-29-22                      April Alonzo - Representative  
SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
ATTORNEY OR REPRESENTATIVE

Katheryn M. Perez                      04/29/2022  
SIGNATURE OF NOTARY PUBLIC                      DATE

KATHERYN M. PEREZ  
NOTARY PUBLIC  
Rockdale County  
State of Georgia  
My Comm. Expires August 31, 2024  
NOTARY SEAL

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    Alcides Duran Estevez  
YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

RECEIVED

4/29/2022

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Alcides  
Signature of Applicant

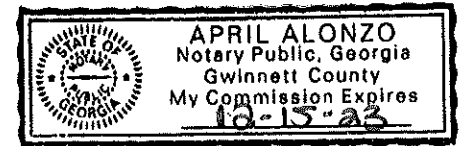
04-26-2022  
Date

Alcides Duran Estevez - Owner

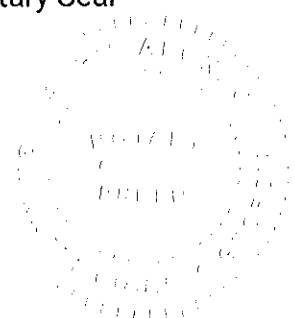
Type or Print Name and Title

April Alonzo  
Signature of Notary Public

04/26/22  
Date



Notary Seal



RECEIVED

4/29/2022

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Alcides*  
\_\_\_\_\_  
Signature of Property Owner

*04-26-22*  
\_\_\_\_\_  
Date

Alcides Duran Estevez - Owner

\_\_\_\_\_  
Type or Print Name and Title

*April Alonzo*  
\_\_\_\_\_  
Signature of Notary Public

*04-26-22*  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal



RECEIVED

4/29/2022

**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**


(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

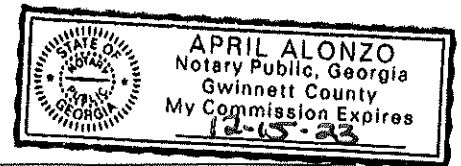
  
\_\_\_\_\_  
Signature of Applicant

Alcides Duran Estevez  
\_\_\_\_\_  
Type or Print Name

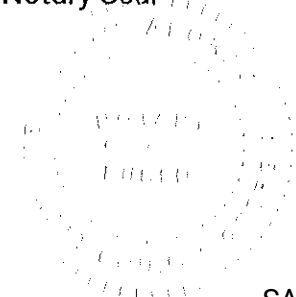
04-26-22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Notary Public

04-26-22  
\_\_\_\_\_  
Date



Notary Seal



**RECEIVED**

4/29/2022

**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

**PARCEL I.D. NUMBER:**                      5th                      -                      19                      -                      R5019 014  
(Map Reference Number)                      District                      Land Lot                      Parcel

Alcides  
Signature of Applicant

04-26-2022  
Date

Alcides Duran Estevez - Owner

Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Nickie Schakey  
NAME

TSA II  
TITLE

4/29/2022  
DATE

**RECEIVED**

4/29/2022

**SPECIAL USE PERMIT APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Alcides Duran Estevez</u>	NAME: <u>Moro Trucking LLC</u>
ADDRESS: <u>6012 Meadowbrook Dr</u>	ADDRESS: <u>6012 Meadowbrook Dr</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>470.772.7022</u>	PHONE: <u>470.772.7022</u>
EMAIL: <u>info@morotrucking.com</u>	EMAIL: <u>morotrucking@outlook.com</u>
CONTACT PERSON: <u>April Alonzo</u> PHONE: <u>470.307.1896</u>	
CONTACT'S E-MAIL: <u>april@alonzotaxservices.com</u>	

\*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:
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SPECIAL USE REQUESTED: <u>Truck or Vehicle Storage Lot</u>

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

RECEIVED

4/29/2022

EXHIBIT A

TRACT ONE:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 19 of the 5th Land District, Gwinnett County, Georgia and being Tract 1 containing approximately 45.14 acres all as more particularly shown on a plat of survey prepared for Taylor Harris, prepared by Northeast Land Surveying, LLC, Kevin Lee Cann, GRLS No. 3123 dated March 19, 2019, said Tract 1 being more particularly described in accordance with said survey as follows:

BEGINNING at an iron pin set on the southeasterly edge of the right-of-way of the Seaboard Air Line Railroad (100ft right-of-way width), at the northwestern terminus of Third Avenue (50ft right-of-way width) and where the Land Lot line common to Land Lots 14 and 19 intersect the southeastern right-of-way line of the Seaboard Air Line Railroad right-of-way being THE TRUE POINT OR PLACE OF BEGINNING;

RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED North 33 degrees 44 minutes 09 seconds East along the southeasterly edge of the right-of-way of Seaboard Air Line Railroad a distance of 1,145.81 feet to a ½ inch rebar found; running thence South 56 degrees 15 minutes 48 seconds East along the southwesterly edge of the right-of-way of Seaboard Air Line Railroad a distance of 50.0 feet to a ½ inch rebar found; running thence northeasterly along the southeasterly edge of the 200ft right-of-way of Seaboard Air Line Railroad along an arc of a curve to the right an arc distance of 377.14 feet, said arc having a radius of 4,796.55 feet, said arc being subtended by a chord bearing of North 35 degrees 42 minutes 55 seconds East a chord distance of 377.04 feet to an iron pin set; running thence, and leaving the southeasterly edge of the right-of-way of Seaboard Air Line Railroad, South 79 degrees 12 minutes 01 second East a distance of 389.90 feet to an iron pin set; running thence South 30 degrees 57 minutes 01 second East a distance of 536.00 feet to a computed corner (all computed corners computed from Plat Book 34, Page 274); running thence South 07 degrees 27 minutes 01 second East a distance of 431.00 feet to a computed corner; running thence South 06 degrees 47 minutes 59 seconds West a distance of 160.00 feet to a computed corner; running thence South 38 degrees 20 minutes 27 seconds East a distance of 44.00 feet to a computed corner in the centerline of the Yellow River; running thence southwesterly along the centerline of the Yellow River a distance of 1,152 feet, more or less, to a computed corner, said distance along the centerline of the Yellow River being subtended by a chord bearing of South 48 degrees 45 minutes 13 seconds West a distance of 1,490.47 feet to a computed corner in the centerline of the Yellow River and the point where the Land Lot line common to Land Lots 14 and 19 intersect said river; running thence and leaving the centerline of the Yellow River, North 28 degrees 56 minutes 04 seconds West along the Land Lot line dividing Land Lots 14 and 19 a distance of 1,034.00 feet, more or less, to an iron pin set on the southeasterly edge of the right-of-way of Seaboard Air Line Railroad (100ft right-of-way width) and the TRUE POINT OR PLACE OF BEGINNING.



**RECEIVED**

4/29/2022

**WOOD INFESTATION REPORT  
Acknowledgment**

Settlement Agent: Lueder, Larkin & Hunter, LLC  
Date: December 17, 2021  
Buyer: Moro Trucking LLC  
Seller: American Builder & Contractor, LLC and Chinh Trong Le  
Lender: American Builder & Contractor, LLC  
Property Address: 195 Huff Drive, Lawrenceville, GA 30044

In connection with the closing of the above-referenced property, the undersigned acknowledges the following:

I/We have received or hereby waive the right to receive a **Georgia Wood Infestation Report** for the above-referenced property ("Property"), and I/we accept the same if received.

Furthermore, I/We understand and acknowledge that neither American Builder & Contractor, LLC (hereinafter referred to as "Lender") nor Lueder, Larkin & Hunter, LLC (hereinafter referred to as "Settlement Agent") provides any guidance or advice as to the necessity, importance, or usefulness of such a report and makes no representations as to the accuracy, existence or extent of previous or existing damage to the inspected property. I/We therefore agree to defend, indemnify, and hold harmless Lender, Settlement Agent, and their respective successors or assigns, from and with respect to any and all loss, damage or expense which I/we may incur as a result of the waiver of any such Wood Infestation Report or from my/our reliance upon the representations contained in any such Wood Infestation Report.

BUYER:

Moro Trucking LLC

BY: 

Alcides Duran Estevez  
Owner

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4/29/2022



Y STUDIO, LLC  
A PROFESSIONAL FIRM  
INCORPORATED IN GEORGIA  
195 HUFF DRIVE  
LAWRENCEVILLE, GA 30044  
TEL: 770-355-7423  
WWW.YSTUDIO.COM

# TRUCKING PARKING LAYOUT FOR MORO TRUCKING, LLC

A195 HUFF DR.  
LAWRENCEVILLE, GA 30044

TRUCK PARKING LAYOUT FOR  
**MORO TRUCKING, LLC**  
195 HUFF DRIVE,  
LAWRENCEVILLE, GA 30044

### Project Information

OWNER:	MORO TRUCKING, LLC 664 LIA MILLS DR. NORCROSS, GA 30071 TEL: 904.701.8472 CELL: 470.772.7023
ARCHITECT:	Y STUDIO, LLC 853 S. PEACHTREE ST. STE. 104, NORCROSS, GA 30092 TEL: 770-355-7423
ENGINEER:	Y STUDIO, LLC 853 S. PEACHTREE ST. STE. 104, NORCROSS, GA 30092 TEL: 770-355-7423

### APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE (IBC): 2018 EDITION WITH 2020 AMENDMENTS
- NATIONAL ELECTRICAL CODE (NEC): 2020 EDITION
- INTERNATIONAL FUEL GAS CODE (IFGC): 2018 EDITION WITH 2020 AMENDMENTS
- INTERNATIONAL MECHANICAL CODE (IMC): 2018 EDITION WITH 2020 AMENDMENTS
- INTERNATIONAL PLUMBING CODE (IPC): 2018 EDITION WITH 2020 AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC): 2018 EDITION WITH 2020 AMENDMENTS
- INTERNATIONAL EXISTING BUILDING CODE (IEBC): 2018 EDITION WITH 2021 AMENDMENTS
- WINNETT COUNTY CONSTRUCTION CODE (2015 EDITION)

### PROJECT INFORMATION:

PROJECT NAME:	MORO TRUCKING, LLC
AREA OF CONSTRUCTION:	APPROX. 4.07 ACRES
JURISDICTION:	WINNETT COUNTY
CONSTRUCTION TYPE:	GRAVEL PARKING
PARKING PROPOSED:	229 SPACES

### IBC CODES:

WINNETT COUNTY ORDINANCE FOR FIRE PROTECTION AND LIFE SAFETY (2012 EDITION)

NFPA CODES AND STANDARDS: CURRENT ADOPTED EDITIONS ( \* )

NFPA 101 LIFE SAFETY CODE: 2018 EDITION ( \* )

INTERNATIONAL FIRE CODE (IFC): 2018 EDITION ( \* )

( \* ) REFERENCED CODES ARE MODIFIED BY THE STATE FIRE MARSHAL PER O.A. 120-3-1 OF RULES AND REGULATIONS OF THE SAFETY FIRE COMMISSIONER

O.C.G.A. TITLE 25 (STATE FIRE LAW)

O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES)

2015 ADA STANDARDS

### PROJECT DESCRIPTION:

PROVIDE 40'x4' TRUCKING PARKING LAYOUT FOR 4.07 ACRES (OUT OF 6.58 ACRES)

### General Notes

- THE CONSTRUCTION DOCUMENTS CONSIST OF DRAWINGS AND SPECIFICATIONS, AND IS INTENDED TO BE UNDERSTOOD AS A SINGLE ENTITY. DO NOT MAKE CHANGES UNLESS AUTHORIZED BY THE ARCHITECT. EACH CONTRACTING PARTY SHALL BE RESPONSIBLE FOR ALL WORK RELATED TO ITS TRADE UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENT SET.
- DO NOT SCALE THE DRAWINGS FOR DIMENSIONAL INFORMATION. CHECK DIMENSIONS ARE TYPICALLY INDICATED IN THE DIMENSIONS. IF ANY DIMENSIONS ARE NOT PROVIDED IN THE SERVICES, CONTACT THE ARCHITECT FOR SPECIFIC DIMENSIONS PRIOR TO INITIATING RELATED CONSTRUCTION ACTIVITY.
- CONTACT WINNETT FIRE MARSHAL (INSPECTION REQUEST LINK) AT 678-328-4300 FOR INSPECTIONS AT SOIL, BULK, AND TOILET CONNECTION. NOTE: SOIL INSPECTION INCLUDES ALL NEW BUILDINGS EXCEPT OUT OF THE GROUND AND INSPECTION OF FLOOR CEILING PENETRATIONS. TYPICAL INSPECTION OF ANY FIRE RATED PARTITION, FLOOR OR CEILING, (TYPED) FIRE INSPECTION. ALL SYSTEMS, EQUIPMENT INSTALLED AND OPERATING READY FOR OCCUPANCY. THE INSPECTION REQUEST MUST BE PRINTED IN BROWN 200MM. THE DAY PRIOR TO THE DATE THE INSPECTION IS REQUESTED.
- THE DRAWINGS INDICATE GENERAL SCOPE OF WORK REQUIREMENTS AND DO NOT PROVIDE INFORMATION REGARDING INSTALLATION TECHNIQUES OR PROCEDURES. ALL WORK PERFORMED SHALL MEET OR EXCEED MANUFACTURER'S SPECIFICATIONS, AND SHALL BE PERFORMED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. IN ADDITION, CONSTRUCTION SHALL BE IN CONFORMANCE WITH ANY SUBORDINATE, AMENDMENTS WITH REQUIREMENTS NOT ACCORDING TO CODES (SPECIAL), AND THE STATE OF GEORGIA ACCESSIBILITY CODE (GA 101-300).
- ALL MATERIALS, FINISHES, AND FINISHES SHALL BE TESTED AND CERTIFIED BY UNDERWRITERS LABORATORY (UL) OR AN EQUALLY QUALIFIED TESTING AND CERTIFICATION ORGANIZATION.
- THE GENERAL CONTRACTOR IS REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING A FINAL BID AND REVIEW EXISTING CONDITIONS AS THEY RELATE TO THE PROPOSED WORK. CORRECT DEFICIENCIES AND NECESSARY RELOCATION (WHEN NECESSARY) OF ALL MOBILE STRUCTURES, PROFESSIONAL PLUMBING, WELD AND ELECTRICAL SYSTEMS IN AREAS AFFECTED BY PROPOSED WORK.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ACCURATE IDENTIFICATION OF THE BUILDING CONSTRUCTION. ANY CONFLICTING INFORMATION OR DISCREPANCIES IN THE DOCUMENT SET SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND SAFETY OF ALL CRECTION BRACINGS, SHORING, TEMPORARY SUPPORTS, AND ANY OTHER MEANS, METHODS, TECHNIQUES, SERVICES, AND PROCEDURES OF THE CONSTRUCTION WORK.
- THE GENERAL CONTRACTOR IS REQUIRED TO KEEP A FULL SET OF REVISED AND APPROVED FOR CONSTRUCTION DRAWINGS AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING, PRINTING FOR, AND PROPERLY DISPLAYING ALL REQUIRED PERMITS AS PERMITTED TO THE WORK BEING DONE AT THE JOB SITE.
- WHERE EXISTING EQUIPMENT IS SCHEDULED TO REMAIN, CONTRACTOR SHALL VERIFY SECURE MOUNTINGS. THE GENERAL CONTRACTOR SHALL MAINTAINLY NOTIFY ARCHITECT OF ANY REQUIRED MODIFICATIONS, CORRECTIONS, OR UPGRADES.
- BUILDING SIGNAGE IS NOT INCLUDED AS PART OF THIS DOCUMENT SET OR AS PART OF THE PROJECT SCOPE, AND HAS NOT BEEN REVIEWED OR APPROVED BY THE OFFICE OF DESIGN OF THE BUILDING PERMITS. ALL PROJECT SIGNAGE SHALL BE PERMITTED SEPARATELY AND COORDINATED WITH CITY OF HUMAN ZONING DEPARTMENT.
- THE GENERAL CONTRACTOR SHALL MAINTAINLY IDENTIFY ALL FIRE-RESISTANCE-RATED ASSEMBLIES INCLUDING FIRE BARRIER WALLS, SHOCK, BARRIER WALLS, FIRE PROTECTIVE, FIRE RATED SHIRT CHANGERS WITH APPROPRIATE AND LEGIBLE NOTICES INDICATING THE APPLICABLE RATING OF THE ASSEMBLY AS STATED IN UL STATE AMENDMENTS TO THE INTERNATIONAL BUILDING CODE.
- A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE POSTED CONSPICUOUSLY POSTED WITHIN EACH BUILDING AND AT EACH BUILDING ENTRANCE FOR COMPLIANCE WITH CITY OF HUMAN ZONING DEPARTMENT. ACCEPTABLE SIGNS SHALL DISPLAY EITHER "NO SMOKING" OR THE INTERNATIONAL "NO SMOKING" SYMBOL, CONSISTING OF A PICTURE REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT SHALL BE POSTED.
- SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SIGNAGE SIGN LICENSE PERMIT IS REQUIRED FOR EACH SIGN.
- IDENTIFICATION OF FIRE BARRIERS SHALL BE BY SIGNS OF STICKLING PERMANENTLY INSTALLED WITH ALL RATED BARRIERS OR WALLS, ABOVE ANY OCCUPANCY CEILING AND/OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACE DENSITY 12 FEET. THE FOLLOWING NOTING IS RECOMMENDED: "FIRE RATED AND SHOCK BARRIER PERMIT ALL CONTACT AS PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, SECTION 8.2.2.2, 2018 EDITION.
- EXISTING CODES SHALL NOT BE SUBJECT TO THE USE OF A KEY OR RESERVE SPECIAL KNOWLEDGE TO CORRECT, NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.2.1.1.1, 2018 EDITION.
- FIRE DETECTORS IN OCCUPANCY AREAS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 72. THE SIZE SHALL BE A MINIMUM OF 3" x 4" x 12" (INCHES) IS REQUIRED FOR EACH DATE EXCEPT FOR DATE 12" FOR INCH 2" FIRE DETECTORS ARE REQUIRED) AND SHALL BE INSTALLED AT A MINIMUM OF 42" ABOVE THE FINISHED FLOOR TO THE TOP OF HEAD.
- THE BARRIER SHALL BE COMPATIBLE FROM EXTERIOR WALL TO EXTERIOR WALL INCLUDING CONCEALED VENTS, FROM FIRE BARRIER TO FIRE BARRIER, OR A COMBINATION THEREOF INCLUDING COMBINATION THROUGH ALL CONCEALED SPACES SUCH AS WOOD JOINTS ABOVE A CEILING INCLUDING TRANSFERENTIAL SPACES. PROVIDE A LISTED JOINT SEAL FOR TOP OF THE WALL AT THE FLOOR / CEILING ASSEMBLY OF ROOF DECK PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, SECTION 8.2.2.3, 2018 EDITION.

### Index of Drawings

NO.	DATE	DESCRIPTION
AS-1		CONTRACT SHEET
A-01		EXISTING SITE PLAN
A-02		PROPOSED SITE PLAN OPTION 1
A-03		PROPOSED SITE PLAN OPTION 2

### NO-SMOKING NOTE:

A SIGN CLEARLY STATING THAT SMOKING IS PROHIBITED SHALL BE CONSPICUOUSLY POSTED BY THE BUILDING OWNER, OPERATOR, MANAGER, OR OTHER PERSON IN CONTROL IN EVERY PUBLIC PLACE AND PLACE OF EMPLOYMENT.

"NO SMOKING" SIGNS OR THE INTERNATIONAL "NO SMOKING" SYMBOL CONSISTING OF A PICTURE REPRESENTATION OF A BURNING CIGARETTE ENCLOSED IN A RED CIRCLE WITH A RED BAR ACROSS IT SHALL BE POSTED.

### FIRE MARSHAL NOTE:

WINNETT COUNTY FIRE MARSHAL INSPECTIONS ARE TO BE SCHEDULED ONLINE AT:

[HTTPS://CODEPERMITS.WINNETTCOUNTRY.COM/CITIZENACCESS/](https://codepermits.winnettcountry.com/citizenaccess/)

-SIZE = INSPECTIONS OF VERTICAL PENETRATIONS.

-UP = INSPECTIONS OF ANY FIRE RATED PARTITIONS, FLOOR OR CEILING, CEILING COVER UP.

-100% = FINAL INSPECTION. ALL SYSTEMS AND EQUIPMENT ARE INSTALLED AND OPERATIONAL.

ANY INSPECTION REQUESTS MADE AFTER 2:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

SEPARATE SUBMITTALS AND REVIEWS BY FIRE PLAN REVIEWER:

--- FIRE ALARM SYSTEMS

--- KITCHEN HOODS

--- FIRE SUPPRESSION SYSTEMS

### PROJECT LOCATION



### NORTH

Vicinity Map

195 HUFF DRIVE,  
LAWRENCEVILLE, GA 30044

### RELEASES / DATES

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

### COVER SHEET

DATE: 01/18/2022 PROJECT NUMBER: 22000001

SHEET NUMBER: 01 OF 01

AG-1

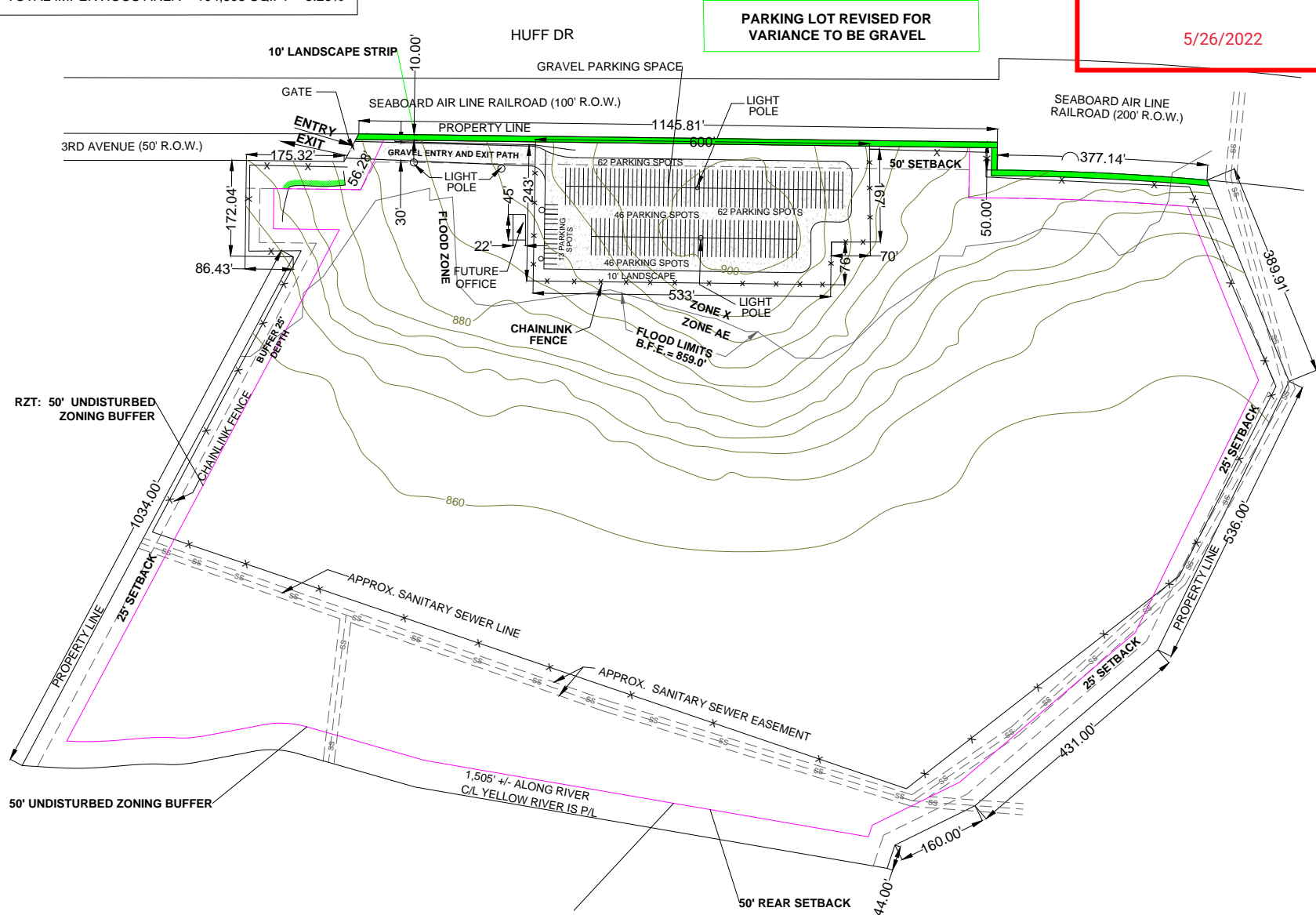


IMPERVIOUS AREA CALCULATIONS:  
 FUTURE OFFICE = 990 SQ.FT.  
 PARKING AREA = 103,708 SQ.FT  
 TOTAL LOT AREA = 1,988,819 SQ.FT  
 TOTAL IMPERVIOUS AREA = 104,698 SQ.FT = 5.26%

**WINNETT COUNTY  
 PLANNING AND DEVELOPMENT**

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5/26/2022



**PARKING LOT REVISED FOR  
 VARIANCE TO BE GRAVEL**

**SUPPLEMENTAL USE**  
 15-foot indepth buffer adjacent to any public street.  
 25-foot in depth buffer adjacent to non-residential zoning district.  
 50-foot indepth buffer adjacent to any mixed-use or residential zoning district.

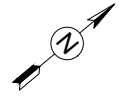
**NOTES:**

PROPOSED TOTAL  
 PARKING SPOTS-229

**ADDRESS:**  
 195 HUFF DR  
 LAWRENCEVILLE, GA 30044

**SITE PLAN**

PARCEL ID: R5019-014  
 LOT AREA: 45.657 ACRES  
 PLOT SIZE: 8.5" X 11"  
 DRAWING DATE: 04/25/2022  
 DRAWING SCALE: 1"=270'



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4/29/2022



**Moro Trucking LLC**  
195 Huff Drive  
Lawrenceville, GA 30044  
Phone: 470.772.7022  
<https://morotrucking.com>

## LETTER OF INTENT

### **Business Summary:**

Moro Trucking LLC., will be a registered and licensed dump truck business that will be located at 195 Huff Drive Lawrenceville, GA 30044. The proposed project to build a parking lot for our business will be based on providing hauling and transport services for raw materials and dumps. To run the business, the owner will be purchasing standard dump trucks. The business was founded and is managed by Alcides Duran Estevez.

The business will offer services to anyone seeking to rent a truck for their personal or work needs, in addition for our own business needs to haul and transport construction materials to work sites. Our target is to provide exclusive services to our customers.

### **Description:**

Moro Trucking LLC., will be designed to bring positive additions to the community. The customers of Moro Trucking LLC., will be construction companies, mining and quarrying industries, property maintenance service providers, and chemical and materials manufacturing companies.

### **Business Experience:**

Alcides Duran Estevez, owner of Moro Trucking LLC., has been in the trucking industry for seven years. At the start of his career, Alcides had always wished to have his own trucking business. The desire of being his own boss led him to start a dump truck business. After researching he came to find the great opportunity to invest his savings into purchasing his own land. Once he bought this land, he knew it was the perfect timing to start from the ground up and construct his new commercial parking lot for his dump truck business.

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## Business Requirements Summary:

4/29/2022

Requirements for Moro Trucking LLC includes licenses and permits including a Special Use Permit, Development Permit, Grading Permit, Clearing & Grubbing Permit, Clearing Permit, Building Permit, and a Signage Permit.

***In reference to Section 240-10.3 A., In any non-residential district, the parking of any vehicle on other than a paved surface (or other system approved by Director) is prohibited. We are requesting that the Special Use Permit for the proposed project be approved with the project being completed as a parking lot with gravel instead of being paved.***

To obtain these permits and licenses, the Development, Grading, Clearing & Grubbing, and Clearing Permit plan requirements are: Obtain a Site Plan, Grading Plan, Soil Erosion & Sediment Control Plan, Landscape, Tree Preservation and/or Replacement Plan, Storm Water Management Plan & Report, Flood Study (if required) and Wetlands COE Permit (if required.)

For the Building Permit the following are requirements: Development Permit, Architectural, Structural, Plumbing, and Mechanical & Electrical Plans.

## Competitive Edge:

Moro Trucking LLC has created a competitive edge through the cultivation and retention of its most valuable assets – its drivers. Alcides Duran Estevez is tied to the business as an owner and the drivers are well rewarded for their work through great pay for their dedicated time to the business. By not having to worry about overhead, rent, or other business concerns, this is a perfect time to focus on constructing a brand new parking lot for Moro Trucking LLC.

## Marketing Strategy:

According to the IBISWorld report, more than 27 thousand dump truck businesses are running in the United States and revenue generated by them is expected to increase over the next five years. The businesses collectively have generated a revenue of \$19 billion in 2020 so it's really satisfying to hear an increase in even that amount.

The detailed analysis of our target audience is as follows:

### ***Chemical & Construction Material Manufacturing Companies:***

The first group comprises of the companies who need transport services by trucks to get raw materials delivered in large amounts. We'll transport dry bulk materials such as iron, gravel, coal, silicon, metals, plywood, and other heavy objects for them.

### ***Mining Industries:***

Our second target group will be the companies that carry out mining and quarrying operations. As there is a need to plow and remove huge stones, and earthly particles from the sites where such operations are to be performed, our heavy-duty trucks capable of lifting mighty weights will be needed to help them out.

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4/29/2022

### **Earthwork Companies:**

The third category includes construction companies that'll need our services to get sand, gravel, soil, asphalt, and other materials for infrastructure development. This group will also comprise of earthwork industries who'll need our hauling and dumping services.

### **Maintenance Authorities:**

The last group of our target customers will be the authorities responsible for maintaining city sites. From them, we're expected to get projects like removal of damaged building materials following a demolition process or natural disaster.

The detailed market analysis of our potential customers is given in the following table:

## **Market Analysis**

Potential Customers	Growth	Year 1	Year 2	Year 3	Year 4	Year 5	CAGR
Chemical & Construction Material Manufacturing	28 %	1,800	2,240	2,760	3,140	3,850	8 %
Mining Industries	35 %	2,100	2,980	3,010	3,450	4,100	10 %
Earthwork Companies	24 %	1,430	1,840	2,040	2,410	2,630	11 %
Maintenance Authorities	13 %	510	575	630	720	970	9 %
Total	100 %	6,780	7,540	9,850	10,400	11,340	12 %

### **Business Target:**

SMART business targets as set by Moro Trucking LLC are given here:

- To achieve the net profit margin of 10k per month by the end of the first year
- To obtain an average of 62 projects per month by the end of the first year
- To maintain a customer churn rate of less than 1% by the end of the first three years
- To balance startup costs with profits by the end of the first six months
- To extend our business to a nearby city by buying 10 more trucks by the end of the second year

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**Competitive Analysis:**

4/29/2022

To take lead upon our competitors, we'll be coming up with several competitive aspects. Firstly, our services will be highly managed and organized so that our customers may never feel any inconvenience while working with us. Secondly, we are highly customer service oriented and will amend our strategies according to customer's feedback. Lastly, the personal contacts of Moro Trucking with some of the companies included in our target groups will also help us in gaining more projects as well as popularity.

**Zoning Information:**

- Requested Zoning Classification: M-1
- Site Acreage: 4.07 out of 44.66 acres
- Number of Parking Spaces: 229
- Land Lot: 19
- Land District: 5th being in Tract 1

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4/29/2022

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Please see attached response.

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- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Please see attached response.

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- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Please see attached response.

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- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Please see attached response.

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- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Please see attached response.

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- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

Please see attached response.

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4/29/2022

**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

- A. A Special Use Permit is suitable in view of the use and development of adjacent quarry, nearby industrial uses, and nearby properties.
- B. A Special Use Permit will not affect the adjacent businesses negatively.
- C. The addition of Moro Trucking to the area will be a positive boost to the area as it currently is just woods and trees on the property, a new business means more funds for not only the business but for the County and State as well.
- D. Moro Trucking would not create a burden on existing streets, transportation facilities, utilities, or schools as only a maximum of 13 dump trucks are currently owned by Moro Trucking and most of the time 6 out of 13 are transporting at the same time, having different dispatch and arrival times to the proposed parking lot.
- E. Yes, the M-I Light Industry District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes.
- F. To our knowledge there are no other existing or changing conditions affecting the use and development of the property. In addition to the Special Use Permit, it is required that a Phasing Plan, Concept Plan, Building Plans, and any other requirements be submitted and approved by the Director in accordance with the Unified Development Ordinance of Gwinnett County.



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4/29/2022

**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Alcides  
Signature of Applicant

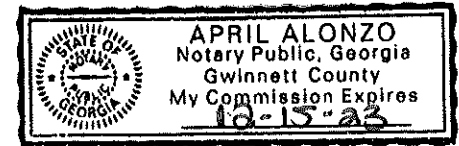
04-26-2022  
Date

Alcides Duran Estevez - Owner

Type or Print Name and Title

April Alonzo  
Signature of Notary Public

04/26/22  
Date



Notary Seal

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4/29/2022

**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Alcides*  
\_\_\_\_\_  
Signature of Property Owner

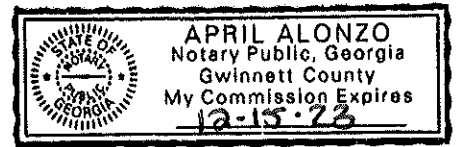
*04-26-22*  
\_\_\_\_\_  
Date

Alcides Duran Estevez - Owner

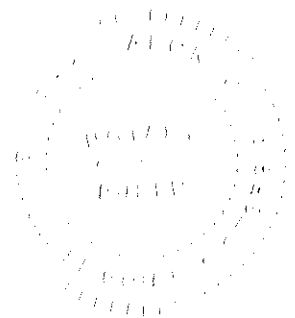
\_\_\_\_\_  
Type or Print Name and Title

*April Alonzo*  
\_\_\_\_\_  
Signature of Notary Public

*04-26-22*  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Notary Seal



RECEIVED

4/29/2022

**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**


(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

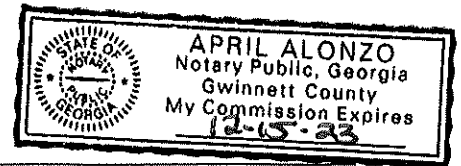
  
\_\_\_\_\_  
Signature of Applicant

Alcides Duran Estevez  
\_\_\_\_\_  
Type or Print Name

04-26-22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Notary Public

04-26-22  
\_\_\_\_\_  
Date



Notary Seal



GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED

All tag offices are open 8:30 a.m. - 5:30 p.m. Monday - Friday,  
extending to 6 p.m. Wednesdays. Learn More

Check wait times and required paperwork in advance.



Make an Appointment



## BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

### Tax Account

**Mailing Address:**

MORO TRUCKING LLC  
195 HUFF DR  
LAWRENCEVILLE, GA 30044-4435

**SITUS:**

195 HUFF DR

**Tax District:**

COUNTY Unincorporated

Parcel ID	Property Type	Last Update
R5019 014	Real Property	4/24/2022 8:06:08 PM

**Legal Description**

HUFF DR

### Tax Values

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

**Description**

4/29/2022

Land

**Market Value**

**Assessed Value**

\$427,300.00

\$170,920.00

Improvement

\$0.00

\$0.00

Total

\$427,300.00

\$170,920.00



**Class Codes**

300-Commercial Vacant Land

### Assessments

	Net Tax	Savings
<u>County Unincorporated Taxes</u>	\$2,514.23	\$0.00
<u>School Taxes</u>	\$3,649.14	\$0.00
<b>Total Tax</b>	<b>\$6,163.37</b>	<b>\$0.00</b>

### Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	24424647	10/15/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2021	24424647	B21.102354	\$6,163.37	10/7/2021