

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Eduardo Moreno</u>	NAME: <u>Bronco Enterprises, LLC.</u>
ADDRESS: <u>6585 Crescent Drive</u>	ADDRESS: <u>6485 Crescent Drive</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>Georgia</u> ZIP: <u>30071</u>	STATE: <u>Georgia</u> ZIP: <u>30071</u>
PHONE: <u>770-582-9200</u>	PHONE: <u>770-582-9200</u>
CONTACT PERSON: <u>Eduardo Moreno</u> PHONE: <u>770-582-9200</u>	
CONTACT'S E-MAIL: <u>EMoreno@olemexicanfoods.net</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).

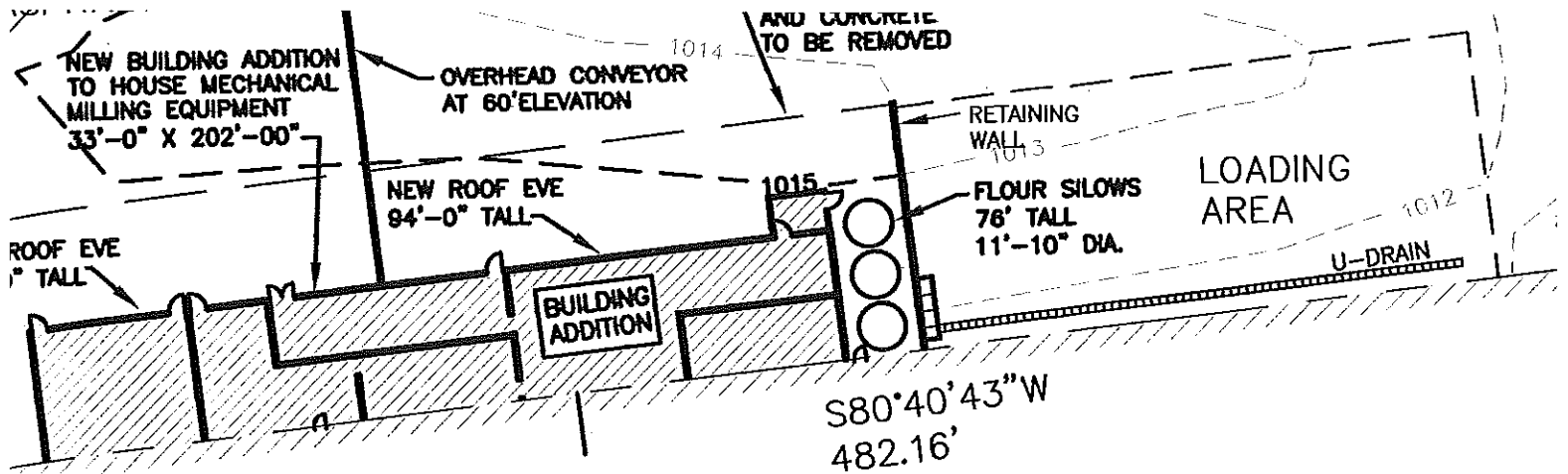
APPLICANT IS THE:
<input type="checkbox"/> OWNER'S AGENT <input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>M-1</u> BUILDING/LEASED SQUARE FEET: <u>6,435</u>
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>217, 222</u> ACREAGE: <u>3.46</u>
ADDRESS OF PROPERTY: <u>6485 Crescent Drive, Norcross, GA 30071</u>
SPECIAL USE REQUESTED: <u>To build a new corn mill to produce corn flour. Building height increase to 99'-3"</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

SUP 13 01 5

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 JAN 22 2013

BY:



OLE MEXICAN FOODS
 BLOCK AND METAL
 BLDG F.F. EL. 1015.58'

Legal Description

All that tract or parcel of land lying and being in Land Lots 217 and 222 of the 6th district of Gwinnett County, Georgia, and being more particularly described as the follows:

Beginning at an iron pin found at the intersection of the southern property of the Southern Railway Company right-of-way and the western property line of the OFS Brightwave Solutions (formally Western Electric Company) thence South 6 degrees 9 minutes 38 seconds East a distance of 409.47 feet; thence South 80 degrees 40 minutes 43 seconds West a distance of 482.16 feet along the north face of the building owned by Bronco Enterprises, LLC to a point on the east right-of-way property line of the Southern Railway Company; thence North 9 degrees 11 minutes 18 seconds East for a distance of 76.60 feet to a arc tangent point of the Southern Railway Company east Right-of-way line; thence northeasterly along the southeast right-of-way of the Southern Railway company's lead track no. 4 on a arc of 567.75 feet (said arc having a chord of 531.23 feet on a bearing of North 45 degrees 01 minutes 43 seconds East) to an iron pin found; thence North 80 degrees 40 minutes 43 seconds East along the southern right-of-way of said track no. 4 a distance of 48.01 feet to an iron pin found on the westerly property line of above referenced Brightwave Solutions (formerly Western Electric Company) to the point of beginning. The above property containing 3.46 acres and being more particularly shown and delineated on the attached plat dated December 28, 2012.

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

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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:

yes

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

No

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

Yes

- (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:

No

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

Yes

- (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:

No

BRANCOS ENTERPRISES LLC
6585 Crescent Drive
Norcross, Gwinnett County, Georgia 30071
Tel (770) 582-9200, Fax (770) 582-9400

To,
Gwinnett County
Department Of Planning & Development
Planning Division
446 West Crogan Street, Suite 250
Lawrenceville, Georgia 30046
Date: January 14, 2013

Ref: Letter Of Intent

Dear sir or madam,

Please be advise that our company "Bronco Enterprises LLC" is planning to build a new corn mill to produce corn flour with an estimate capital investment of \$ 20M as part of our company growth for the year 2013, the project will trigger a considerable positive economic benefits for The Gwinnett County and the surrounding areas not only in creating new jobs opportunities but also will help to reactive the economy due to project's demand on food grade corn with an estimate annual consumption of 1.7 Million bushels beside the demand on utilities, industrial spare parts, other raw and packaging materials.

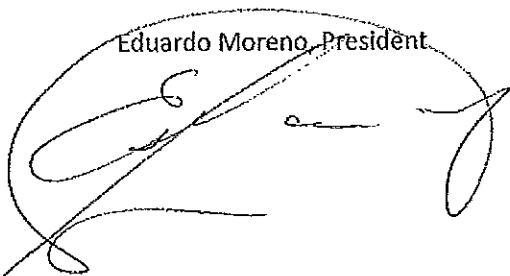
The Total Project area is approx. 3.46 acres.

Our company has invested a considerable amount of funds to research and develop a new and green technology to produce a corn flour and we are proud to mention that this new corn mill will have zero industrial waste water compared to the classical corn cooking process.

Due to the nature of this new process the production building requires a certain height of 99 feet and 3" which is more than allowed height of 40 feet as per zoning codes of the county. We are submitting our request for a special use and tall structure permits for your kind consideration and approval, looking forward to working with you in this project.

Sincerely,

Eduardo Moreno, President

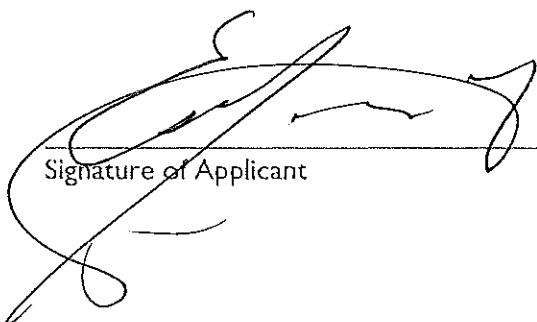


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BY: SUP '13 015

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.



Signature of Applicant

1-7-13

Date

Eduardo Moreno, President

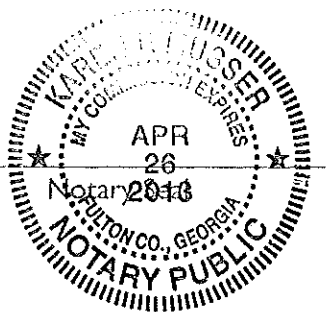
Type or Print Name and Title



Signature of Notary Public

1-7-2013

Date



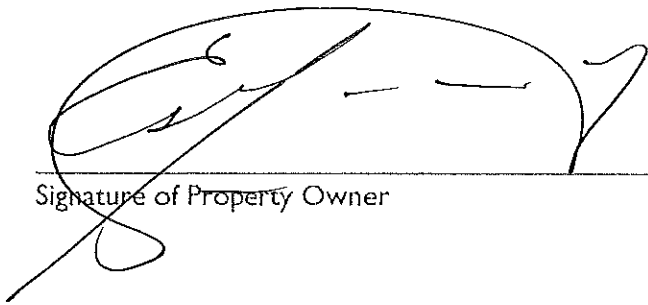
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SUP '13 015

BT:

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.



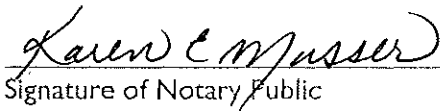
Signature of Property Owner

1 - 7 - 13

Date

Eduardo Moreno, President

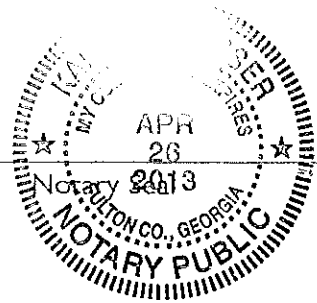
Type or Print Name and Title



Signature of Notary Public

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Date



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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.

 1-7-13 Eduardo Moreno, President
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Shailesh M. Ghodadra, VP
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Karen E Musser 1-7-2013
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

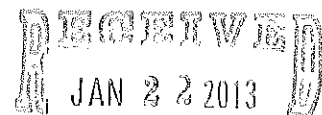
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Eduardo Moreno
 YOUR NAME

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

NAME AND OFFICAL 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.



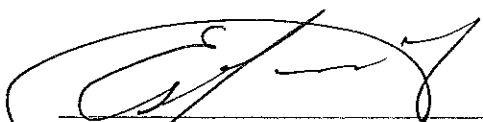
VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

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:
(Map Reference Number)

6 - 217 - 023
District Land Lot Parcel



Signature of Applicant

1-7-13

Date

Eduardo Moreno, President

Type or Print Name and Title

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)

Angie Hendricks
NAME

TSA
TITLE

1-7-13
DATE