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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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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.



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**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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Y STUDIO, LLC
A PROFESSIONAL FIRM
INCORPORATED IN GEORGIA
195 HUFF DRIVE
LAWRENCEVILLE, GA 30044
770-355-7423

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)

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 INFORMATION:

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

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 COUNTY FIRE MARSHAL (INSPECTION REQUEST LINK) AT 678-328-4300 FOR INSPECTIONS AT SOIL, BIDD, AND TAKE OFFER. NOTE: SOIL INSPECTION INCLUDES ALL NEW BUILDINGS EXCEPT ONE OF THE EXISTING AND INSPECTION OF FLOOR CEILING PENETRATIONS. TAKE OFFER OF ANY FIRE RATED PARTITIONS, FLOOR OR CEILING, (TWO) FIRE INSPECTOR. 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 REPRESENT GENERAL SCOPE OF WORK REQUIREMENTS AND DO NOT PROVIDE INFORMATION REGARDING INSTALLATION TECHNIQUES OR PROCEDURES. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES. IN ADDITION, CONSTRUCTION SHALL BE IN COMPLIANCE WITH ANY SUBORDINATE, AMENDMENTS WITH NECESSARY CODES (ORDINANCES), AND THE STATE OF GEORGIA ACCESSIBILITY CODE (GA 101-300).
- ALL MATERIALS, FINISHES, AND FINISHES SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT LABORATORY (I/L) OR AN EQUALLY QUALIFIED TESTING AND CERTIFICATION ORGANIZATION.
- THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE SITE PRIOR TO SUBMITTING A FINAL BID AND REVIEW EXISTING CONDITIONS AS THEY RELATE TO THE PROPOSED WORK. CONSIDER NEIGHBORING AND NECESSARY RELOCATION (WHEN NECESSARY) OF ALL MOBILE STRUCTURES, PROFESSIONAL PLUMBING, WELD AND ELECTRICAL SYSTEMS IN AREAS AFFECTED BY RELOCATION OPERATIONS.
- 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 BRACKETS, SHOWER, TOWERMOUNT SUPPORTS, AND ANY OTHER MOVING METHODS, TECHNOLOGIES, 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 PERMANENTLY IDENTIFY ALL FIRE-RESISTANCE-RATED ASSEMBLIES INCLUDING FIRE BARRIER WALLS, SHOCK, BARRIER WALLS, FIRE PROTECTIVE, FIRE RATED SHIRT ENCLOSURES WITH APPROPRIATE AND LEGIBLE IDENTIFIERS INDICATING THE APPLICABLE RATING OF THE ASSEMBLY AS STATED IN LOCAL 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 COMPLY 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 WORDING IS RECOMMENDED: "FIRE BARRIER AND SHOCK BARRIER PERMITS ALL CONTACT AS PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, SECTION 8.2.2.2, 2018 EDITION.
- EXIST CODES SHALL NOT BE SUBJECT TO THE USE OF A KEY OR RESERVE SPECIAL KNOWLEDGE TO OPERATE, NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SECTION 7.2.1.1.1, 2018 EDITION.
- FIRE DETECTORS IN CONCEALED OCCURRENCES SHALL BE LOCATED FOR THE REQUIREMENTS OF NFPA 101. THE SIZE SHALL BE A MINIMUM OF 3" x 3" x 1" (3" x 3" x 1") IS REQUIRED FOR EACH DATE EXCEPT FOR DATE FOR WHICH 2" FIRE DETECTORS ARE REQUIRED) AND SHALL BE INSTALLED AT A MINIMUM OF 42" ABOVE THE FINISHED FLOOR TO THE TOP OF HANGUL.
- 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 THROUGH ROOF ABOVE A CEILING INCLUDING TRANSFERENTIAL SPACES. PROVIDE A LISTED JOINT DETAIL FOR TOP OF THE WALL AT THE FLOOR / CEILING ASSEMBLY OR ROOF DECK PER NFPA 101 LIFE SAFETY CODE, CHAPTER 8, SECTION 8.2.2.2, 2018 EDITION.

Index of Drawings

SHEET	DATE
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.WINNETTCOUNTY.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: 22-00001

SHEET NUMBER: 01 OF 10

AG-1

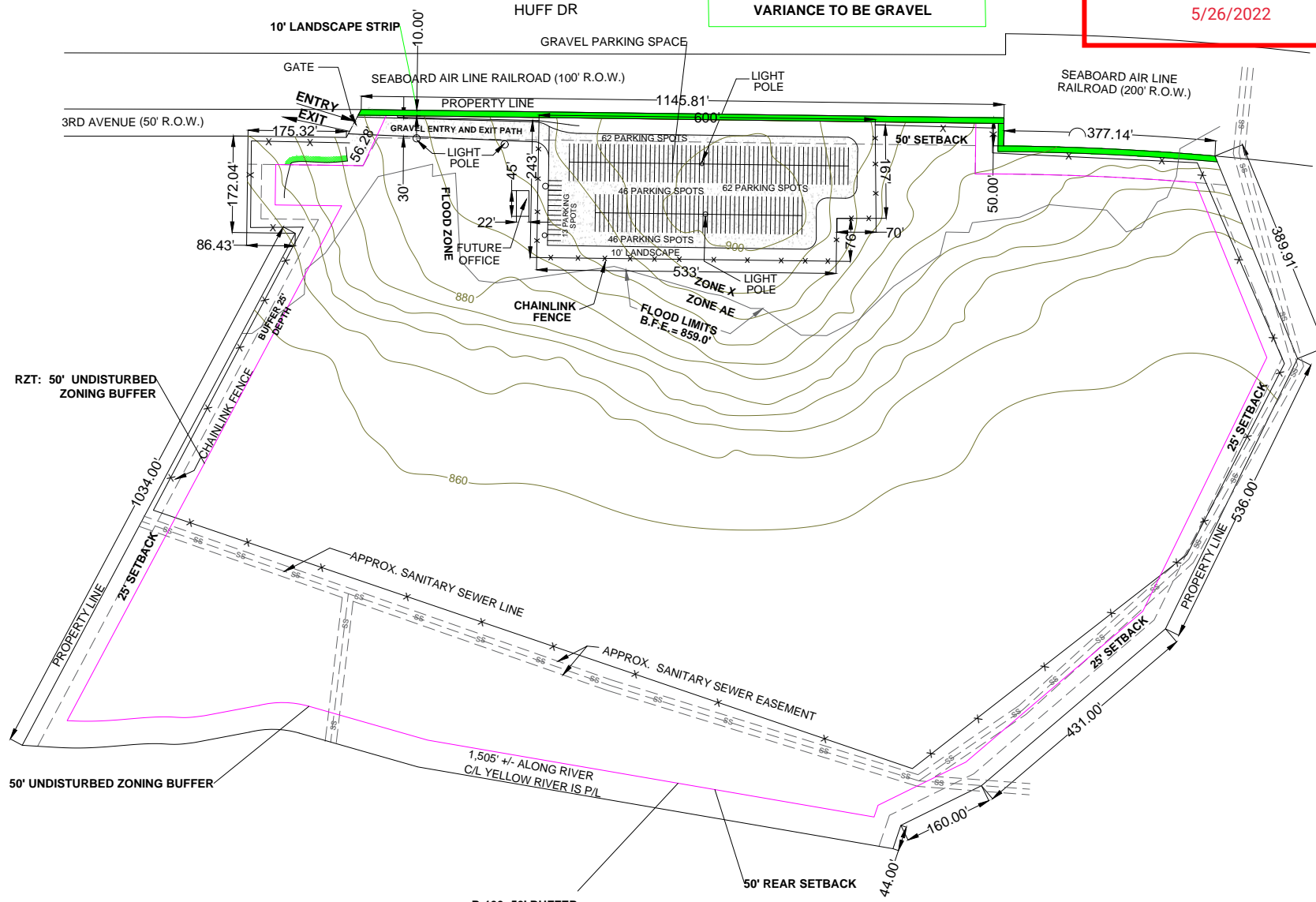
IMPERVIOUS AREA CALCULATIONS:
 FUTURE OFFICE = 990 SQ.FT.
 PARKING AREA = 103,708 SQ.FT
 TOTAL LOT AREA = 1,988,819 SQ.FT
 TOTAL IMPERVIOUS AREA = 104,698 SQ.FT = 5.26%

**WINNETT COUNTY
 PLANNING AND DEVELOPMENT**

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5/26/2022

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



R-100: 50' BUFFER
 R-75: 50' BUFFER

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

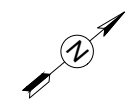
PARCEL ID: R5019-014

LOT AREA: 45.657 ACRES

PLOT SIZE: 8.5" X 11"

DRAWING DATE: 04/25/2022

DRAWING SCALE: 1"=270'



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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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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.

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

Please see attached response.

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

Please see attached response.

- (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.

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

Please see attached response.

- (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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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

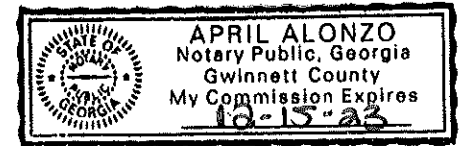
04-26-2022
Date

Alcides Duran Estevez - Owner

Type or Print Name and Title

April Alonzo
Signature of Notary Public

04/26/22
Date



Notary Seal

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

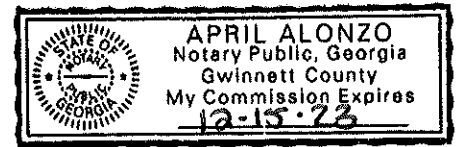
Type or Print Name and Title

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.



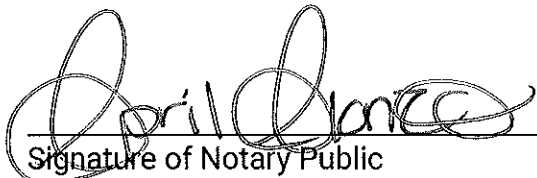
Signature of Applicant

Alcides Duran Estevez

Type or Print Name

04-26-22

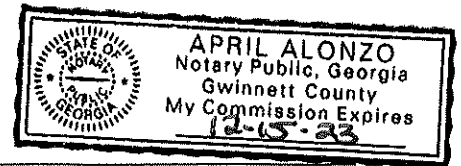
Date



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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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

R5019 014

Property Type

Real Property

Last Update

4/24/2022 8:06:08 PM

Legal Description

HUFF DR

Tax Values

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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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
Total Tax	\$6,163.37	\$0.00

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
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

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