

PLANNING AND ZONING DEPARTMENT  
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504  
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503  
t: 770-531-6809 | f: 770-531-3902



### VARIANCE APPLICATION

Applicant (Name and Mailing Address)

USI HOLDINGS LLC  
888 GAINESVILLE HWY  
BUFORD GA 30518

Phone [REDACTED]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Location of Property 888 GAINESVILLE HWY., BUFORD GA 30518

Present Zoning AK-1

Property Owner (Name and Mailing Address)

USI HOLDINGS LLC  
888 GAINESVILLE HWY  
BUFORD GA 30518

Phone [REDACTED]

Email Address WNOETHLING@UNIVERSALSTEELING.COM

Location of Property 888 GAINESVILLE HWY., BUFORD GA 30518

Existing Structures METAL WAREHOUSE / SHOP + CAR PORT

Type of Appeal:

- ☐ Setback Variance  
☒ Road Frontage Variance  
☐ Sign Variance  
☐ Hardship Mobile Home  
☐ GCOD Variance  
☐ Other: \_\_\_\_\_

- ☐ Front Yard  
☐ Right Side Yard  
☐ Left Side Yard  
☐ Rear Yard  
☒ Road Frontage  
☐ Sign Area  
☐ Sign Height  
☐ Doctor's Letter

- From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
From 100 ft. to 147.75 ft.  
From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
From \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
\_\_\_\_ Terms Agreement

Supporting Documents: ☒ Survey Plat of Property ☒ Site Plan  
☒ Deed of Property ☐ Floor Plans  
☒ Hardship Statement ☒ Other NARRATIVE

Fee (Must be paid for application to be complete): \$ \_\_\_\_\_

**Hardship Mobile Home:**  
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature) \_\_\_\_\_

I hereby certify that the above information is true & correct to the best of my knowledge.

Print WILLIAM I. NOETHLING III

Date 11-11-25

Sign [Signature]

Date 11-11-25

I hereby withdraw this application.

Date \_\_\_\_\_

Sign \_\_\_\_\_

Staff Use Only

Application Date: \_\_\_\_\_

Taken by: \_\_\_\_\_

Tentative Planning Commission Date: \_\_\_\_\_

If Appealed County Commission Date: \_\_\_\_\_

County Commission District: \_\_\_\_\_

# STATE OF GEORGIA

Secretary of State  
Corporations Division  
313 West Tower  
2 Martin Luther King, Jr. Dr.  
Atlanta, Georgia 30334-1530

Annual Registration

\*Electronically Filed\*

Secretary of State

Filing Date: 01/24/2023 09:26:32

## BUSINESS INFORMATION

BUSINESS NAME : USI HOLDINGS, LLC  
CONTROL NUMBER : 0002214  
BUSINESS TYPE : Domestic Limited Liability Company  
ANNUAL REGISTRATION PERIOD : 2023, 2024, 2025

## BUSINESS INFORMATION CURRENTLY ON FILE

PRINCIPAL OFFICE ADDRESS : PO BOX 1135, BUFORD, GA, 30515, USA  
REGISTERED AGENT NAME : WILLIAM I. NOETHLING, JR.  
REGISTERED OFFICE ADDRESS : 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA  
REGISTERED OFFICE COUNTY : Gwinnett

## UPDATES TO ABOVE BUSINESS INFORMATION

PRINCIPAL OFFICE ADDRESS : P.O. BOX 1135, BUFORD, GA, 30515, USA  
REGISTERED AGENT NAME : WILLIAM I. NOETHLING, JR.  
REGISTERED OFFICE ADDRESS : 888 GAINESVILLE HWY, BUFORD, GA, 30518, USA  
REGISTERED OFFICE COUNTY : Gwinnett

## AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : JULIET RHODEN  
AUTHORIZER TITLE : Organizer



# GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE  
**BRAD RAFFENSPERGER**

[HOME \(/\)](#)

## BUSINESS SEARCH

### BUSINESS INFORMATION

|                           |                                                      |                                           |                          |
|---------------------------|------------------------------------------------------|-------------------------------------------|--------------------------|
| Business Name:            | <b>USI HOLDINGS, LLC</b>                             | Control Number:                           | <b>0002214</b>           |
| Business Type:            | <b>Domestic Limited Liability Company</b>            | Business Status:                          | <b>Active/Compliance</b> |
| Business Purpose:         | <b>NONE</b>                                          |                                           |                          |
| Principal Office Address: | <b>P.O. BOX 1135,<br/>BUFORD, GA, 30515,<br/>USA</b> | Date of Formation /<br>Registration Date: | <b>1/12/2000</b>         |
| State of Formation:       | <b>Georgia</b>                                       | Last Annual Registration<br>Year:         | <b>2025</b>              |

### REGISTERED AGENT INFORMATION

Registered Agent Name: **WILLIAM I. NOETHLING, JR.**  
Physical Address: **888 GAINESVILLE HWY, BUFORD, GA, 30518, USA**  
County: **Gwinnett**

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### CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have\*\* \_\_\_\_\_ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

\*\*If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): \_\_\_\_\_

Office: \_\_\_\_\_

Dollar Amount: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Applicant's/Owner's Signature: William I Noethling III

Date: 11-11-25

Applicant's/Owner's Name (Printed): WILLIAM I NOETHLING III