
USI HOLDINGS, LLC

Telephone: (770) 482-5601

888 GAINESVILLE HWY./BUFORD/GA 30518

July 19, 2025

Hall County Planning & Zoning Department
Browns Bridge Road,
Gainesville, GA 30504

RE: 888 Gainesville Highway, Buford, GA 30518

This narrative outlines the request to rezone the property located at 888 Gainesville Highway, Buford, GA 30518 from its current agricultural residential zoning (AR III) classification to a commercial designation of Light Industrial. This rezoning is necessary in order to bring this property from a status of legal non-conforming business into compliance and alignment with the surrounding businesses.

On July 29th, 2004, USI Holdings LLC, operating as a holding company that specializes in the acquisition and management of assets such as real estate and manufacturing equipment, purchased the parcel of land lying in the State of Georgia, County of Hall and in Land Lots 169 and 170 of the 8th Land District, containing 4.0820 acres.

Located on this lot is a metal structure of approximately 24,200 square feet of office space and manufacturing plant. The plant fabricates ornamental rails and miscellaneous steel for commercial use. There are no excessive gases, noises or air pollutants emitted from this facility.

The property receives its lighting from GA Power and water from the City of Gainesville.

This facility has been a contributing factor in this community since 2004. We have created jobs and boosted the local economy. We currently do not have any future plans for expansion or change to this site.

Respectfully,



William I. Noethling III
Member
USI Holdings, LLC