

**OCTOBER 20, 2015 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM # 043**

**PURPOSE**

To consider amending the site plan and stipulations for Art Frame, LLC regarding rezoning application Z-93(Art Frame, LLC) of 2004, for property located on the south side of Veterans Memorial Highway, east of Lakeshore Drive in Land Lot 47 of the 18<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Light Industrial in 2004 for a retail and wholesale framed art business. The applicant has filed for rezoning on property next door in order to expand their business (Z-59 of 2015). One of the agreements coming out of the Z-59 rezoning process is this piece would come back to the Board of Commissioners via Other Business in order to place the same zoning stipulations on this property. It will be much easier in the future to manage the properties if both pieces have the same zoning stipulations. If approved, all other zoning stipulations not in conflict would remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** Previous Stormwater Management comments (Z-59, June 2015) to remain in effect.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

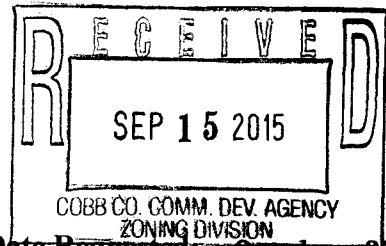
**ATTACHMENTS**

Other Business application and stipulations.

(Stipulation Amendment)

# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



OB-043-295

BOC Hearing Date Requested: October 20, 2015

**Applicant:** Art Frame, LLC Phone #: (770) 745-5180  
(applicant's name printed)

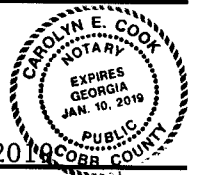
**Address:** 516 Veterans Memorial Highway, S.E., Mableton, GA 30126 **E-Mail:** mike@artframeusa.com  
Moore Ingram Johnson & Steele, LLP

**John H. Moore** Address: Emerson Overlook, 326 Roswell Street  
(representative's name, printed) Marietta, GA 30060

**BY:** [Signature] Phone #: (770) 429-1499 E-Mail: jmoore@mijs.com  
(representative's signature) Georgia Bar No. 519800 w7@mijs.com

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook] My commission expires: January 10, 2019  
Notary Public



**Titleholder(s):** RA Mableton Holdings, LLC Phone #: (770) 745-5180  
(property owner's name printed)

**Address:** 516 Veterans Memorial Highway, S.E., Mableton, GA 30126 **E-Mail:** mike@artframeusa.com

**BY:** [Signature]  
(Property owner's signature) Ahmad Ahmadi, Manager

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook] My commission expires: January 10, 2019  
Notary Public



**Commission District:** 4 (Cupid) **Zoning Case:** Z-93 (2004)

**Date of Zoning Decision:** 08/17/2004 **Original Date of Hearing:** 07/20/2004

**Location:** South side of Veterans Memorial Highway, East of Lakeshore Drive  
(street address, if applicable; nearest intersection, etc.) (a/k/a 516 Veterans Memorial Highway)

**Land Lot(s):** 47 **District(s):** 18th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

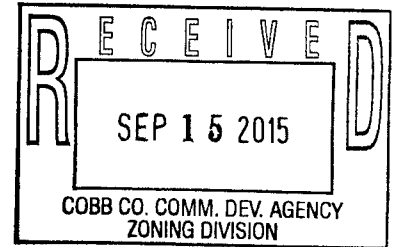
See Exhibit "A" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

OB-043-295

**EXHIBIT "A" –ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(STIPULATION AMENDMENT)**

**Application No.:** Z-93 (2004)  
**Original Hearing Date:** July 20, 2004  
**Date of Zoning Decision:** August 17, 2004  
**Current Hearing Date:** October 20, 2015



**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

**Applicant:** Art Frame, LLC  
**Titleholder:** RA Mableton Holdings, LLC

On August 17, 2004, the Cobb County Board of Commissioners approved the rezoning of an approximate 2.56 acre tract located on the south side of Veterans Memorial Highway, east of Lakeshore Drive, and being more particularly known as 516 Veterans Memorial Highway (hereinafter "Property" or "Subject Property"). The Property was rezoned to the Light Industrial ("LI") zoning category. Following zoning approval, Applicant constructed its facilities for the retail and wholesale picture frames; including, but not limited to, picture frame materials, picture frame assembly, sale of art, framed art, picture frames, frame materials, and related art business sales.

In April 2015, Applicant filed an Application for Rezoning (Z-59 (2015)) on a 1.1 acre tract located adjacent to the existing facilities, which would allow for expansion of its business operations. This Application was amended on or about July 24, 2015, to add adjacent property, being 2.85 acres, to provide additional buffering and landscaping.

Pursuant to a stipulation contained within the letter of agreeable stipulations and conditions in Z-59 (2015), Applicant seeks to have the stipulations and conditions approved by the Board of Commissioners as applicable to the Subject Property and existing Art Frame facility; and, where prior stipulations are in conflict, the stipulations approved by the Board of Commissioners in Z-59 (2015) shall be applicable and control.

The proposed amendment in no way adversely impacts or affects the quality or integrity of the current facilities or operation of Applicant's business; and further, provides uniformity to the entire assembled tract. If the requested amendment is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the Subject Property and the overall development.

**SITE PLAN APPROVED BY BOARD OF  
COMMISSIONERS IN  
APPLICATION FOR ZONING  
NO. Z-93 (2004) – AUGUST 17, 2004**

Meeting No. Z-93  
 Meeting Date 8/17/04  
 Continued Site plan referenced in Letter of Agreeable Stipulations

 ART FRAME 12000 N. W. 11th Ave. Miami, FL 33157 License No. 12000	<b>FIRM</b> FLOOD INSURANCE RATE MAP COBB COUNTY, GEORGIA UNDERWRITERS: AIA/CU PAGE 05 OF 05
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**VETERANS MEMORIAL HWY**  
 A.K.A. BANKHEAD HWY  
 100' R/W

N/E  
 ABLEDOGU, CHEDU  
 ZONED COMMERCIAL

N/E  
 PATSY COX  
 BRUCE PRICE  
 JUANITA LOUISE WEYLER  
 BRYAN S. ROBERTS  
 KEITH E. ROBERTS  
 CHANE ROBERTS  
 ANDREA D. GILUM  
 ZONED RESIDENTIAL

N/E  
 OSBOURNE, WILLIAM L.  
 ZONED PSC

1-STY BLDG w/ BASEMENT  
 MAIN FLOOR-27,562 SF  
 BASEMENT-12,418 SF  
 TOTAL-40,000 SF

111,643 SF  
 2.56 ACRES

**PARKING REQUIREMENTS:**

CITY REQUIREMENT:	REQUIRED	PROVIDED
MIN. 1 PER 200 SF	20	20
MIN. 1 PER 100 SF	20	20
STORAGE 1 PER 200 SF	20	20
TOTAL:	80	80

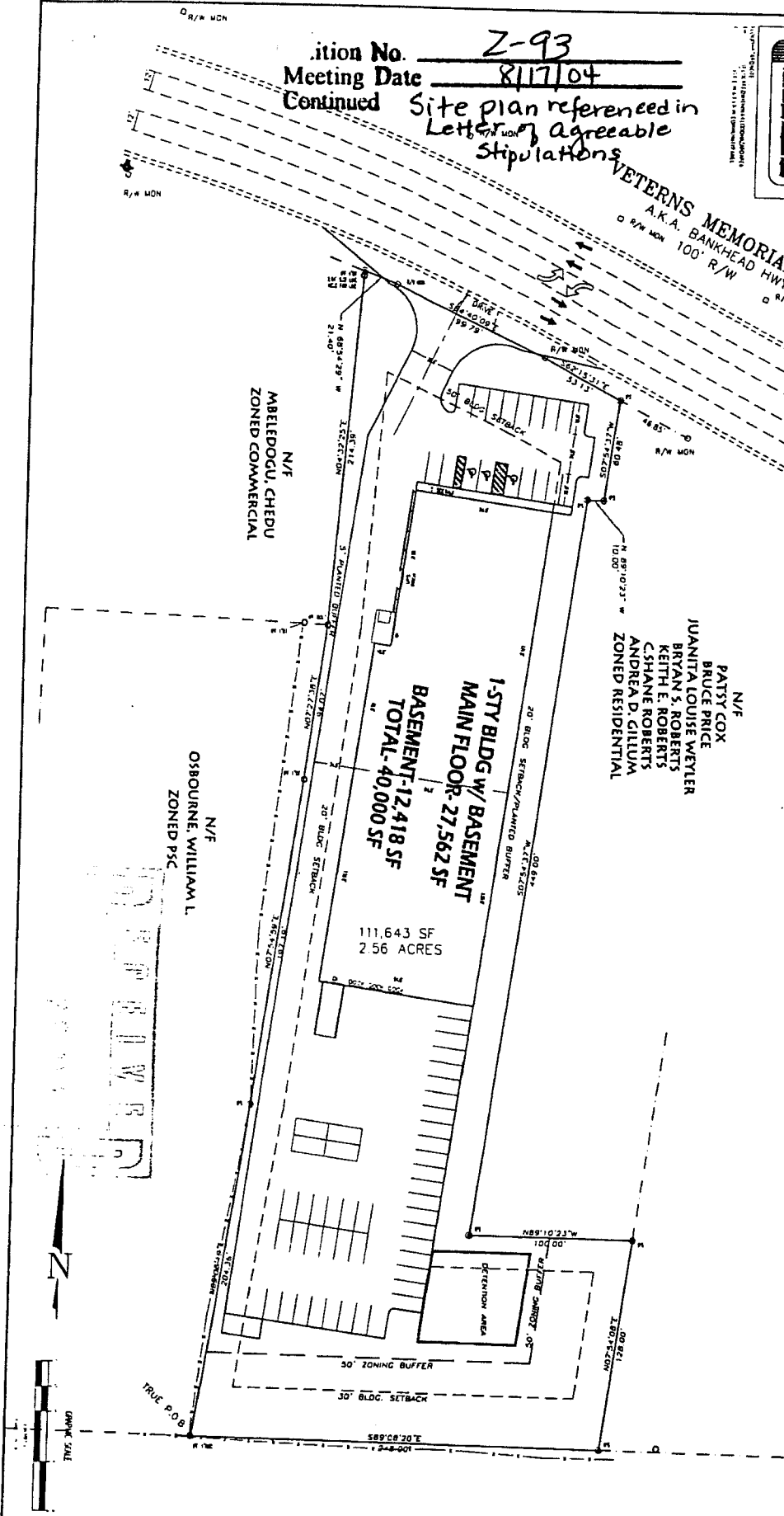
\* INCLUDES 1 ADA SPACE (1 REQUIRED)  
 \* INCLUDES 1 UNIMP/ADA SPACE (1 REQUIRED)

**CONCEPT PLAN NOTES:**

1. ALL LOTS TO BE DEVELOPED BY THE END OF THE YEAR 2005.
2. ALL LOTS TO BE DEVELOPED BY THE END OF THE YEAR 2005.
3. ALL LOTS TO BE DEVELOPED BY THE END OF THE YEAR 2005.
4. ALL LOTS TO BE DEVELOPED BY THE END OF THE YEAR 2005.



**CONTRACTOR:**  
 BUILDING SYSTEMS INC.  
 3015 OAK BLVD  
 MARIETTA, GA 30066  
 (770) 427-1111  
 (770) 427-1112



 <b>C-0</b> SHEET	03-19-04 DATE	<b>CONCEPT PLAN</b> SHEET TITLE	<b>ART FRAME</b> LL 47 - 18th DISTRICT - 2nd SECTION COBB COUNTY, GEORGIA	<b>EVANS MILLER ENGINEERING, INC.</b> Civil Engineering/ Site Planning/ Land Development Services P.O. Box 490696 Lawrenceville, Georgia 30049 (PH) 678.985.2309 (Fax) 678.985.2309 emelinc@charstar.net	 ART FRAME 12000 N. W. 11th Ave. Miami, FL 33157 License No. 12000	DATE NO DESCRIPTION
	04-025 JOB NUMBER	JAM JAM JME	PROJECT	STAMP		REVISION

**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING FOR Z-93 (2004) –  
AUGUST 17, 2004**

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
AUGUST 17, 2004  
9:11 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, August 17, 2004, at 9:11 a.m. in the second floor public meeting room of the Cobb County building. Present and comprising a quorum of the Commission were:

Chairman Samuel S. Olens  
Commissioner Helen Goreham  
Commissioner Tim Lee  
Commissioner Joe L. Thompson  
Commissioner G. Woody Thompson, Jr.

**Z-93**            **ART FRAME, LLC (Patsy Cox, et al., owners) for Rezoning from R-20 to LI for the purpose of Wholesale Sale of Framed Art in Land Lot 47 of the 18<sup>th</sup> District. Located on the south side of Veterans Memorial Highway, east of Lakeshore Drive.**

**MOTION:**    Motion by Goreham, second by Lee, as part of the Consent Agenda, to approve rezoning to the LI zoning district **subject to:**

- **site plan and architectural design to be approved by the District Commissioner prior to permitting to allow input from the Mableton Improvement Coalition**
- **use specific for retail and wholesale framed art business; any change in use to be approved by the District Commissioner**
- **letter of agreeable stipulations from Mr. John Moore dated July 28, 2004 (copy attached and made a part of these minutes)**
- **buildings to be brick, stucco or hard surface on three sides**
- **brick monument based sign, surrounded with heavy professional landscaping**
- **Historic Preservation comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

**VOTE:**            **ADOPTED** unanimously

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

JOHN H. MOORE  
STEPHEN C. STEELE  
WILLIAM R. JOHNSON†  
ROBERT D. INGRAM†  
J. BRIAN O'NEIL  
G. PHILLIP BEGGS  
ELDON L. BASHAM  
MATTHEW J. HOWARD  
JERE C. SMITH  
CLAYTON O. CARMACK  
KEVIN B. CARLOCK†  
ALEXANDER T. GALLOWAY III†  
J. KEVIN MOORE  
RODNEY R. MCCOLLOCH  
SUSAN S. STUART  
DANIEL A. LANDIS\*

BRIAN D. SMITH  
HARRY R. TEAR III  
W. TROY HART†  
JEFFREY A. DAXE  
MELISSA W. GILBERT  
TIMOTHY W. BAILEY  
JOYCE W. HARPER  
JONATHAN H. PETCU  
AMY K. WEBER  
COURTNEY H. MOORE  
KIM A. ROPER  
TARA C. RIDDLE  
JOSHUA M. BOOTH\*\*\*  
KELLI L. CROSS  
C. LEE DAVIS  
TANYA L. CROSSE\*\*\*

## MAIN OFFICE

POST OFFICE BOX 3305  
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499  
TELECOPIER (770) 429-8631

## TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK  
SUITE 463  
408 N. CEDAR BLUFF ROAD  
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039  
TELECOPIER (865) 692-9071

ROBERT W. BROWN II  
JASON L. FOSS  
VICTOR P. VALMUS  
JEFFERY L. DICKERSON  
T. SHANE MAYES  
DALLAS R. IVEY  
SUZY A. LIFE  
F. MICHAEL VISCUSE\*\*  
ALLISON B. FAUST  
ANGELA H. SMITH  
OPHELIA W. CHAN  
STACEY L. STEWART†  
MEREDITH M. MILBY  
DOUGLAS B. ROHAN  
DAVID M. VAN SANT  
DARRELL L. SUTTON

KASI R. WHITAKER  
AUTUMN L. VEAZEY  
NICHOLAS J. PETERSON\*\*\*  
JEFFREY K. STINSON  
BENJAMIN A. WALDEN  
DAVID A. COX

OF COUNSEL:  
MICHELLE S. DAVENPORT  
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN  
\* ALSO ADMITTED IN NC  
\*\* ALSO ADMITTED IN SC  
\*\*\* ADMITTED ONLY IN TN

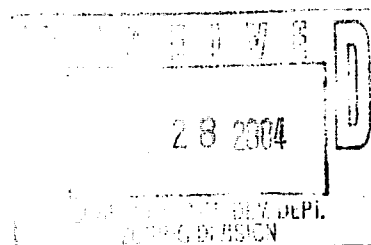
WRITER'S DIRECT  
DIAL NUMBER

July 28, 2004

Min. Bk. 29 Petition No. Z-93  
Doc. Type Letter of Agreeable  
Stipulations  
Meeting Date 8/17/04

Hand Delivered

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661



RE: Application for Rezoning  
Application No.: Z-93 (2004)  
Applicant/  
Current Owner: Art Frame, LLC  
Former Property  
Owners: Patsy Cox; Bruce Price; Juanita  
Louise Weyler; Bryan S. Roberts;  
Keith E. Roberts; C. Shane  
Roberts; and Andrea D. Gillum  
Property: 2.56 acres located at  
516 Bankhead Highway, S.E.,  
Land Lot 47, 18<sup>th</sup> District,  
2<sup>nd</sup> Section, Cobb County, Georgia

Dear John:

As you know, this firm represents Art Frame, LLC, who is the Applicant and current Property Owner (hereinafter collectively referred to as "Applicant"), in its Application for Rezoning with regard to a 2.56 acre tract located at 516 Bankhead Highway, S.E., in Land Lot 47, 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations which, if the Application for Rezoning is



**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full that certain letter of agreeable stipulations and conditions dated and filed June 28, 2004. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property will be from the R-20 zoning category to the Light Industrial ("LI") zoning category with reference being made to that certain revised Concept Plan prepared for Art Frame, LLC by Evans Miller Engineering, Inc.
- (3) By this letter of agreeable stipulations and conditions, Applicant amends its Application for Rezoning as follows:
  - (a) The surveyed acreage of the Subject Property is 2.56 acres;
  - (b) A revised legal description setting forth the 2.56 acre tract is submitted herewith; and
  - (c) A revised Concept Plan prepared for Art Frame, LLC by Evans Miller Engineering, Inc. is filed contemporaneously herewith.
- (4) The total site area consists of 2.56 acres.
- (5) Applicant proposes the construction of a one-story building, with basement, for the wholesale sale of framed art, and for any other uses provided within the light industrial zoning category, said building being more particularly shown and delineated on the referenced revised Concept Plan.
- (6) The front facade of the building shall be all brick.

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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- (7) Entrance signage for the proposed development shall be ground based, monument style signage located at the entrance thereto. The finish, materials, and colors shall be compatible with the design and materials of the building.
- (8) All dumpsters shall be enclosed within a minimum six (6) foot high brick enclosure on three sides with a solid screen gate on the access side. The brick enclosure shall match the exterior brick of the proposed building and/or signage. All dumpsters shall contain rubber lids to minimize noise.
- (9) Environmentally sensitive, shoe-box type, recessed lighting shall be utilized for parking areas. Light bulbs shall be recessed within the fixtures and shall not extend below the fixtures.
- (10) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (11) There shall be landscaped buffers, which shall include the thirty (30) foot building setback along the southerly boundary and the twenty (20) foot building setback along the westerly and easterly boundaries of the Subject Property, as more particularly shown and reflected on the referenced revised Concept Plan.
- (12) Minor modifications to the referenced revised Concept Plan, including, but not limited to, the layout and stormwater control measures, may be approved by the District Commissioner, as needed or necessary.
- (13) The Subject Property will be serviced by Cobb County sewer.
- (14) The detention facilities shall comply with Cobb County Stormwater Management requirements and shall be enclosed

**MOORE INGRAM JOHNSON & STEELE**

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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by a black vinyl-clad, chain link fence and landscaped to the exterior.

- (15) All buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing.
- (16) Applicant shall comply with all county development standards and ordinances relating to project improvements, including stormwater management, detention, hydrology, and downstream considerations, except as approved by the Board of Commissioners, Department of Transportation, or Community Development Agency, as their authority may allow.
- (17) Applicant shall comply with the recently enacted Cobb County Tree Ordinance; and in that regard, Applicant shall use best efforts to minimize grading so as to avoid mass grading of the Subject Property.
- (18) Stormwater detention shall be designed to exceed minimum standards established by applicable law.
- (19) Applicant agrees to the following system improvements to mitigate traffic concerns:
  - (a) Installation of curb and gutter along the entire Bankhead Highway property frontage;
  - (b) A one hundred fifty (150) foot deceleration/acceleration lane for ingress/egress from Bankhead Highway into the proposed development;
  - (c) Verify the availability of the minimum sight distance of four hundred seventy-five (475) feet; and

**MOORE INGRAM JOHNSON & STEELE**

Petition No. Z-93  
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Continued

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
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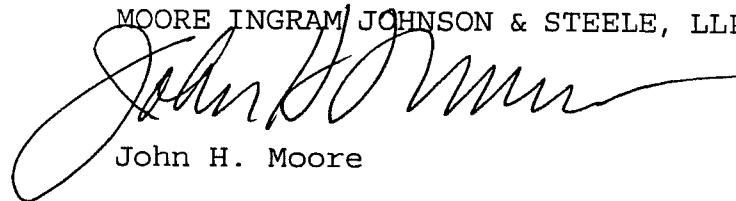
- (d) Georgia Department of Transportation permits will be required for all work encroaching upon state right-of-way.

We believe the requested zoning, pursuant to the referenced revised Concept Plan and the stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the development. The proposed use shall be a beneficial to the public, shall be compatible with surrounding neighborhoods and businesses, and shall be an enhancement to the Subject Property. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc  
Enclosures

**MOORE INGRAM JOHNSON & STEELE**

Petition No. 2-93  
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Continued

Mr. John P. Pederson  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Page Six  
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c: Cobb County Board of Commissioners:  
Samuel S. Olens, Chairman  
George Woody Thompson, Jr.  
Helen C. Goreham  
Joe L. Thompson  
Tim Lee  
(With Copy of Enclosure)

Cobb County Planning Commission:  
Murray Homan, Chairman  
Judy Williams  
Bob Hovey  
Christi S. Trombetti  
Bob Ott  
(With Copy of Enclosure)

Clarice Barber Page  
Southwest Austell Neighbors  
(With Copy of Enclosure)  
(Telefax Transmission  
To (770) 944-0363)

Mr. James Cavedo  
Mableton Coalition  
(With Copy of Enclosure)

Mr. and Mrs. James Edwin Oliver  
(With Copy of Enclosure)

Art Frame, LLC  
(With Copy of Enclosure)

Petition No. 2-93  
Meeting Date 8/17/04  
Continued

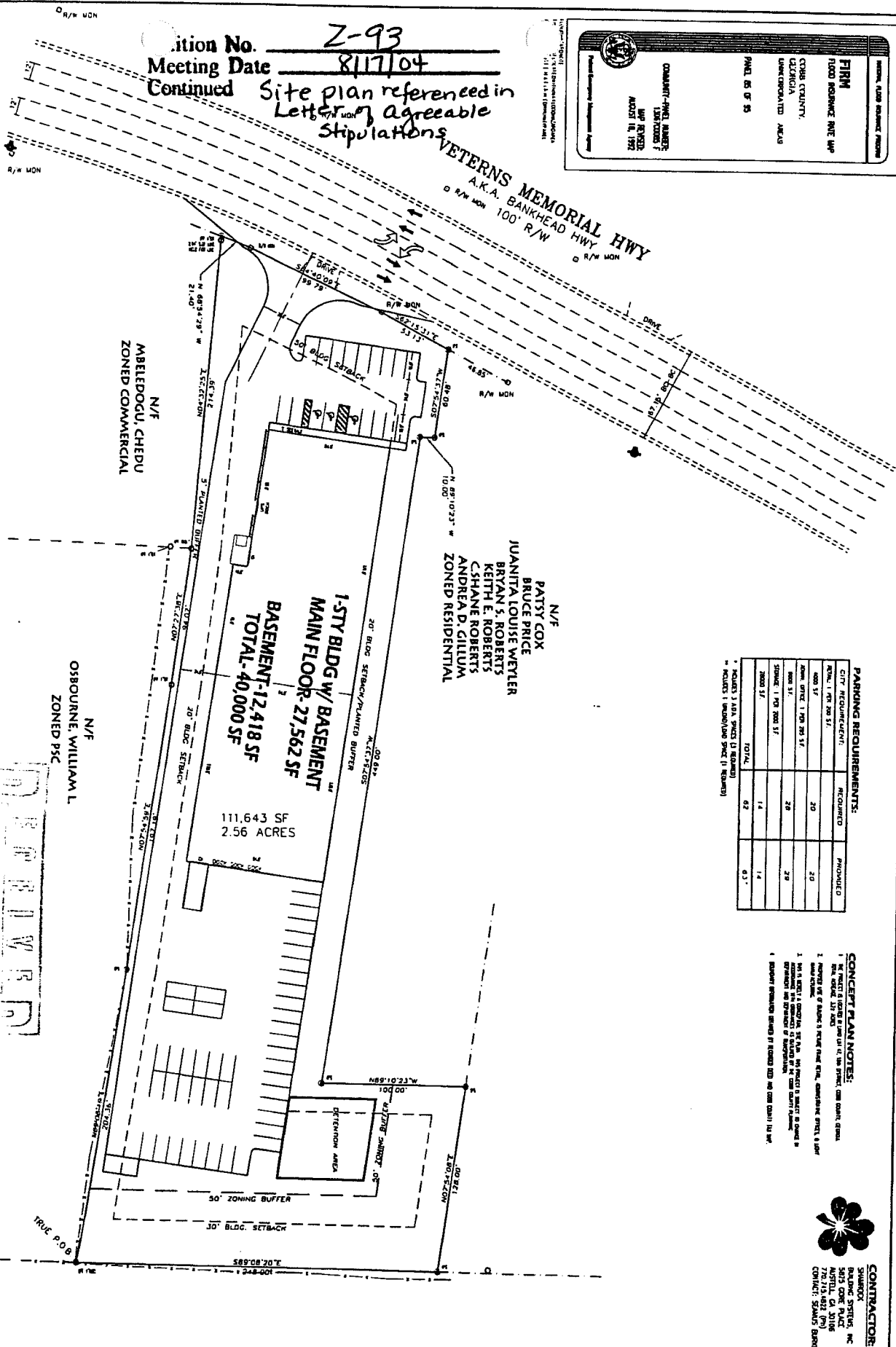
**REVISED LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 47, of the 18<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a right-of-way monument located on the southeasterly right-of-way of Veterans Memorial Highway, having a 100 foot right-of-way; thence proceeding northwesterly as measured along the southeasterly side of Veterans Memorial Highway for a distance of 46.85 feet to a point; this being the TRUE POINT OF BEGINNING; thence running south 07° 54' 37" west for a distance of 60.48 feet to a point and corner; thence running north 89° 10' 23" west for a distance of 10.00 feet to a point and corner; thence running south 07° 54' 37" west for a distance of 449.00 feet to a point and corner; thence running north 89° 10' 23" west for a distance of 100.00 feet to a point and corner; thence running north 07° 54' 08" east for a distance of 128.00 feet to a point and corner; thence running south 89° 08' 20" east for a distance of 248.00 feet to a point and corner; thence running north 09° 03' 19" east for a distance of 204.36 feet to a point; thence running north 07° 54' 59" east for a distance of 197.19 feet to a point; thence running north 07° 27' 38" east for a distance of 94.07 feet to a point; thence running north 04° 32' 25" east for a distance of 214.39 feet to a point located on the southwesterly right-of-way of Veterans Memorial Highway; thence running south 68° 54' 29" east for a distance of 21.40 feet to a point; thence running south 64° 40' 09" east as measured along the southwesterly right-of-way of Veterans Memorial Highway for a distance of 99.79 feet to a point; thence running south 62° 15' 31" east as measured along the southwesterly right-of-way of Veterans Memorial Highway for a distance of 53.13 feet to a point, the same being the POINT OF BEGINNING. This tract contains 2.56 acres as per survey by Evans Miller Engineering, Inc., Jon M. Evans, Georgia Registered Land Surveyor No. 26681, dated March 19, 2004,

Meeting No. Z-93  
 Meeting Date 8/17/04  
 Continued Site plan referenced in  
 Letter of Agreeable  
 Stipulations

<b>FIRM</b>	EVANS MILLER ENGINEERING, INC.
<b>PROJECT</b>	ART FRAME
<b>DATE</b>	08/17/04
<b>BY</b>	JAM
<b>CHECKED</b>	JME
<b>APPROVED</b>	[Signature]



**PARKING REQUIREMENTS:**

CITY REQUIREMENT	REQUIRED	PROVIDED
4000 SF	20	20
8000 SF	20	20
12000 SF	20	20
16000 SF	14	14
<b>TOTAL</b>	<b>62</b>	<b>62</b>

\* INCLUDES 3 ADA SPACES (1 Required)  
 \*\* INCLUDES 1 HANDICAPPED SPACE (1 Required)

- CONCEPT PLAN NOTES:**
1. THE PROJECT IS A CONCEPT PLAN FOR THE SITE. THE PROJECT IS SUBJECT TO THE CITY OF LAWRENCEVILLE'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
  2. THE PROJECT IS SUBJECT TO THE CITY OF LAWRENCEVILLE'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
  3. THE PROJECT IS SUBJECT TO THE CITY OF LAWRENCEVILLE'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.
  4. THE PROJECT IS SUBJECT TO THE CITY OF LAWRENCEVILLE'S ZONING ORDINANCES AND THE CITY ENGINEER'S REVIEW AND APPROVAL.



**CONTRACTOR:**  
 SHARON  
 BUILDING SYSTEMS, INC.  
 5815 CREEK PLACE  
 LAWRENCEVILLE, GA 30046  
 (770) 962-2000  
 CONTRACT SCANS' BRANCH

**C-0**

03-19-04  
 DATE

04-025  
 JOHNNUMBER

FILENUMBER

**CONCEPT PLAN**

**SHEET TITLE**

DESIGN BY: JAM  
 DRAWN BY: JAM  
 CHECKED BY: JME

**ART FRAME**

LL 47 - 18TH DISTRICT - 2ND SECTION  
 COBB COUNTY, GEORGIA

**EVANS MILLER ENGINEERING, INC**

Civil Engineering/ Site Planning/ Land Development Services  
 P.O. Box 490696 Lawrenceville, Georgia 30049  
 (Ph) 678.985.2309 (Fax) 678.985.2309  
 emeinc@charter.net



DATE	NO.	DESCRIPTION

**2014 PAID AD VALOREM PROPERTY TAX  
RECIPT FOR SUBJECT PROPERTY  
(TAX PARCEL NO. 18004700120)**





CARLA JACKSON TAX COMMISSIONER  
CHELLY MCDUFFIE CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Printed: 9/8/2015 3:38:19 PM

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:  
ART FRAME LLC

RA MABLETON HOLDINGS LLC

Payment Date: 10/15/2014

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2014	18004700120	10/15/2014	Pay: N/A or	21779.10

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$21,779.10	\$21,779.10	\$0.00