


DATE: NOVEMBER 22, 2021

ARC REVIEW CODE: V2111101

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TO: CHAIRWOMAN LISA CUPID, Cobb County
ATTN TO: DAVID BREADEN, STORMWATER DIVISION MANAGER, Cobb County
FROM: Douglas R. Hooker, Executive Director, ARC


Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project's relationship regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: 3151 Elizabeth Lane – RC-21-03CC

Submitting Local Government: Cobb County

Review Type: Metro River

Date Opened: 2021-11-10

Date Closed: 2021-11-22

FINDING: ARC staff has completed its review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: Comments were received from the Riverline Historic Area organization asking that the tree canopy and historic artifacts on the site be preserved.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC
NATIONAL PARK SERVICE
THE RIVERLINE HISTORIC AREA INC.

GEORGIA DEPT. OF NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ATLANTA

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

Donald Shockey

From: River Line Historic Area <riverlinega@gmail.com>
Sent: Friday, November 19, 2021 4:54 PM
To: Donald Shockey
Cc: David.Breaden@cobbcounty.org; comdevplanning@cobbcounty.org; Couch, Ann M; chat_superintendent@nps.gov; julseth@chattahoochee.org; Katherine Moore; chuck.mueller@dnr.state.ga.us; David Clark; Andrew Smith; Jim Santo; Mandy Elliott; Gregg.mizerak@randallbrothers.com; Gregg Mizerak; Cook, Roberta; Hoskins, Chuck; Lindsey Sieber; Margaret & Michael Jourden; Waldrip, Wayne; Caleb Dortch; Sharman Southall; joann.birrell@cobbcounty.org; monique.sheffield@cobbcounty.org; Cupid, Lisa; Gambrill, Keli; Jerica Richardson
Subject: River Line Historic Area Comments - Re: ARC - MRPA RC-21-03CC 3151 Elizabeth Lane
Attachments: IMG_20210403_134154234.jpg; Robinson Resort in Bolton GA.pdf

To: Donald Shockey -
The following is River Line Historic Area comments on

MRPA RC-21-03CC at 3151 Elizabeth Lane, Cobb County District 2

advocating for preservation of historic and natural resources

THE HISTORIC ROBINSON "RESORT" RUINS & DENSE MATURE TREE CANOPY

Approximately 3.5 of this 7 acre property at 3151 Elizabeth Lane is endowed with a wealth of majestic old trees on topographically challenged terrain encapsulating historic ruins from the Frank Mason Robinson estate, an early founder of Coca Cola

https://en.wikipedia.org/wiki/Frank_Mason_Robinson

Mr. Robinson (1845-1923) owned 40 acres bordering the Chattahoochee River in Cobb County

when it was considered countryside, which is reflected in the functionality of the structures on the [attached hand-drawn Robinson Resort estate map](#). Some of the more interesting ones are labeled

corn crib, laundry, main barn, and houses for turkeys, chickens,

a tractor, servants, and the watchman.

His nearby main house was replaced by the Cobb County Sutton Water Plant, and his 3.5 acre remaining "Resort" compound, was connected to the main house by a grand contiguous concrete sidewalk lined with metal

pipes that served as handrails, also among the ruins.

Today there are significant "Resort" remains in the form of fireplaces, foundations, retaining walls, a spring-fed pool, etc. all camouflaged by overgrown ivy and kudzu under an expansive old tree canopy.

[Attached is a photo](#) of one of the ruins consisting of a concrete stairway leading up to a 2 story rock fireplace crowned with a halo of ivy.

It stands as a monument to the Robinson Resort, a pioneer family, Coca Cola and a simpler time in American history. All will be wiped out by the current Randall Brothers development plan.

There are 2 living sisters of Frank Mason descendants, Ann Wilson and Lucy Perry, who had occasion to live in the Mason "Resort" compound during their lifetimes.

Their memories were recently recorded for the Smyrna Library Oral History Project, which is accessible to the public here:

<https://www.smyrnaga.gov/your-government/departments/smyrna-public-library/oral-history-project>

ARCHAEOLOGY SURVEY INFLUENCE ON DEVELOPMENT PLAN

During the October 2021 Cobb County rezoning process, Randall Brothers agreed to perform an archeological study/survey of the property to document any historically significant prior structures or building remains.

We request visibility of the Ruins and the location of those assets be added to the site plan, so they can be considered in development design. Currently, the land disturbance line delineated on the site plan runs deep into the 3.5 acres of woodlands and ruins. Decreasing the land disturbance area results in increasing the spectrum of preservation honoring land, trees, history and wildlife.

There is latitude through **The Chattahoochee Corridor Plan** to preserve historic resources outlined in **PART 2 A. Vulnerability Standards, c. (2) Transfers To Achieve Protection**

We request Randall Brothers take advantage of that feature for the mutual benefit of conscientious development and historic preservation.

Please consider these requests which balance development with preservation of historic and natural resources, enriching the community with a higher "quality of life" for all.

Roberta Cook
Executive Director
(new) 678-940-5656 primary phone & text
The River Line Historic Area, Inc.
www.riverline.org

ESTATED
FOLTON, GEORGIA

Jan 2018
Plan altered to fit paper size

4-LAUNDRY

12-CHICKEN
HOUSE

13-SHOP
& GARAGE

18-PUMP
HOUSE

16-CORN
CRIB

17-TURKEY
HOUSE

15-MAIN BARN

11-SERVANT HOUSE (URSHER)

3-WOODBINE
COTTAGE

5-ROOKERY
COTTAGE

6-RETREAT
COTTAGE

22-TOOL
HOUSE

7-SERVANT
HOUSE

8-SUMMER
HOUSE

OWNED
BY
DALE

20-TRACTOR
HOUSE

21-SERVANT
HOUSE (WALLA)

1-ROSE COTTAGE

23-PAVILION

GARAGE
UP TO
10% OF 1

2-SERVANT HOUSE

19-PUMP
HOUSE

POOL

24-PATIO

9-HERMITAGE
COTTAGE

10-WATCHMAN
HOUSE

← plan altered 40 ft across size